FINAL

ENVIRONMENTAL IMPACT STATEMENT

for the

SEATTLE UNIVERSITY

MAJOR INSTITUTION MASTER PLAN

SEATTLE UNIVERSITY

June 2011

prepared by the

City of Seattle, Department of Planning and Development
Seattle, Washington

City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

June 2, 2011

Dear Affected Agencies, Organizations and Interested Parties:

Enclosed is the Final Environmental Impact Statement (Final EIS) for Seattle University's updated *Major Institution Master Plan*.

Seattle University proposes to adopt and implement a new *Major Institution Master Plan* (MIMP) for the campus; the proposed MIMP must be approved by the City. The proposed MIMP is intended to address the anticipated future increase in student population at the University through approximately 2027 and provide for future expansion and improvement of the University's existing facilities – in order to provide long-term opportunities for teaching, learning, and academic excellence.

The Final MIMP – a document separate from this Final EIS – includes the goals and objectives for development of the campus; conceptual site plans of the campus depicting the approximate location and size of planned[1] and potential[2] development (buildings, landscaped open spaces, vehicular circulation/parking, and utilities infrastructure) that are anticipated to occur within the near-term (within the next 5 yrs. – by 2016), as well as potential long-term development (within approximately 16 yrs. – by 2027); proposed changes with regard to development standards; campus and community context, and a new Transportation Management Plan.

The Final EIS evaluates the probable significant adverse environmental impacts associated with the proposed Final MIMP and the alternatives and addresses comments submitted during the Draft EIS public comment period and at the public meeting.

This Final EIS, together with the Final MIMP, have been distributed to agencies, organizations and individuals noted on the *Distribution List* of this Final EIS (*Appendix A*). The Final EIS and the Final *MIMP* can be reviewed at the following public libraries:

- **Seattle University** -- **A.A. Lemieux Library**
- **Seattle Public Library – Central Library** (1000 Fourth Ave.);
- **Seattle Public Library – Douglas Truth Branch** (2300 E. Yesler Way);
- **Seattle Public Library – International District/Chinatown Branch** (713 Eighth Ave. S.);
- **University of Washington – Suzzallo, Allen,** and **Built Environment libraries** (University of Washington campus).

[1] Planned development is defined by the Seattle Land Use Code as "development which the Major Institution has definite plans to construct" (23.69.030 D.).

[2] Potential development is defined by the Seattle Land Use Code as "development or uses for which the Major Institution's plans are less definite" (23.69.030 D.).

A limited number of complimentary copies of this Final EIS are available – while the supply lasts -- from the Seattle Department of Planning and Development Public Resource Center, which is located in Suite 2000 of Seattle Municipal Tower (700 Fifth Ave.) in Downtown Seattle. Additional copies may be purchased at the Public Resource Center for the cost of reproduction.

Copies of the Final MIMP are available at Seattle University's Facilities Services (1313 E. Columbia St.) at the cost of reproduction.

Thank you for your interest in the Seattle University's *Major Institution Master Plan*.

Sincerely,

Lisa Rutzick
Land Use Planner
Department of Planning and Development

FINAL

ENVIRONMENTAL IMPACT STATEMENT

for the

SEATTLE UNIVERSITY

MAJOR INSTITUTION MASTER PLAN

Master Use Permit #3008328

This Final Environmental Impact Statement (Final EIS) for the Seattle University *Major Institution Master Plan (MIMP)* has been prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by the City of Seattle implementing SEPA – Seattle's Environmental Policies and Procedures Code (Chapter 25.05, Seattle Municipal Code). Preparation of this EIS is the responsibility of the Seattle Department of Planning and Development (DPD), which has determined that this document has been prepared in a responsible manner using appropriate methodology. DPD has directed the areas of research and analysis that were undertaken in preparation of this EIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; as a Final EIS, it will accompany the *MIMP* and will be considered in making final decisions concerning the *MIMP* and individual projects identified in the *MIMP*.

Date of Draft EIS Issuance ..... **May 7, 2009**

Date of Final EIS Issuance .....June 2, 2011

--PREFACE--

Seattle University's Major Institution Master Plan (MIMP) is a land use plan for the University that is intended to guide both Near-Term and Long-Term development decisions of the institution. The purpose of this Final Environmental Impact Statement (Final EIS) is to identify and evaluate probable significant environmental impacts that could result from the MIMP (*Proposed Action* and the alternatives,[3]) and to identify measures to mitigate those impacts. As such, this Final EIS is a disclosure document. It contains information and analysis that was presented in the Draft EIS (issued May 2009), as well as revised and updated analyses that have been prepared subsequent to issuance of the Draft EIS. This Final EIS should be reviewed with the Final MIMP for a comprehensive understanding of all aspects of the project and the associated environmental impacts.

Analysis contained in this Final EIS evaluates the direct, indirect, cumulative and construction-related impacts of the *Proposed Action,* four possible development alternatives, and the *No-Action Alternative*.

This Final EIS does not authorize a specific action or alternative nor does it recommend for or against a particular course of action; it is one of several key documents that will be considered in the decision-making process for this project. A list of expected licenses, permits and approvals is contained in the *Fact Sheet* to this Final EIS (page iv). This Final Environmental Impact Statement associated with the Final MIMP will accompany the applications specifically associated with those permit processes and will be considered as the final environmental (SEPA) document relative to those applications.

The environmental elements that are analyzed in this Final EIS were determined as a result of the formal, public EIS scoping process, which occurred from March 6, 2008 through March 26, 2008. The SEPA Determination of Significance/Scoping Notice was mailed to agencies and organizations, and a Scoping Meeting/Open House was held on March 26, 2008. DPD received several comments on the scope of the Draft EIS during the EIS Scoping period. With input from the Seattle University's Citizen's Advisory Committee (an advisory committee for the purpose of developing the MIMP*)*, DPD determined the issues and alternatives to be analyzed in the Draft EIS and this Final EIS. Nine broad areas of environmental review are evaluated, including: air/sustainability/greenhouse gas emissions, plants, environmental health and noise, land use, aesthetics, light/glare/shadows, historic resources, transportation/circulation, and construction-related impacts.

The Draft EIS was issued for a for a 46-day public comment period (May 7, 2009 through June 22, 2009). Twenty-eight comment letters were received during the comment period. In addition, a public meeting was held on June 3, 2009 during which public testimony was provided by eight individuals. All comment letters and a transcript of the public meeting are included in **Section VI** and **Section VII**, respectively of this Final EIS. Comments that were received regarding the Draft EIS are addressed in this Final EIS.

The Table of Contents for this Final EIS is contained on pg. viii of the *Fact Sheet.* In general, the Final EIS is organized into eight major sections:

- ***Fact Sheet*** (immediately following this *Preface*) provides an overview of the proposed project, its location, the approvals needed, contact information, and the Table of Contents;
- ***Section I*** (starting on page 1-1) summarizes the description of the *Proposed Action,* the development *alternatives,* and the *No-Action Alternative*, as well as provides a summary of significant environmental impacts, mitigation measures, and unavoidable adverse impacts;

[3] These are also described in the Final Major Institution Master Plan (MIMP), which is a document separate from this Final EIS.

- ***Section II*** (beginning on page 2-1) provides a detailed description of the *Proposed Action,* the development alternatives*,* and the *No-Action Alternative*;
- ***Section III*** (page 3-1) is an analysis of probable significant environmental impacts that could result from implementation of the *Proposed Action*, the development alternatives*,* or the *No-Action Alternative*. This section also identifies possible mitigation measures and unavoidable adverse impacts;
- ***Section IV*** (page 4-1) is a summary of key amendments and clarifications to the information presented in the Draft EIS;
- ***Section V*** (page 5-1) contains a list of key issues raised during the Draft EIS comment period;
- ***Section VI*** (page 6-1) contains all written comment letters regarding the Draft EIS and responses to the substantive comments that are raised in the letters; and,
- ***Section VII*** (page 7-1) is a transcript of the June 3, 2009, public meeting and responses to the comments provided as testimony.

Concluding portions of this Final EIS contain:

- **References**, **Acronyms** and **Definitions**; and
- **Appendices**

FACT SHEET

Name of Proposal	Seattle University ***Major Institution Master Plan***
Proponent	Seattle University 901 – 12th Ave., P.O. Box 222000 Seattle, WA 98122-1090
Location	The campus of Seattle University is located within the First Hill/Capitol Hill Urban Center and is ***generally*** bounded by Broadway on the west, Madison St. on the north, 12th through 15th Avenues on the east,[4] and E. Jefferson St. on the south.
Proposed Action	The *Proposed Action* involves adoption and implementation of a new *Major Institution Master Plan* (MIMP) for Seattle University. Key elements of the proposed MIMP include: ■ Expansion of the existing MIO boundary by approximately 2.4 acres; ■ Planned[5] and potential[6] development – an increase of up to approximately 2,145,000 sq.ft. of on-campus building space involving renovations and new development consisting of: – up to approximately 505,000 sq.ft. of planned Near-Term development that is expected to occur within approximately 3 years; – approximately 715,000 sq.ft. of potential Near-Term development that may occur by 2016; – up to approximately 925,000 sq.ft. of potential Long-Term development that may occur by 2027; – net increase of approximately 526 parking spaces in the Near-Term reducing to approximately 339 spaces in the Long-Term; – the provision of approximately 57 percent of the campus as usable open space;

[4] The east boundary of the campus steps from 12th Avenue in the north portion of campus to 15th Avenue. in the south portion of campus.

[5] Planned development is defined by the Seattle Land Use Code as "development which the Major Institution has definite plans to construct" (23.69.030 D.). .

[6] Potential development is defined by the Seattle Land Use Code as "development or uses for which the Major Institution's plans are less definite" (23.69.030 D.). .

- demolition of approximately seven buildings on campus; two in conjunction with potential Near-Term development, three relative to potential Long-Term development, and two involving partial demolition and partial preservation in conjunction with potential Long-Term development;

- Vacation of five segments of public right-of-way; four, of which, were included in the University's existing MIMP. While none of the previously-approved vacations in the existing MIMP has yet been finalized, one will be completed within several months and another may receive final City Council approval prior to adoption of this proposed MIMP;

- Modifications of certain development standards, as authorized by the MIMP process; and

- Adoption of a new Transportation Management Plan.

EIS Alternatives

In addition to the *No-Action Alternative*, four development alternatives are evaluated in this Final EIS, including:

- ***No Student Housing Alternative*** – As part of the *Proposed Action*, a total of 2,145,000 sq. ft. of development is assumed with up to approximately 1,109,000[7] sq. ft. developed as new student housing and 1,036,000 sq. ft. developed as other uses. This alternative assumes comparable increases in student enrollment, staff and faculty to that of the *Proposed Action*; however, no new student housing is included as part of this alternative. This alternative assumes the total amount of development would be decreased by 560,000 sq. ft. (approximately 300,000 sq.ft. in the Near-Term and approximately 260,000 sq.ft. in the Long-Term). The remaining 1,585,000 sq. ft. of development assumed under the *Proposed Action* would occur, but would be developed as academic, student life, religious and support facilities uses.

- ***No Vacation Alternative*** – This alternative is required whenever a project includes a street or alley vacation. The *No Vacation Alternative*

[7] Although up to 1,239,000 sq. ft. of student housing could be provided under the *Proposed Action* (see **Section 3.10, Housing)**, only approximately 1,109,000 sq. ft. would be new development. Approximately 130,000 sq. ft. of existing sq. ft. would be renovated and converted to new student housing.

assumes a comparable building program as that of the *Proposed Action*, but without four of the five proposed street or alley vacations. It is assumed that the pending vacation associated with property at 12th & E. Cherry St. is completed. This alternative would involve modifications to re-development that is planned for Logan Field (underground parking garage and field improvements) and a lessening of the effectiveness of integrating development along Broadway with the University campus.

- ***No MIO Boundary Expansion Increase Alternative*** – This alternative assumes no campus boundary expansion east of 12th Ave. The University indicates that without the proposed boundary expansions it would be less able to consider property acquisitions within the proposed expansion areas. Property acquisitions would be for the purpose of potential University development. As such, the University indicates that they would be less able to partner with private developers to build University-related uses and would have less development flexibility.

- ***No Height Increase East of 12th Ave. Alternative*** The University indicates that the long-term development need is not expected to diminish. If no height increase occurs east of 12th Ave., either more intensive on-campus development would be necessary west of 12th Ave. or further expansion of the University's MIO boundary.

- ***No Action Alternative*** – The *No-Action Alternative* would involve no new building construction on-campus, no modifications or additions to open space or athletic fields, no modifications to on-site pedestrian and vehicular circulation or parking, and no modifications regarding significant infrastructure improvements. No capital funds for construction of major improvements on-campus would be expended; conceivably, however, limited building remodeling would still occur.

  The *No Action Alternative* also includes discussion of the benefits and disadvantages of delaying implementation of the MIMP.

In addition to the alternatives noted above, two potential alternatives were considered early in the planning process, but were not advanced for EIS purposes; these include:

- a decentralized option; and
- two related options for expansion of the MIO Boundary south of E. Jefferson St.

Lead Agency

City of Seattle
Department of Planning and Development

SEPA Responsible Official

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Seattle, WA 98124-4019

EIS Contact Person

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Final Actions

- **Seattle University** – Approval of the Final MIMP and adoption of the associated Final EIS

- **Seattle City Council** – approval of the Seattle University *Major Institution Master Plan*

Phased Environmental Review[8]

This EIS has been prepared for Seattle University's *Major Institution Master Plan*, which is a conceptual planning document. Where possible, project-specific information is provided. However, additional, project-specific environmental review may be necessary when details of planned development are determined.

[8] WAC 197-11-060(5)

Required Approvals and/or Permits

Preliminary investigation indicates that the following approvals and/or permits may be required for the *Proposed Action* -- from agencies with jurisdiction.[9] Additional permits/approvals may be identified during the review process associated with specific elements of the project.

Seattle University

- Approval of the Final MIMP

Agencies with Jurisdiction

State Agencies

- **State of Washington, Department of Labor & Industries**
  - Elevator Permits for subsequent development
- **State of Washington, Department of Health**
  - Commercial Kitchens (*possibly* required)

Regional Agencies

- **Puget Sound Clean Air Agency**
  - Asbestos surveys (associated with building renovation/demolition)
  - Demolition Permits
- **Seattle – King County Department of Health**
  - Plumbing Permits

City of Seattle

- **City Council**
  - Adoption/approval of the Seattle University *Major Institution Master Plan*
  - Approval of alley vacation requests
- **Department of Planning and Development**
  - Permits/approvals associated with subsequent, planned and potential development, consistent with the *Adopted* MIMP, including:
    - Master Use Permits
    - Demolition Permits
    - Building Permits
    - Grading / Shoring Permits

[9] An agency with jurisdiction is "an agency with authority to approve, veto, or finance all or part of a nonexempt proposal (or part of a proposal)" (WAC 197-11-714 (3). Typically, this refers to a local, state or federal agency with licensing or permit approval responsibility concerning the proposed project.

- Mechanical Permits
- Electrical Permits
- Occupancy Permits
- Comprehensive Drainage Control Plan Approvals
- Large-Parcel Drainage Control Plans with Construction Best Management Practices and Erosion and Sediment Control Approvals

- **Department of Transportation**
  - Street Improvement Approvals (e.g., curbcut and/or sidewalk modifications)
  - Street Use Permits (temporary – construction-related)

- **Seattle Public Utilities**
  - Water/Wastewater
  - Recycling

- **Seattle City Light**
  - Electrical Power

Authors and Principal Contributors to this EIS

This Seattle University *Major Institution Master Plan* EIS has been prepared under the direction of the Seattle Department of Planning and Development. Research and analysis associated with this EIS were provided by the following consulting firms:

- **EA | Blumen** – lead EIS consultant; document preparation; environmental analysis – greenhouse gas emissions, plants, environmental health, land use, aesthetics (viewshed,), light/glare/shadows, housing, and historic resources;

- **Transportation Solutions, Inc.** – transportation, circulation and parking;

- **ENVIRON International Corp.** – air quality, noise; and

- **Mithun** – EIS aesthetics (viewshed photosimulations and shadow graphics).

Location of Background Data	**EA | Blumen** 720 Sixth St. S., Suite 100 Kirkland, Washington 98033 *Telephone:* 425.284.5401 **Transportation Solutions, Inc.** 8250 – 165th Ave. N.E., Suite 100 Redmond, Washington 98052-6628 *Telephone:* 425.883.4134
Date of Issuance of this Final EIS	**June 2, 2011**
Availability of this Final EIS	Copies of this Final EIS, together with the Final MIMP, have been distributed to agencies, organizations and individuals noted on the Distribution List (*Appendix A* to this document). The Final EIS and the Final MIMP can be reviewed at the **Seattle University A.A. Lemieux Library** and at the following public libraries: ■ **Seattle Public Library – Central Library** (1000 Fourth Ave.; ■ **Seattle Public Library – Douglas Truth Branch** (2300 E. Yesler Way); ■ **Seattle Public Library – International District/ Chinatown Branch** (713 Eighth Ave. S.); and ■ **University of Washington – Suzzallo, Allen,** and **Built Environment libraries** (University of Washington campus). A limited number of complimentary copies of this Final EIS are available – while the supply lasts -- either as a CD or hardcopy from the Seattle Department of Planning and Development Public Resource Center, which is located in Suite 2000 of Seattle Municipal Tower (700 Fifth Ave.) in Downtown Seattle. Additional copies may be purchased at the Public Resource Center for the cost of reproduction. Copies of the Final MIMP are available at Seattle University's Facilities Services (1313 E. Columbia St.) at the cost of reproduction.

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SUMMARY

SECTION I

SUMMARY

A. PROPONENT/PROJECT LOCATION

Proponent

The proposed *Major Institution Master Plan* (MIMP) is sponsored by Seattle University.

Project Location

The campus of Seattle University is located within the First Hill/Capitol Hill Urban Center and is *generally* bounded by Broadway on the west, Madison Street on the north, 12 through 15th Avenues on the east,[1] and E Jefferson Street on the south. The address is 901 – 12th Avenue, Seattle, WA.

Project History

The proposed Draft MIMP is the third Major Institution Master Plan that has been prepared for Seattle University -- to satisfy requirements of the City's Major Institution Code,[2] as well as to fulfill the University's need for a comprehensive campus development plan. The first MIMP, which was adopted in 1986, addressed development on the then 59-ac. campus that included approximately 900,000 sq.ft. in 27 buildings. The current MIMP was adopted by the City and the University in 1997.[3] The existing MIMP included approximately 11 ac. of boundary expansion, a net increase of approximately 593,000 sq.ft. of gross floor area, several street and/or alley vacations, modification of several development standards and a new Transportation Management Plan (TMP). There are several projects that were approved as part of the existing MIMP that are either in the planning and permitting stage or are under construction.

In early 2007, an internal campus planning effort culminated in the University's *Facilities Master Plan 2006–2026.*[4] That document established priorities of the University's campus, identified key issues and opportunities, and identified an approach for an internal concept plan, which could serve as a basic planning document for initiation of the City's public MIMP process.

Seattle University began the process of updating the existing MIMP in November 2007 with submittal to the City of the Notice of Intent to prepare the MIMP. A notice was published relative to formulation of the required Citizens Advisory Committee (CAC) and in December, recommendations of prospective CAC members were submitted to the City Council for formal appointment. The first formal meeting of the CAC occurred in late January 2008 (all CAC meetings were open to the public and advertised). During this timeframe, the University

1 The east boundary of the campus steps from 12th Ave. in the north portion of campus to 15th Avenue in the south portion of campus.
2 SMC 23.69
3 Ord. No. 118667, Council Bill No. 11806
4 Seattle University, 2007

compiled an *Internal Concept Plan*,[5] which was submitted to the City and presented to the CAC in February, with on-going discussions involving the CAC and Seattle University, together with the Seattle Department of Planning and Development (DPD) and the Department of Neighborhoods (DON), in the timeframe between February and May 2008. Scoping for the EIS occurred in March and included an EIS Scoping meeting. In June 2008, the *preliminary* Draft MIMP and the associated *preliminary* Draft EIS were submitted to the CAC and DPD for review and comment. In July/August 2008, DPD provided comments regarding the *preliminary* Draft MIMP and the *preliminary* Draft EIS and in September 2008, the CAC provided comments regarding *preliminary* Draft MIMP. Both the *preliminary* Draft MIMP and Draft EIS were revised and re-submitted to DPD and DON for final internal review prior to publication and commencement of the Draft EIS public comment period.

The Draft MIMP and Draft EIS were issued in May 2009. The Draft EIS was issued for a public comment period from May 7, 2009 through June 22, 2009. Twenty-eight comment letters were received during the comment period, including comments from DPD and the Citizen's Advisory Committee. A public hearing was held on June 3, 2009 during which public testimony was provided by eight individuals. All comment letters and a transcript of the public hearing are included in Section VI and Section VII of this Final EIS. Several CAC meetings were held during this period to discuss comments regarding the Draft MIMP and Draft EIS. The Final MIMP includes responses to the formal CAC recommendations on the Draft MIMP as published by the Department of Neighborhoods on August 3rd, 2009, and comments provided by the City of Seattle Department of Planning and Development (DPD). This Final EIS includes updated analysis based upon revisions made to the Final EIS and responses to comments received during the Draft EIS comment period.

Seattle University's new MIMP is a land use plan for the University and is intended to guide both Near-Term and Long-Term development decisions of the institution. Specifically, the MIMP is intended to:

- comply with the City's Major Institution Overlay code requirements; and
- address anticipated future increases in student population at the University and propose development to meet those needs with a vision for the next nearly 20 yrs.

The planning process associated with the proposed MIMP has involved a variety of meetings and workshops to encourage substantial and timely involvement by many entities. The following is an overview of the types of meetings that have occurred to-date; a comprehensive list of MIMP-related meetings is included in the appendix to the Draft MIMP

- Seattle University departments;
- Citizens Advisory Committee;
- Seattle University neighbors; and
- City of Seattle.

[5] Seattle University, 2008

B. DESCRIPTION OF THE PROPOSED ACTION

Proposed Development

The *Proposed Action* involves adoption and implementation of a new *Major Institution Master Plan* (MIMP) for Seattle University. It would replace the existing MIMP that was adopted in 1997. Key elements of the proposed MIMP include the following:

- Expansion of the existing MIO boundary by approximately 2.4 acres;

- Planned[6] and potential[7] development – an increase of up to approximately 2,145,000 sq.ft. of on-campus building space involving renovations and new development consisting of:
  - up to approximately 505,000 sq.ft. of planned near-term development that is expected to occur within 4 years;
  - approximately 715,000 sq.ft. of potential near-term development that may occur within 7 years; and
  - up to approximately 925,000 sq.ft. of potential long-term development that may occur within in 18 years;
  - net increase of approximately 538 parking spaces in the Near-Term (7 yrs.) reducing to a net increase of approximately 339 parking spaces in the Long-Term (8-18 yrs.);
  - the provision of approximately 57 percent of the campus as usable open space;
  - demolition of approximately seven buildings on campus; two in conjunction with potential Near-Term development and five relative to potential Long-Term development;

- Vacation of five segments of right-of-way; four, of which, were included in the University's existing MIMP -- none of the previously-approved vacations in the existing MIMP has yet been finalized; two of these pending vacations, however, may receive final City Council approval prior to adoption of this proposed MIMP;

- Modifications of certain development standards, as authorized by the MIMP process; and

- Adoption of a new Transportation Management Plan.

[6] Planned development is defined by the Seattle Land Use Code as "development which the Major Institution has definite plans to construct" (23.69.030 D.).

[7] Potential development is defined by the Seattle Land Use Code as "development or uses for which the Major Institution's plans are less definite" (23.69.030 D.).

C. ALTERNATIVES

In addition to the ***No-Action Alternative***, four development alternatives are evaluated in this Final EIS, including:

- ***No Student Housing Alternative*** –As part of the Proposed Action, a total of 2,145,000 sq. ft. of development is assumed with up to approximately 1,109,000 sq. ft. developed as new student housing and 1,036,000 sq. ft. developed as other uses. This alternative assumes comparable increases in student enrollment, staff and faculty to that of the Proposed Action; however, no new student housing is included as part of this alternative. This alternative assumes the total amount of development would be decreased by 560,000 sq. ft. (approximately 300,000 sq.ft. in the Near-Term and approximately 260,000 sq.ft. in the Long-Term). The remaining 1,585,000 sq. ft. of development assumed under the Proposed Action would occur but would be developed as academic, student life, religious and support facilities uses.

- ***No Vacation Alternative*** – This alternative is required whenever a project includes a street or alley vacation. The *No Vacation Alternative* assumes a comparable building program as that of the *Proposed Action*, but without any of the five proposed street or alley vacations. This alternative would involve modifications to a MUP-approved mixed use development (1223 E Cherry), modifications to re-development that is planned for Logan Field (underground parking garage and field improvements), and a lessening of the effectiveness of integrating development along Broadway with the University campus.

- ***No MIO Boundary Expansion Increase Alternative*** – This alternative assumes no campus boundary expansion east of 12th Avenue. The University indicates that without the proposed boundary expansions it would be less able to consider property acquisitions within the proposed expansion areas. Property acquisitions would be for the purpose of potential University development. As such, the University indicates that they would be less able to partner with private developers to build University-related uses and would have less development flexibility.

- ***No Height Increase East of 12th Avenue Alternative*** – The University indicates that the long-term development need is not expected to diminish. If no height increase occurs east of 12th Avenue, either more intensive on-campus development would be necessary west of 12th Avenue. or further expansion of the University's MIO boundary.

- ***No Action Alternative*** – The *No-Action Alternative* would involve no new building construction on-campus, no modifications or additions to open space or athletic fields, no modifications to on-site pedestrian and vehicular circulation or parking, and no modifications regarding significant infrastructure improvements. No capital funds for construction of major improvements on-campus would be expended; conceivably, however, limited building remodeling would still occur.

  The *No Action Alternative* also includes discussion of the benefits and disadvantages of delaying implementation of the MIMP.

D. POTENTIAL SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS & MITIGATION

The following table summarizes the potential significant adverse environmental impacts and mitigation measures identified in this environmental analysis. It is not intended to be a substitute for the complete discussion of each element that is contained in *Section III*.

3.1 AIR AND GLOBAL CLIMATE CHANGE					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts *Air* No significant air quality problems would be expected at any locations as a result of the Proposed Action. *Global Climate Change* Based upon the calculations from the SEPA GHG Emissions worksheet, the *Proposed Action* would generate 4,164,066 $MTCO_2e$ additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years). **Mitigation Measures** *Air* No significant air quality impacts have been identified and no mitigation measures are proposed. *Global Climate Change* Some examples of how the University is planning to reduce greenhouse gas emissions include: reducing student commuter traffic, addressing operational issues include increasing efficiencies in heating and cooling systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing raingardens to manage stormwater on site.	**Impacts** *Air* Air Quality impacts for *Alternative 1* would be the same as for the *Proposed Action.* *Global Climate Change* Based upon the calculations from the SEPA GHG Emissions worksheet, Alternative 1 would generate 1,809,597 $MTCO_2e$ additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years). **Mitigation Measures** *Air* Measures would be the same as those proposed for the *Proposed Action.* *Global Climate Change* Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** *Air* Air Quality impacts for *Alternative 2* would be the same as for the *Proposed Action.* *Global Climate Change* Based upon the calculations from the SEPA GHG Emissions worksheet, the Alternative 2 would generate 4,164,066 $MTCO_2e$ additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years). **Mitigation Measures** *Air* Measures would be the same as those proposed for the *Proposed Action.* *Global Climate Change* Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** *Air* Air Quality impacts for *Alternative 3* would be the same as for the *Proposed Action.* *Global Climate Change* Based upon the calculations from the SEPA GHG Emissions worksheet, the *Proposed Action* would generate 4,164,066 $MTCO_2e$ additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years). **Mitigation Measures** *Air* Measures would be the same as those proposed for the *Proposed Action.* *Global Climate Change* Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** *Air* Air Quality impacts for *Alternative 4* would be the same as for the *Proposed Action.* *Global Climate Change* Based upon the calculations from the SEPA GHG Emissions worksheet, the *Proposed Action* would generate 4,164,066 $MTCO_2e$ additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years). **Mitigation Measures** *Air* Measures would be the same as those proposed for the *Proposed Action.* *Global Climate Change* Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** *Air* No new air quality impacts would be associated with the *No Action Alternative*. *Global Climate Change* No new GHG emissions would result as part of the *No Action Alternative*. **Mitigation Measures** *Air* No significant air quality impacts would be associated with the *No Action Alternative* and no mitigation measures are proposed. *Global Climate Change* No mitigation measures are proposed for the *No Action Alternative*.

3.2 PLANTS					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts Redevelopment construction activities would occur adjacent to or within areas where gardens and/or significant trees are currently located resulting in impacts to or displacement of trees or plant communities. Until final design is completed for specific *MIMP* projects, the specific impacts to any particular plant resources would not be known. **Mitigation Measures** Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects would attempt to avoid conflicts with significant trees and groves. Trees that must be removed to accommodate planned or potential projects would be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11. A temporary topsoil erosion and sedimentation control plan and a drainage control plan would be implemented to mitigate construction-related impacts. Landscaped areas affected by construction staging or parking would be restored to their existing condition or better following construction.	**Impacts** Impacts to trees and plant communities for *Alternative 1* would be the same as for the *Proposed Action.* **Mitigation Measures** Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** Impacts to trees and plant communities for *Alternative 2* would be the same as for the *Proposed Action.* **Mitigation Measures** Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** Impacts to trees and plant communities for *Alternative 3* would be the same as for the *Proposed Action.* **Mitigation Measures** Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** Impacts to trees and plant communities for *Alternative 4* would be the same as for the *Proposed Action.* **Mitigation Measures** Measures would be the same as those proposed for the *Proposed Action.*	**Impacts** No impacts to trees and plant communities would be assumed for the *No Action Alternative*. **Mitigation Measures** No impacts to trees and plant communities would be assumed for the *No Action Alternative*; therefore, no mitigation measures are proposed.

3.3 ENVIRONMENTAL HEALTH AND NOISE					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts *Environmental Health* Redevelopment activities associated with the *Proposed Action* at the 1223 E. Cherry Street could result in direct contact with contaminated building materials, soils and groundwater, if not remediated. Unanticipated contamination could be discovered during construction activities associated with the *Proposed Action,* such as asbestos-containing materials and/or lead-based paints in buildings and underground heating oil tanks. *Noise* Increases in traffic volumes on area roadways under the *Proposed Action* would be expected to result in discernable noise increases; therefore, no significant noise impacts are anticipated. Certain elements of the Proposed Action have the potential to result in noise impacts at nearby residential and noise-sensitive commercial receivers. These elements could include noise from noise from proposed parking garages ventilation equipment, building HVAC equipment, and noise from dormitories (voices, music, etc.).	**Impacts** *Environmental Health* Environmental Health impacts for *Alternative 1* would be the similar to those for the *Proposed Action*, except the housing project at 1223 E. Cherry Street may not be developed under this Alternative. *Noise* Noise impacts associated with *Alternative 1* would be similar to the *Proposed Action.*	**Impacts** *Environmental Health* Environmental Health impacts for *Alternative 2* would be the similar to those for the *Proposed Action.* *Noise* Noise impacts associated with *Alternative 2* would be similar to the *Proposed Action.*	**Impacts** *Environmental Health* Environmental Health impacts for *Alternative 3* would be the similar to those for the *Proposed Action.* *Noise* Noise impacts associated with *Alternative 3* would be similar to the *Proposed Action.*	**Impacts** *Environmental Health* Environmental Health impacts for *Alternative 4* would be the similar to those for the *Proposed Action.* *Noise* Noise impacts associated with *Alternative 4* would be similar to the *Proposed Action.*	**Impacts** *Environmental Health* No new environmental health impacts would be associated with the *No Action Alternative.* *Noise* No noise impacts would be assumed under the *No Action Alternative.*
Mitigation Measures *Environmental Health* Seattle University has prepared a Cleanup Action Plan (CAP) for the remediation or removal of contaminants on the 1223 East Cherry St. site. Cleanup activities associated with the *Proposed Action* would be performed in compliance with the CAP.	**Mitigation Measures** *Environmental Health* Measures would be the same as those proposed for the *Proposed Action*, except the housing project at 1223 E. Cherry Street may not be developed under this Alternative.	**Mitigation Measures** *Environmental Health* Measures would be the same as those proposed for the *Proposed Action.*	**Mitigation Measures** *Environmental Health* Measures would be the same as those proposed for the *Proposed Action.*	**Mitigation Measures** *Environmental Health* Measures would be the same as those proposed for the *Proposed Action.*	**Mitigation Measures** *Environmental Health* No mitigation measures are assumed under the *No Action Alternative*.

3.3 ENVIRONMENTAL HEALTH AND NOISE					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations, prior to any construction activities. Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities. Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 East Columbia St. site following removal of the utility poles. *Noise* To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones. With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University should work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.	*Noise* Measures would be the same as those proposed for the *Proposed Action.*	*Noise* Measures would be the same as those proposed for the *Proposed Action.*	*Noise* Measures would be the same as those proposed for the *Proposed Action.*	*Noise* Measures would be the same as those proposed for the *Proposed Action.*	*Noise* No mitigation measures are assumed under the *No Action Alternative*.

3.4 LAND USE					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts Full implementation of the MIMP would involve new construction and/or additions/renovation to approximately 34 buildings and facilities over the 20-year time period. The total net additional square footage proposed by the MIMP would be approximately 2,145,000 square feet over that time frame. Development on-campus would contain uses and functions that support the mission of the University (i.e. academic uses, student support, student housing, and administrative space) or are functionally – integrated with Seattle University. Implementation of the MIMP would result in the intensification of uses on-campus as a result of new building development, remodeling and intensifying development associated with existing buildings, and the modification and addition of parking areas. The pattern and types of land uses on campus would not change significantly under the *Proposed Action*; however, building density and building heights would likely change in some areas including increased height limits in some areas.	**Impacts** Land use impacts related to campus development under *Alternative 1* would be similar to those described under the *Proposed Action.* Building density in areas where student housing projects were proposed would likely be lower than under the *Proposed Action*. No increase in on-campus housing under *Alternative 1* would also result in an increased demand for off-campus housing in the vicinity of campus. The increased number of students living off campus would result in an increased number of student trips to and from campus for classes and other activities.	**Impacts** Land use impacts under *Alternative 2* would be similar to those described under the *Proposed Action*.	**Impacts** Land use impacts from development under *Alternative 3* would be similar to those described under the *Proposed Action* due to the similar nature of the development programs. The elimination of the MIO boundary expansion would preclude more unified development from potentially occurring in the future along Broadway and 12th Ave.	**Impacts** Under this alternative, no building height increases would occur east of 12th Ave. Campus development would be similar to the *Proposed Action*; however, building development east of 12th Ave. would meet current building height limitations. Development east of 12th Ave. under *Alternative 4* would differ from the *Proposed Action* due to the restriction on height increases. Maintaining existing building heights east of 12th Ave. would allow for lower buildings and would reduce the potential for building mass-related impacts on adjacent properties. In addition, building shadows would be reduced for those properties adjacent to the proposed 13th Ave. building and 1313 E Columbia. However, due to the lower height limits under this alternative, either more intensive on-campus development would be required west of 12th Ave. or further expansion of the University's MIO boundaries would be needed.	**Impacts** Under the *No Action Alternative*, no significant land use impacts would occur. Building remodeling would continue to occur in the future as some buildings on-campus could require improvements in order to accommodate the expected enrollment; such projects would not be anticipated to change the overall land use character of the buildings or the campus in general. Existing open space areas would also be more intensely utilized as the on-campus population gradually grows.
Mitigation Measures No mitigation of direct land use impacts would be required for the *Proposed Action.*	**Mitigation Measures** No mitigation of direct land use impacts would be required for the *Alternative 1.*	**Mitigation Measures** No mitigation of direct land use impacts would be required for the *Alternative 2.*	**Mitigation Measures** No mitigation of direct land use impacts would be required for the *Alternative 3.*	**Mitigation Measures** No mitigation of direct land use impacts would be required for the *Alternative 4.*	**Mitigation Measures** No mitigation of direct land use impacts would be required for the *No Action Alternative*.

3.5 AESTHETICS					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts The amount of development that is planned as part of the *Proposed Action* would change the aesthetic character of portions of the Seattle University campus by increasing density and building heights. While none of the future buildings have yet been designed, it is proposed that design of these structures consider and address appropriate architectural design guidelines. Each development activity would be expected to improve open space, develop expanded pedestrian access, create a more positive aesthetic experience, and establish better connections with the surrounding neighborhoods. Development that *is* proposed for the Seattle University campus – in the Near-Term and Long-Term – would have no affect on public view corridors associated with the City's designated parks, viewpoints, view corridors, scenic routes, landmarks, designated historic places or designated views of the Space Needle. **Mitigation Measures** No significant adverse environmental impacts are anticipated with regard to aesthetics and, therefore, no mitigation is necessary. As noted in this section of the Draft EIS, street-level and upper-level setbacks are proposed to help mitigate bulk and massing of new campus construction adjacent to existing, non-University land uses.	**Impacts** Aesthetic-related impacts under *Alternative 1* are not expected to differ substantially from that associated with the *Proposed Action*. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Aesthetic-related impacts under *Alternative 2* are not expected to differ substantially from that associated with the *Proposed Action*. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Aesthetic-related impacts under *Alternative 3* are not expected to differ substantially from that associated with the *Proposed Action*. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Under *Alternative 4*, the development space lost by the height restriction would be recovered by intensifying campus development west of 12th Ave., or by further expanding the University's MIO boundary east of 12th Ave. If the option to intensify campus development west of 12th Ave. were exercised, the height of certain buildings would be increased. This would represent a substantial change in building heights, and the taller buildings would be more visible from locations on and off campus. If the option to expand the MIO boundary east of 12th Ave. were exercised, new campus development could be expected in this area. In addition, most of the development currently identified under the *Proposed Action* would continue, resulting in similar aesthetic-related impacts for the majority of the campus. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Under the *No Action Alternative*, no new building development and minimal growth in campus population would occur. The aesthetic character of the campus would remain as described under existing conditions. **Mitigation Measures** No mitigation measures would be assumed under the *No Action Alternative*.

3.6 LIGHT, GLARE AND SHADOWS					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts Development under the *Proposed Action* would result in additional light associated with stationary and mobile sources including interior and exterior building lighting, security lighting, and additions to pedestrian lighting. Additional vehicular traffic would result in additional light from vehicles entering and exiting the campus. It is anticipated that light emanating from new development on the campus would be similar to existing development on-campus. The primary sources of glare from the *Proposed Action* would be direct glare from lighting sources (i.e. building, security, and field lighting) and reflective solar glare from specular surfaces (i.e. glazing, luminaire housings, athletic field surfaces). Development under the MIMP would cast shadows that would be generally similar to those produced from existing campus buildings. No significant shadow-related impacts are anticipated from the *Proposed Action*. **Mitigation Measures** Light and glare standards proposed in the *MIMP* would help guide lighting design to minimize potential offsite impacts including luminaire specifications, lighting locations, light distribution, aiming angles and mounting heights. Building design could consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses. Future new building design could consider the final orientation and massing of the building to minimize the potential shadow impacts to campus resources and offsite uses.	**Impacts** Potential light and glare impacts under *Alternative 1* would be similar to those described under the *Proposed Action.* Potential shadow impacts under *Alternative 1* would be similar in nature, but less than those described under the *Proposed Action*. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Potential light, glare and shadow impacts under *Alternative 2* would be similar to those described under the *Proposed Action.* **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** Potential light, glare and shadow impacts under *Alternative 3* would be similar to those described under the *Proposed Action.* **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** *Alternative 4* would result in lower building heights east of 12th Ave. when compared to the *Proposed Action,* resulting in lower building intensity and lower associated levels of light, glare and shadows in this area. In order to compensate for no height increases east of 12th Ave., either more intensive on-campus development would be necessary west of 12th Ave. or further expansion of the MIO boundary would be required resulting in an associated increase in light, glare and shadows. **Mitigation Measures** Measures would be as described under the *Proposed Action.*	**Impacts** No new light, glare or shadow impacts would be assumed under the *No Action Alternative*. **Mitigation Measures** No mitigation measures would be assumed under the *No Action Alternative*.

3.7 HISTORIC RESOURCES					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts Five projects assumed under the *Proposed Action* involve potential removal of structures that meet a 40-yr. age criterion (see *Section* 3.7) including the University Services Building (1946), Seaport Building (1920), 1218 E. Cherry Building (1937) Lynn Building (1926) and the 1313 E. Columbia Building (1939). The 1313 E. Columbia Building is currently under consideration as a City Landmark. The structure has been designated and the Seattle City Council is anticipated to pass an ordinance regarding its designation in Spring 2010. Before alternations or significant changes can be made to the site or exterior of this building, a Certificate of Approval from the City of Seattle Landmark's Preservation Board. **Mitigation Measures** As described earlier, historical analysis (**Appendix A**) would be required for demolition or alteration under the *Proposed Action* of any structure that is 50 years old or older. That analysis would be required at the time of submittal of the Master Use Permit for the replacement project.	**Impacts** Under *Alternative 1*, it is assumed that Seattle University would continue to have increased growth comparable to the *Proposed Action*; however, no additional student housing would be provided. Two of the Long-Term projects include housing that also involve removal of existing campus buildings (e.g., Lynn, Seaport, and 1218 E. Cherry Buildings). While these existing structures would not be removed for housing, conceivably they could still be replaced with for other campus uses. **Mitigation Measures** Mitigation measures under *Alternative 1* would be similar to the *Proposed Action.*	**Impacts** Impacts under *Alternative 2* would be similar to the *Proposed Action*. **Mitigation Measures** Mitigation measures under *Alternative 2* would be similar to the *Proposed Action.*	**Impacts** Impacts under Alternative 3 would be similar to the *Proposed Action*. **Mitigation Measures** Mitigation measures under *Alternative 3* would be similar to the *Proposed Action.*	**Impacts** In order to accommodate the development needs of Seattle University without additional building height increases east of 12th Ave., development in new MIO Boundary Expansion areas east of 12th Ave. would be required. These areas include the location of buildings more than 40 years old that could potentially be determined to be historic. The area of development under this Alternative would be greater than that of the *Proposed Action* and potential impacts to historic resources under Alternative 4 would be expected to be greater than those described under the *Proposed Action*. **Mitigation Measures** Mitigation measures under *Alternative 4* would be similar to the *Proposed Action.*	**Impacts** Under the *No Action Alternative*, no new building development and minimal growth in campus population would occur. Historic resources on campus would remain as described under existing conditions. **Mitigation Measures** No mitigation measures would be required under the *No Action Alternative*.

3.8 TRANSPORTATION					
Proposed Action	**Alternative 1** **No Student Housing Alternative**	**Alternative 2** **No Alley Vacation Alternative**	**Alternative 3** **No MIO Boundary Expansion**	**Alternative 4** **No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts Under the *Proposed Action,* the commuter population (faculty, staff, and commuter students) is forecasted to increase by approximately 1,477 commuters. The PM peak hour trip generation analysis results in 1,102 PM peak hour commuter trips, 189 more than the current level by 2028. All signalized intersections are forecasted to operate at LOS–D or better during the PM peak hour. The LOS is also expected to remain at the same level at signalized intersections or improve with the exception of 12th Ave & Union and 12th Ave & Cherry. At these intersection delays would increase by only 1 second and 4 seconds, respectively. The *Proposed Action* includes up to 1,867 parking stalls on-campus in the far term, which will adequately accommodate the anticipated on-campus parking demand and meets the major institution parking supply requirements. **Mitigation Measures** Analysis of the *Proposed Action* and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.	**Impacts** *Alternative 1* assumes the same population growth as the *Proposed Action* and growth in support facilities but no expansion of housing resulting in an increasing number of commuter students. The commuter population (faculty, staff, and commuter students) is forecasted to increase by approximately 2,450 commuters. The PM peak hour trip generation analysis results in 1,121 PM peak hour commuter trips, 208 more than the current level by 2028. Overall the intersection LOS delays increase very minimally under *Alternative 1*, however the northbound approach at 13th Avenue & Cherry falls from LOS-E to LOS-F with 52 seconds of average delay Parking demand would increase under *Alternative 1*. Under this *No Student Housing Alternative* there would be 9,572 commuters that would require a parking supply of 2,052 stalls at peak times. This is 185 stalls over the proposed supply of 1,867 stalls. Additional parking would have to be provided if this alternative were pursued. **Mitigation Measures** Analysis of the *Proposed Action* and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.	**Impacts** The effect of a *No Street Vacation Alternative* on the transportation network would include a potential reduction in the size of the proposed Logan Field Garage and the need to make up the parking at another location. Planned vacations for the MUP approved mixed-use project at 12th and Cherry and proposed vacations on the west side of the campus would not adversely affect transportation conditions. **Mitigation Measures** Analysis of the *Proposed Action* and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.	**Impacts** This alternative would likely reduce development potential and could result in less student housing than contemplated under the *Proposed Action*. The effect of this on transportation would be similar to the *Alternative 1* where there would be an increase in trips generated by the University and additional parking supplies would have to be provided. **Mitigation Measures** Analysis of the *Proposed Action* and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.	**Impacts** This alternative would also likely reduce development potential and could result in less student housing than contemplated under the *Proposed Action*. The effect of this on transportation would be similar to *Alternative 1* where there would be an increase in trips generated by the University and additional parking supplies would have to be provided. **Mitigation Measures** Analysis of the *Proposed Action* and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.	**Impacts** No transportation impacts would be assumed under the *No Action Alternative*. **Mitigation Measures** No mitigation measures would be assumed under the *No Action Alternative*.

3.9 CONSTRUCTION IMPACTS					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
Impacts *Air Quality* Construction of the *Proposed Action* would generate air pollutants as a result of fugitive dust from demolition activities associated with the buildings and the surface parking areas, earthwork, and emissions from construction vehicles. Such emissions, however, would be temporary in nature and localized to the immediate vicinity of the construction activity and would not, therefore, be anticipated to be significant. *Noise* Noise from demolition and construction activities for new or expanded facilities have the potential to impact nearby receivers, particularly sensitive uses such as residences, schools, or hospitals. The temporary nature of construction coupled with its restriction to daytime hours minimizes the potential for significant impacts from construction activities and equipment. *Environmental Health* See *Environmental Health* Section. *Transportation* Construction-related traffic impacts would occur in varying degrees throughout the construction process including construction worker commuter traffic and parking and truck traffic on adjacent roads bringing heavy equipment to the worksite, removing excavated materials and delivering fill materials. As individual projects are planned and Master Use Permits applied for, the need for a construction traffic management plan and/or street use permits would need to be evaluated if a project is likely to impact traffic flow on nearby streets.	**Impacts** Construction related impacts under *Alternative 1* would be similar to those assumed under the *Proposed Action.*	**Impacts** Construction related impacts under *Alternative 2* would be similar to those assumed under the *Proposed Action.*	**Impacts** Construction related impacts under *Alternative 3* would be similar to those assumed under the *Proposed Action.*	**Impacts** Construction related impacts under *Alternative 4* would be similar to those assumed under the *Proposed Action.*	**Impacts** No construction-related impacts would be assumed under the *No Action Alternative*.

3.9 CONSTRUCTION IMPACTS					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
Mitigation Measures *Air Quality* Site development would adhere to Puget Sound Clean Air Agency's regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions. *Noise* Some relatively simple and inexpensive practices can reduce the extent to which people are affected by construction noise and ensure that construction noise levels stay within the applicable daytime sound level limits. Examples include using properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off idle equipment. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise. Stationary equipment could be placed as far away from sensitive receiving locations as possible. Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers could reduce construction and demolition noise. Construction staging areas expected to be in use for more than a few weeks should be placed as far as possible from sensitive receivers, particularly residences. In areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses), effective noise control measures should be employed to minimize the potential for noise impacts. Such measures could include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work	**Mitigation Measures** Mitigation measures assumed under *Alternative 1* would be similar to those assumed under the *Proposed Action*.	**Mitigation Measures** Mitigation measures assumed under *Alternative 2* would be similar to those assumed under the *Proposed Action*.	**Mitigation Measures** Mitigation measures assumed under Alternative 1 would be similar to those assumed under the *Proposed Action*.	**Mitigation Measures** Mitigation measures assumed under *Alternative 3* would be similar to those assumed under the *Proposed Action*.	**Mitigation Measures** No mitigation measures are assumed under the *No Action Alternative*.

3.9 CONSTRUCTION IMPACTS					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action Alternative**
areas to minimize noise transmission to sensitive off-site locations. *Environmental Health* See the *Environmental Health* section. *Transportation* The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.					

3.10 HOUSING					
Proposed Action	**Alternative 1 No Student Housing Alternative**	**Alternative 2 No Alley Vacation Alternative**	**Alternative 3 No MIO Boundary Expansion**	**Alternative 4 No Height Increase East of 12th Ave**	**No Action**
Impacts Up to 1,239,000[8] square feet of the 2,145,000 sq. ft. of development assumed under the Proposed Action could be dedicated to student housing. to accommodate approximately 1,923 to 2,806 new student beds accommodating a total of up to approximately 4,584 students (or 48 percent) would be accommodated in existing or new student housing (3,091 undergraduate or 60 percent and 1,457 graduate or 36 percent). This amount of proposed student housing almost exactly matches the University's goal of accommodating up to 60% of undergraduate and 36% of graduate students in on-campus housing. This represents approximately 48% of all students as projected in 2027. No development is planned by the University in the proposed MIO boundary expansion areas and would not be assumed to displace existing on-campus private residential uses or student housing within the existing MIO boundary area or within any of the proposed MIO boundary expansion areas. The addition of the proposed housing facilities could be expected to relieve pressure on the tight private rental market in the surrounding neighborhoods by reducing the need for students to seek off-campus housing. **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.	**Impacts** As part of the Proposed Action, a total of 2,145,000 sq. ft. of development is assumed with up to approximately 1,109,000 sq. ft. developed as new student housing and 1,036,000 sq. ft. developed as other uses. This alternative assumes comparable increases in student enrollment, staff and faculty to that of the Proposed Action; however, no new student housing is included as part of this alternative. This alternative assumes the total amount of development would be decreased by 560,000 sq. ft. (approximately 300,000 sq.ft. in the Near-Term and approximately 260,000 sq.ft. in the Long-Term). The remaining 1,585,000 sq. ft. of development assumed under the Proposed Action would occur but would be developed as academic, student life, religious and support facilities uses. **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.	**Impacts** Under No Street or Alley Vacations Alternative, new student housing would still be built under the proposed Near-Term development. Assumptions regarding housing impacts associated with this alternative would, therefore, be similar to the Proposed Action (i.e., no on-campus private residential uses or student housing would be displaced and pressure on the private rental market would be reduced). **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.	**Impacts** None of the proposed housing projects are within the University's proposed MIO boundary expansion area and all the proposed housing projects could continue to be built under the No MIO Boundary Expansion Alternative. Therefore, assumptions regarding housing impacts associated with this alternative would be similar to the Proposed Action (i.e., no on-campus private residential uses or student housing would be displaced and pressure on the private rental market would be reduced). **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.	**Impacts** The No Height Increase E. of 12th Avenue Alternative would affect two proposed housing projects including #301 – Student Housing/Office/Mixed-Use at 13th Avenue and #312 – 1313 E Columbia Street. Project #301 would be limited to a height of 50 feet, which would result in one less floor of development. This would equate to a loss of approximately 31,000 sq.ft. of development and a reduction of approximately 45 beds of student housing. Project #312 could consist of one of three possible land use options: student housing, academic space or a university center. In the event that the student housing land use option is selected, this alternative would limit development to the current 37 ft. (approximately 3-story) height. Such would equate to a loss of approximately 210,000 sq.ft. of development and a reduction of approximately 225 beds. **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.	**Impacts** The No Action Alternative would entail no new plans for construction or renovation of student housing facilities, however, building and renovation projects identified in the existing MIMP could be expected to continue. The only housing project identified in the existing MIMP is #105 - 1223 E. Cherry Street Redevelopment, which would provide approximately 159 student beds. The student population would still be expected to increase by 36 percent. Without the additional 159 student beds included for the remaining 6 proposed housing projects, the private rental market could experience increased pressure as a result of more students seeking off-campus housing alternatives. **Mitigation Measures** No housing impacts are anticipated under the Proposed Action and no mitigation measures are proposed.

[8] Although up to 1,239,000 sq. ft. of student housing could be provided under the Proposed Action, only approximately 1,109,000 sq. ft. would be new development. Approximately, 130,000 sq. ft. of existing sq. ft. would be renovated and converted to new student housing.

E. Significant Unavoidable Adverse Impacts

The following summarizes the potential significant unavoidable adverse environmental impacts identified in this environmental analysis. A complete discussion is provided in *Section III.*

Greenhouse Gas Emissions

Declaring an impact significant or not significant implies an ability to measure incremental effects of global climate change. The body of research and law necessary to connect individual land uses, development projects, operational activities, etc. with the broader issue of global warming remains weak. Scientific research and analysis tools sufficient to determine a numerical threshold of significance are not available at this time and any conclusions would be speculative. For these reasons, a determination of significance cannot be made at this time. In the absence of regulatory guidance, the Seattle University is actively seeking opportunities to employ strategies, when feasible, to reduce greenhouse gas emissions and to reduce the carbon footprint of the *Proposed Action.*

SECTION II

PROJECT DESCRIPTION

and

ALTERNATIVES

SECTION II

PROJECT DESCRIPTION AND ALTERNATIVES

2.0 PROPONENT/PROJECT LOCATION

2.0.1 Proponent

The proposed *Major Institution Master Plan* (MIMP) is sponsored by Seattle University.

2.0.2 Project Location

The 47.9-acre campus[1] of Seattle University is located within the First Hill/Capitol Hill Urban Center and is ***generally*** bounded by Broadway on the west, Madison Street on the north, 12th through 15th Avenues on the east,[2] and E Jefferson Street on the south. See **Figures 2-1** and **2-2**. The address is 901 – 12th Avenue P.O. Box 222000, Seattle, WA 98122-1090.

2.1 PROJECT OVERVIEW

The *Proposed Action* involves adoption and implementation of a new *Major Institution Master Plan* (MIMP) for Seattle University the proposed MIMP must also be approved by the City. It would replace the existing MIMP that was adopted in 1997. Key elements of the proposed MIMP include the following:

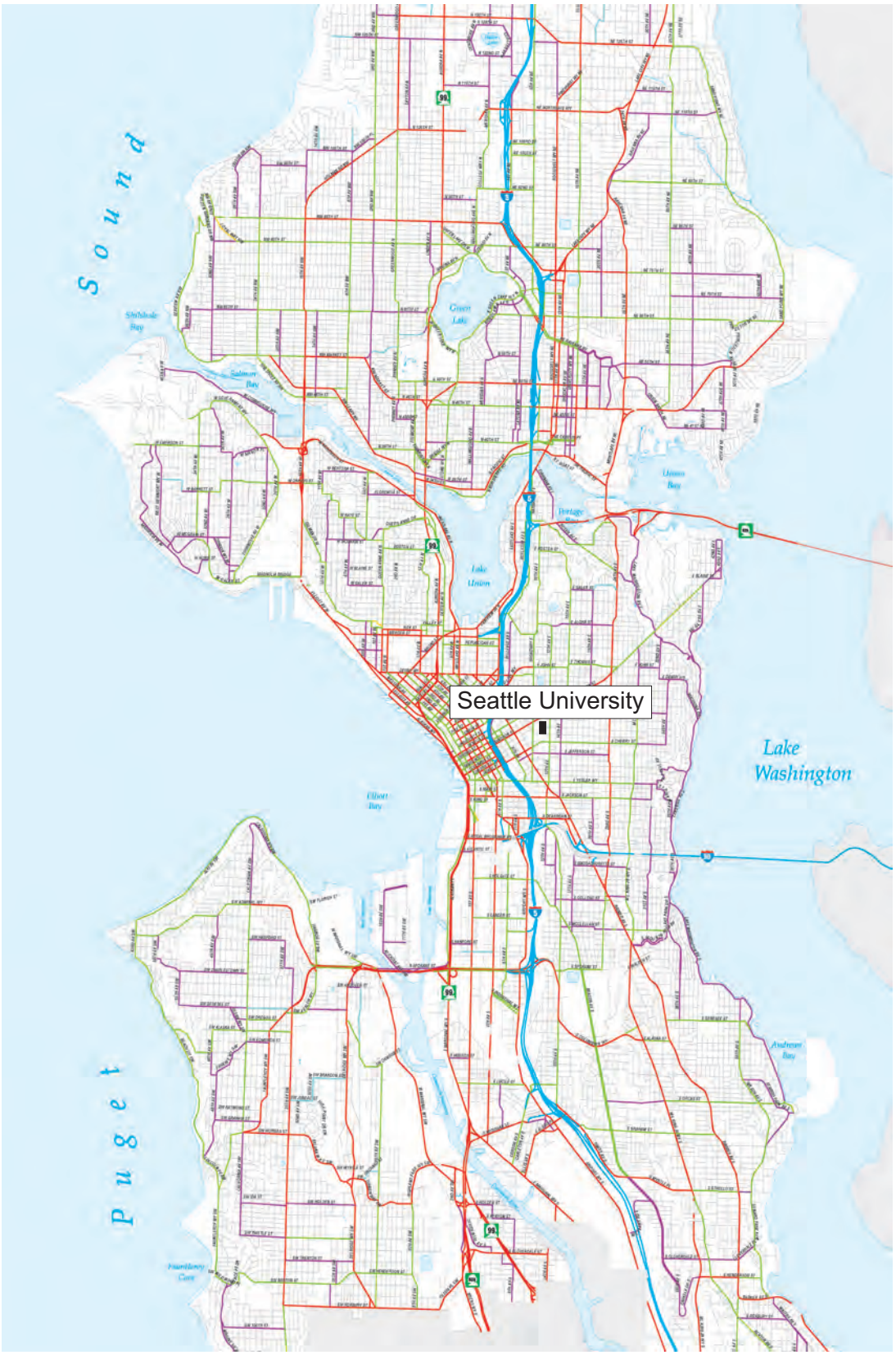
- Expansion of the existing MIO boundary by approximately 2.4 acres;
- Planned[3] and potential[4] development – an increase of up to approximately 2,145,000 sq. ft. of on-campus building space involving renovations and new development consisting of:
  - up to approximately 505,000 sq. ft. of planned near-term development that is expected to occur within approximately 3 years;

[1] 47.9 acres represents Seattle University-owned property within the Seattle University Major Institution Overlay (MIO) boundary. The University's existing MIO approximates 54.9 acres and includes properties that are not owned by Seattle University as well as land that is in public rights-of-way.

[2] The east boundary of the campus steps from 12th Avenue in the north portion of campus to 15th Avenue in the south portion of campus.

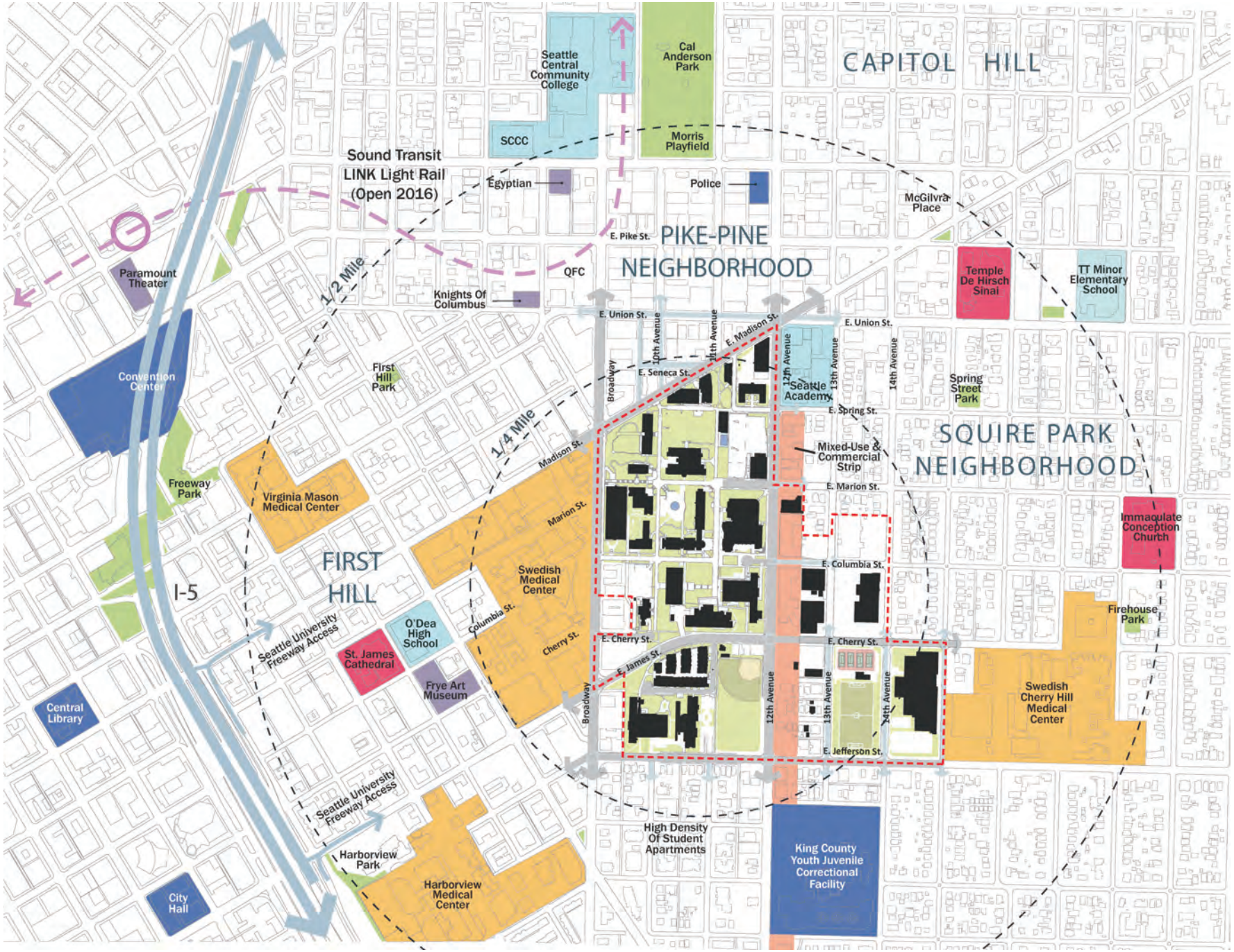
[3] Planned development is defined by the Seattle Land Use Code as "development which the Major Institution has definite plans to construct" (23.69.030 D.).

[4] Potential development is defined by the Seattle Land Use Code as "development or uses for which the Major Institution's plans are less definite" (23.69.030 D.).



Source: *City of Seattle, 2003*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-1**
		Regional Map



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-2**
		Vicinity Map

- approximately 715,000 sq. ft. of potential near-term development that may occur by 2016;
- up to approximately 925,000 sq. ft. of potential long-term development that may occur by 2027;
- net increase of approximately 526 parking spaces in the Near-Term (by 2016) reducing to a net increase of approximately 339 parking spaces in the Long-Term (by 2027);
- the provision of approximately 57 percent of the campus as usable open space;
- demolition of approximately seven buildings on campus; two in conjunction with potential Near-Term development, three relative to potential Long-Term development, and two involving partial demolition and partial preservation in conjunction with potential Long-Term development;

- Vacation of five segments of public right-of-way; four, of which, were included in the University's existing MIMP. While none of the previously-approved vacations in the existing MIMP has yet been finalized, one of these pending vacations will be completed within several months and another may receive final City Council approval prior to adoption of this proposed *MIMP* ;

- Modifications of certain development standards, as authorized by the MIMP process; and

- Adoption of a new Transportation Management Plan.

2.2 BACKGROUND INFORMATION

The following provides background concerning Seattle University -- in terms of an overview of the University, existing academic programs, athletics, enrollment and employment, campus character, and the nature of campus master planning that has occurred to date.

2.2.1 Overview

Seattle University has two campuses – the main campus in Seattle and a branch facility (9,000 sq.ft.) that is located in Bellevue, WA (1450-114th Ave. SE). The focus of the Final MIMP that this Final EIS accompanies only involves development activity associated with the main campus.

The University is a privately-funded institution and part of the Roman Catholic order of the Society of Jesus (SJ) – or the Jesuits. This Order was founded in 1540 by St. Ignatius of Loyola. Today there are 3,730 Jesuit educational institutions throughout the world; 71 secondary or pre-secondary schools are located in 25 states, including the District of Columbia. Seattle University is one of the 28 Jesuit universities in the United States; others include Gonzaga University (Spokane), Xavier University (Cincinnati, OH) and Boston College (Chestnut Hill, MA).

The institution that later was to become Seattle University was founded in 1891 by two Jesuit priests and two Holy Names sisters as the parish and school of the Immaculate Conception. The first location of the school was leased space in Downtown Seattle at Sixth Avenue and

Spring Street (current site of the Women's University Club). An area consisting of 8-tracts of land (roughly a one block area) was purchased at the site of the present campus and construction of the first building began. That building, originally known as the Jesuit College and Church, was formally dedicated on December 8, 1894. The name, however, was later changed to the Garrand Building in honor of one of the founding priests -- Father Victor Garrand, S.J. The Garrand Building remains the oldest building on campus. In 1898, the name of the institution was changed to Seattle College.

The first graduating class conferred college degrees on three students (June 23, 1909). Enrollment at that time included 16 college-level students and 184 high school-level students. The name of the institution was again changed to Seattle University in 1948; enrollment at that time was approximately 3,000 college-level students.

2.2.2 Academic Programs

Seattle University is an accredited institution and a member of 51 academic and professional bodies. The University currently offers 61 undergraduate degree programs and 30 graduate degree programs, 4 post master certificate programs, and 1 doctorial program. The University has eight colleges and schools, including:

- College of Arts and Sciences;
- Albers School of Business and Economics;
- College of Education;
- School of Law;
- Matteo Ricci College (Arts in Humanities);
- College of Nursing;
- College of Science and Engineering; and the
- School of Theology and Ministry.

2.2.3 Athletics

In addition to a breadth of academic programs, Seattle University offers both intercollegiate and intramural athletics. The University presently offers 17 varsity sports and this number is expected to increase; key existing programs include: baseball, softball, basketball, soccer, golf, tennis, cross country, swimming, track and field, and volleyball.

As of June 1, 2007 Seattle University formally entered into the "reclassification" process for an all-sports return to Division I, as a non-football member (most recently the University was classified 1-AAA). Reclassification is the process that is necessary for current NCAA member institutions to move up to Division I status. This is a four year transition culminating in the a determination of whether the institution has successfully completed the athletics certification process. The University must successfully complete the process prior to consideration for formal election to the Division I membership. Membership would entitle Seattle University to voting privileges and the ability to qualify for Division I NCAA championships.

2.2.4 Enrollment and Employment

- **Enrollment:** In autumn 2007, there were 6,764 annualized full-time equivalent[5] students enrolled at the Main Campus. The actual headcount was 7,529 students. Since 1995,[6] enrollment at Seattle University has grown by approximately 54.6 percent, or on average 4.6 percent per year.

- **Faculty and Staff:** As of autumn 2007, there were 1,177 full-time equivalent faculty and staff at the Main Campus. Since 1995,[7] faculty and staff at Seattle University have grown by approximately 29.3 percent, or on average 2.4 percent per year.

2.2.5 Campus Character

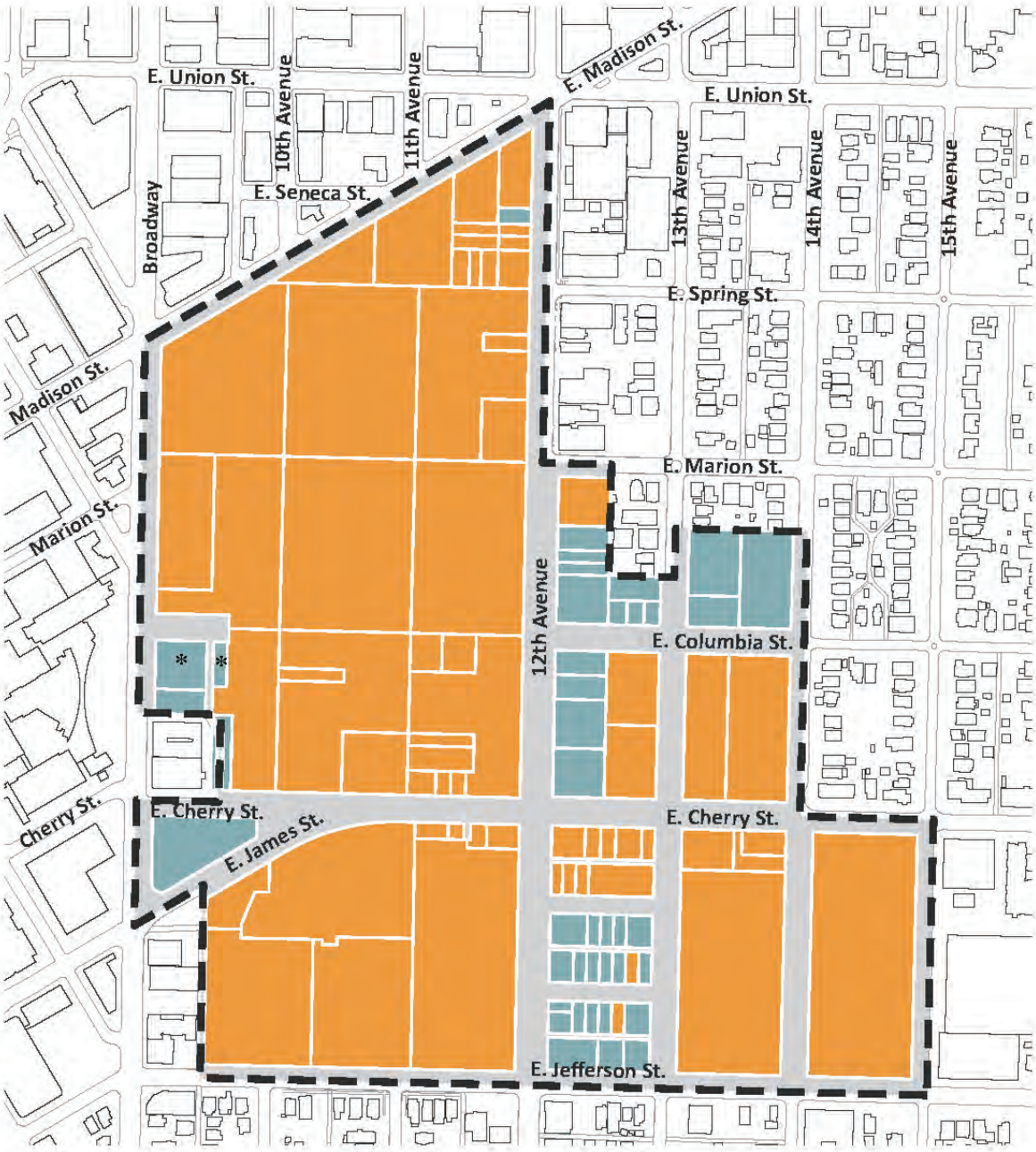
2.2.5.1 *The Site*

The Seattle University Major Institution Overlay (MIO) boundaries presently encompass an area of approximately 71 ac.; this includes property that is owned by Seattle University, property that is owned by other private entities, and public rights-of-way. Approximately 67.6 percent (47.9 ac.) is owned by Seattle University, [8] 9.8 percent (7.0 ac.) is owned by other private interests, and 22.6 percent (16.1 ac.) represents area that is in public rights-of-way. The existing parcel area within the MIO boundary (property that is not public rights-of-way) approximates 54.9 ac. (**Figure 2-3**).

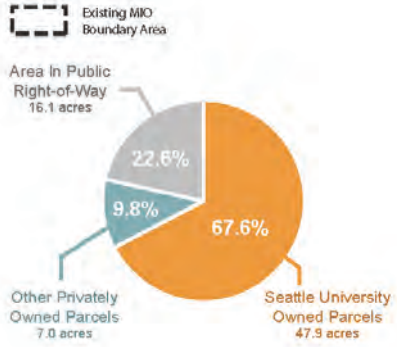
As shown by **Figure 2-3**, the campus is largely oriented in a north-south direction, extending a distance of approximately one-half mile (north-south) and over one-third of a mile in an east-west direction.

For the most part, the campus is located in a portion of a north-south valley, which is largely framed by Broadway on the west and the hillside east of 15th Avenue on the east. The area from roughly 11th Avenue to 13th Avenue largely forms the floor of the valley; this area slopes gradually downward to the south. As such, the topography of the Seattle University varies by approximately 110 feet – with the high point located along Broadway at approximately the intersection of E James Street and the lowest elevation along E Jefferson Street at approximately the intersection of 13th Avenue.

5 A full-time accredited student is one that carries a 15-hour credit load per semester.
6 1995 enrollment – 4,375
7 1995 faculty and staff employment – 910
8 As the MIMP was being finalized, Seattle University acquired a 0.34-ac. site on the west boundary of the University's MIO (726 Broadway). That site is not included in the University's ownership data noted above. The property is bordered by Broadway on the west, E. Columbia on the north, and a mid-block alley on the east.



* Note: As this Final Major Institution Master Plan was going to print, the University acquired the property located in its MIO boundary at the intersection of Broadway and E. Columbia St. The University has no long-term plans for the use or redevelopment of this property at this time. It acquired the property to provide flexibility for a yet-to-be-determined future use. In the short term, the University plans to install landscaping, a campus entrance sign, and perhaps use part of the property for parking.



Source: *Mithun, 2011.*

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 2-3

Existing MIO Boundaries And Property Ownership

2.2.5.2 *Existing Campus Development*

Figure 2-4 depicts the campus and existing buildings and **Table 2-1** identifies each of these buildings by building use, building square footage and the year the building was constructed and/or major renovation occurred.

- The campus presently contains 37 buildings with a total of approximately 2,044,000 sq.ft. of gross floor area. Building use is divided into six broad categories: academic, housing, integrated learning,[9] student life,[10] religious, and support.[11]

- Percentage wise, roughly 31 percent of the buildings that are now on-campus were constructed in or before 1939, 20 percent were built between 1940 and 1959, 26 percent were built 1960 – 1979, and 23 percent have been constructed since 1980.

- From a square footage standpoint, buildings constructed during the 1970's and earlier comprise roughly 63 percent[12] of the total existing campus square footage; those built in the 1980's, approximately 8 percent; those of the 1990's -- 25 percent; and that of the 2000's -- 3 percent.

- Of the six classifications of buildings on-campus -- based on square footage -- 33 percent are academic, 33 percent – student housing, 18 percent -- support, 11 percent -- student life, 3 percent are integrated learning and 2 percent -- religious .

- Most buildings are multi-story structures – ranging from 2 stories to the highest – Campion Residence Hall – at 12 stories.

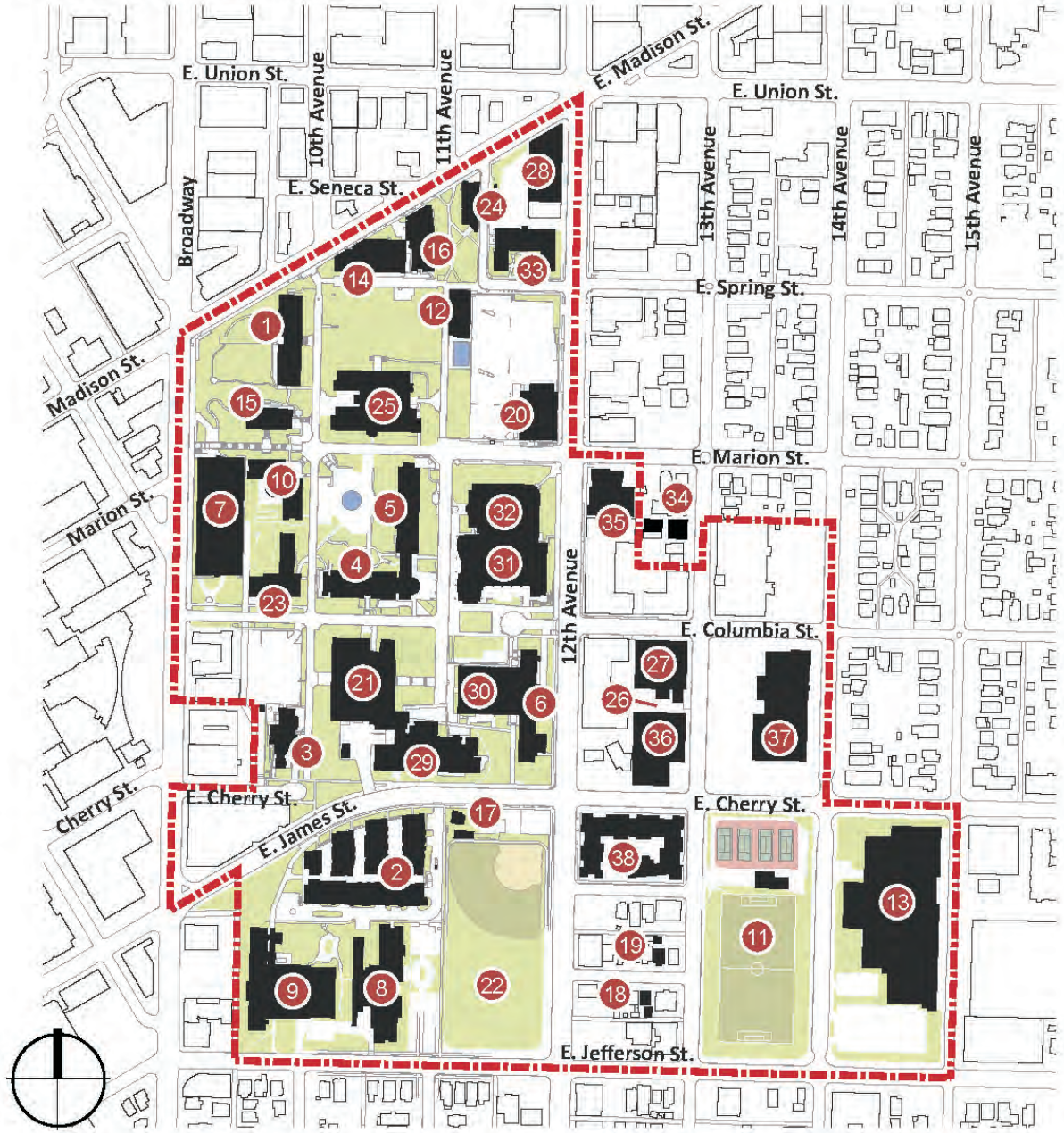
- As part of this campus master planning effort, a facilities assessment evaluated the condition of all existing buildings. Results of that analysis indicate that 28 percent of the buildings are in superior condition, 20 percent are adequate, 17 percent need improvement through additional maintenance, 28 percent need improvement through renovation, and 8 percent require replacement or major renovation.

[9] Integrated Learning facilities are mixed-use buildings that contain housing, academic and common/support space that combine academic, social and spiritual development.
[10] Student Life refers to non-academic facilities on-campus that are integral to the University experience.
[11] Support consists of campus facilities that are essential for operation and maintenance of the campus.
[12] The percentages do not total 100 due to rounding.

Existing Campus Buildings

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



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-4** **Existing Campus Buildings**

Table 2-1
EXISTING CAMPUS BUILDINGS

Bldg. #[13]	Building Use and Name	Gross Square Footage[14]	Yr Const.
Academic Buildings – 675,141 sq.ft.			
1	**Administration Building**	35,185	1941
4	**Engineering Building**	68,400	1986
5	**Bannan Science Building**	75,455	1960/2007
10	**Casey Building**	43,650	1986
14	**Fine Arts Building**	20,767	1910/1991
15	**Garrand Building**	21,428	1893/1994
16	**Hunthausen Hall**	26,850	1951/2004
21	**A. A. Lemieux Library**	83,916	1965
23	**Loyola Hall**	43,637	1955/1994
24	**Lynn Building**	13,468	1926/1979
25	**Pigott Building**	99,084	1956/1994
31	**Sullivan Hall**	143,301	1999
Student Housing – 667,104 sq.ft.			
2	**Archbishop Murphy Apartments**	332,500	1999
6	**Bellermine Residence Hall**	117,600	1965/2005
8	**Teilhard de Chardin Hall**	60,199	1989/2007
9	**Campion Residence Hall**	155,155	1966
18	**Kolvenbach 1217**	792	1918
19	**Kolvenbach 1220**	858	1918
38[15]	**12th & E. Cherry Housing**	(160,000)[16]	2011
Integrated Learning – 68,928 sq.ft.			
33	**Xavier Residence Hall**	50,878	1954/2006[17]
9	**Campion Residence Hall**	18,050	1966/2006
Student Life – 224,583 sq.ft.			
13	**Connolly Center**	106,313	1968
20	**Lee Center for the Arts**	21,441	1930/2006
29	**Student Center**	70,510	2002
30	**Student Center Pavilion**	26,319	1965/2002
Religious – 36,252 sq.ft.			
3	**Arupe Jesuit Residence**	25,000	1993
12	**Chapel of St. Ignatius**	11,252	1997
Support – 372,188 sq.ft.			
7	**Broadway Garage**	131,285	1970/1977
17	**James St. Center**	1,492	1910/2005
27	**1215 E. Columbia (Seaport Building)**	16,900	1920
28	**Self Storage Building**	85,000	1919
32	**University Services Building**	47,575	1946/1987
34	**Logan Court Townhomes**	8,200	2007
35	**824 – 12th Ave.**	8,515	1977
36	**1218 E. Cherry Building**	20,586	1937/2007
37	**1313 E. Columbia**	52,635	1939
	Total Square Footage	**2,044,196**	- - - -

[13] Three facilities are numbered for reference on **Figure 2-4** are not buildings and, therefore, are not included in **Table 2-1**; they include: Championship Field (#11), Logan Field (#22), and the Recycle Yard (#26).

[14] Gross square footage per Seattle zoning methodology (e.g., measured to the inside surface of the exterior wall and floor level and excluding below-grade areas).

[15] While this structure is depicted in Figure 2-4 of this FEIS and in the Final MIMP (pg. 41), since the building is not yet operational, for purposes of this FEIS, the square footage associated with the building has not been included in the totals.

[16] This building was originally projected to contain approximately 160,000 sq.ft. of gross floor area; as project development is further defined, the square footage may be reduced to approximately 143,500 sq.ft.

[17] partial renovation

2.2.5.3 *On-Going Campus Development*

Seattle University's existing MIMP authorized development within the MIO. As such, several projects are either in the planning and permitting stage, under construction or have been recently completed during the course of this MIMP update. They include the following.

- **1313 E Columbia Building** (#101)[18] – This is a 2-story (40-ft. ht.), 49,600 sq.ft. structure located on the east-side of campus between 13th and 14th Avenues and E Columbia and E Cherry Street (#37 on Fig. 2-4). This project just involved renovation -- no new development - -- and renovation was completed in 2010.

- **1215 E. Columbia/Academic (Seaport** Building) -- Academic or Recreation/Sports -- (#102) – This is a 2-story (30-ft. ht.), 5,000 sq.ft. project that is located on the southwest corner of 13th Avenue and E Columbia Street (#27 on Fig. 2-4). It consisted of renovation and a limited amount of new construction; renovation work was completed in 2010.

- **824 – 12th Avenue Building (Admissions & Alumni Building)** -- (#103) – This is a 1-story (15-ft. ht.), 5,000 sq.ft. project that is located on 12th Avenue south of E Marion Street (former Plasteel Building) (#35 on Fig. 2-4). The development consisted of renovation and a limited amount of new construction. Renovation and new construction was completed in 2010. This project also involved a minor amendment to the University's existing MIMP (MUP project number is 3009482).

- **A.A. Lemieux Library and Learning Commons** -- (#104) – This is a 3-story (40-ft. ht.), 32,963 sq.ft. easterly addition to the A.A. Lemieux Library, which is located in the south-central portion of campus (#21 on Fig. 2-4). This project involved a Minor Amendment to the University's existing MIMP. Work associated with this project was completed in 2010 (MUP project number is 3009154).

- **12th & E. Cherry Housing** -- (#105) – This is a 5-story (50-ft. ht.), 160,000 sq.ft. building that is located in the south portion of campus – on E Cherry Street between 12th and 13th Avenues (#36 on Fig. 2-4). This project also involved a Minor Amendment to the existing MIMP (MUP project number is 3009390). An alley vacation is also required for this project and the vacation was included in the University's existing, adopted MIMP. While the vacation process is on-going, it is expected that final approval of the alley vacation will occur prior to adoption of the proposed MIMP. It is anticipated that this development will be completed in 2011.

- **Connolly Center at 14th & E. Cherry** -- (#108) – This is a 2-story (40-ft. ht.), 80,000 sq.ft. project that is located in the southeast corner of campus (between 14th and 15th Avenues and E. Cherry and E. Jefferson Streets) (#13 on Fig. 2-4). This project consists of both renovation and new construction. Phase I of the project involves a 20,000 sq.ft. addition (10,000 sq.ft. footprint) and construction is expected to be completed by 2011.

Other renovation/tenant improvement projects and minor additions are proposed in conjunction with the University's existing facilities. In order for most campus development projects to occur,

[18] Reference numbers in parenthesis relate to Near-Term campus development – Figure 6, which is included later in this section of the DEIS.

existing campus tenants must be temporarily relocated to campus surge space, which must first be renovated in order to accommodate the proposed temporary occupants of the space.

2.2.6 Major Institution Master Planning Process

2.2.6.1 *Previous Campus Master Planning*

The proposed Final MIMP is the third Major Institution Master Plan that has been prepared for Seattle University -- to satisfy requirements of the City's Major Institution Code,[19] as well as to fulfill the University's need for a comprehensive campus development plan. The first MIMP, which was adopted in 1986, addressed development on the then 59-ac. campus that included approximately 900,000 sq.ft. in 27 buildings. The current MIMP was adopted by the City and the University in 1997.[20] The existing MIMP included approximately 11 ac. of boundary expansion, a net increase of approximately 593,000 sq.ft. of gross floor area, several street and/or alley vacations, modification of several development standards and a new Transportation Management Plan (TMP). As described in 2.2.5.3 above, there are several projects that were approved as part of the existing MIMP that are either in the planning and permitting stage or are under construction.

2.2.6.2 *Current Campus Master Planning*

In early 2007, an internal campus planning effort culminated in the University's *Facilities Master Plan 2006–2026.*[21] That document established priorities of the University's campus, identified key issues and opportunities, and identified an approach for an internal concept plan, which could serve as a basic planning document for initiation of the City's public MIMP process.

Seattle University began the process of updating the existing MIMP in November 2007 with submittal to the City of the Notice of Intent to prepare the MIMP. A notice was published relative to formulation of the required Citizens Advisory Committee (CAC) and in December, recommendations of prospective CAC members were submitted to the City Council for formal appointment. The first formal meeting of the CAC occurred in January 2008 (all CAC meetings were open to the public and advertised). During this timeframe, the University compiled an *Internal Concept Plan*,[22] which was submitted to the City and presented to the CAC in February. On-going discussions involving the CAC and Seattle University, together with the Seattle Department of Planning and Development (DPD) and the Department of Neighborhoods (DON) occurred between February and May 2008. Scoping for the EIS occurred in March, which included an EIS Scoping meeting. In June 2008, the *preliminary* Draft MIMP and the associated *preliminary* Draft EIS were submitted to the CAC and DPD for initial internal review and comment. In July/August 2008, DPD provided comments regarding the *preliminary* Draft MIMP and the *preliminary* Draft EIS and in September 2008, the CAC provided comments regarding the *preliminary* Draft MIMP. Both the *preliminary* Draft MIMP and Draft EIS were revised and re-submitted to DPD and DON for final internal review prior to publication and commencement of the Draft EIS public comment period. The Draft MIMP and Draft EIS were issued May 7, 2009. A 46-day comment period ensued for the Draft EIS, ending June 22, 2009. Twenty-eight comment letters were received during this timeframe, including comments from DPD and the

[19] SMC 23.69
[20] Ord. No. 118667, Council Bill No. 11806
[21] Seattle University, 2007
[22] Seattle University, 2008

Citizen's Advisory Committee. In addition, a public meeting concerning the Draft EIS was held on June 3, 2009 and public testimony was provided by eight individuals. All comment letters and a transcript of the public meeting are included in **Section VI** and **Section VII** of this Final EIS. Several CAC meetings were held during this period to discuss comments regarding the Draft MIMP and Draft EIS. The Final MIMP includes responses to the formal CAC recommendations on the Draft MIMP as published by the Department of Neighborhoods on August 3, 2009 and comments provided by DPD. This Final EIS includes updated analyses based upon revisions made to the Final MIMP and responses to comments received during the Draft EIS comment period.

Seattle University's new MIMP is intended to:

- comply with the City's Major Institution Overlay code requirements; and
- address anticipated future increases in student population at the University and propose development to meet those needs with a vision for the next nearly 20 yrs.

The planning process associated with the proposed MIMP has involved a variety of meetings and workshops to encourage substantial and timely involvement by many entities. The following is an overview of the types of meetings that have occurred to-date; a comprehensive list of MIMP-related meetings is included in the appendix to the Final MIMP

- Seattle University departments;
- Citizens Advisory Committee;
- Seattle University neighbors; and
- City of Seattle departments.

2.3 PROJECT GOALS and OBJECTIVES

Seattle University's Major Institution Master Plan (MIMP) is a land use plan specifically for the University. The MIMP indicates that the "intent of this plan is to outline specific projects that meet the university's near-term requirements and define a long-term framework for the university to accommodate growth up to 9,200 full-time equivalent students in the context of continually evolving needs."[23]

The following goals and objectives are from Seattle University's Final MIMP and are based on the University's mission. They represent aspirations for the preservation, enhancement and improved development of the campus and they build upon the University's *Facilities Master Plan*.[24]. They provide the basis for Seattle University's proposed Near-Term and Long-Term development, which is described in Section 2.4 of this Final EIS.

- **Strengthen the vitality of the academic community as a setting for student life.** The campus should integrate learning and student development. The physical design of the campus can contribute to vitality by providing students with a sense that they belong to a cohesive community. Both spaces for formal and informal interaction or learning should be provided. Additional student housing should be provided to increase the

[23] Final MIMP, pg. viii
[24] op cit

residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.

- **Enhance the University's mission, identity, and visibility within the community.** In support of the Jesuit tradition, the University has established volunteer programs and internships with the community. The physical campus needs to be enhanced to reflect these collaborations and to increase the presence and visibility of the University within the community and the City of Seattle. The University sees the Chapel of St. Ignatius, a frequent destination for the public, as the soul of the campus.

- **Assure the capacity to meet foreseeable and long-term space needs.** The University has identified current and future needs for academic space, student housing, support space and parking. The *MIMP* provides options to meet these needs, including a campus boundary expansion to accommodate future campus growth and development and to provide flexibility for the university with regard to future siting decisions.

- **Promote a positive working relationship with the community.** The University recognizes the importance of working with neighborhood groups and the community-at-large to communicate the needs of the institution, understand the needs of the community, and to provide opportunities for meaningful interaction regarding campus development. The *MIMP* should support the adopted neighborhood plans for the University's surrounding context.

- **Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation.**

  The *MIMP* should facilitate Seattle University's goal to be a leader in sustainability, both among Jesuit and non-Jesuit universities. Sustainability principles supporting this goal are:

  - incorporate sustainable design approaches into the design of all physical campus elements;
  - conserve non-renewable natural resources;
  - make sustainable features visible and available as learning and teaching opportunities;
  - build structures for permanence and quality as well as flexibility; and
  - Design new and renovation projects to meet LEED standards.

- **Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.**

  The University will seek to improve the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community. The *MIMP* includes strategies for improvements to all campus edges, with a specific emphasis on the importance of 12th Avenue.

- **Create a gracious arrival experience and accommodation for members of the University community and visitors.**

  Campus entries should be clear and welcoming with good way-finding to reflect the institution's openness to public interaction and access.

- **Employ the campus landscape to bring a unified campus character to the University.**

  The most important tools to unify the campus will be a cohesive network of open spaces and pathways replacing the former grid of city streets upon which the main campus was developed.

- **Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.**

  Improved pedestrian connections, especially where pedestrians cross major arterials, will help make the entire community safer.

2.4 DESCRIPTION OF THE PROPOSED ACTION

Figure 2-5 depicts Seattle University's proposed *Major Institution Master Plan* when fully implemented. This figure represents a composite of development that is anticipated to occur during the Near-Term and Long-Term, as described below. In total, 34 development projects are proposed -- consisting of new construction (20), both new construction and renovation (6) and major renovation (8). This represents a net increase of approximately 2,145,000 sq. ft. In addition, a net increase of 526 parking spaces is proposed for the Near-Term reducing to 339 spaces for the Long-Term. Other key features of the proposed MIMP include:

- Expansion of the University's Major Institution Overlay (MIO) boundaries by approximately 2.4 ac. or 4.4 percent. (private ownership);
- Partial vacation of five public rights-of-way; four, of which, received conceptual approval based on the University's existing *MIMP*;
- Modifications of certain development standards, as authorized by the MIMP process; and
- Adoption of a new Transportation Management Plan.

Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-5** **Proposed Major Institution Master Plan**

Seattle University's MIMP would be implemented in two major phases – based on planned[25] and potential[26] Near-Term development -- and potential Long-Term development. Criteria that were considered in determining the amount of development proposed within each phase include:

- campus program needs;
- public life-safety and health;
- enrollment and program growth;
- neighborhood good will; and the
- need to establish a long-term framework for use in identifying building placement.

It is anticipated that approximately 57 percent of the total development square footage that is proposed would occur in the Near-Term and 43 percent in the Long-Term. The following sections provide more-detailed information concerning:

- proposed expansion of the Major Institution Overlay boundary;
- building development that is anticipated to occur within each phase;
- open space changes;
- vehicular and pedestrian access, circulation and parking; and
- proposed development code revisions.

2.4.1 Expansion of the Major Institution Overlay Boundary

As outlined in the Final MIMP, excluding public rights-of-way, Seattle University proposes to expand the boundaries of the Major Institution Overlay (MIO) zone by approximately 2.4 ac. – which represents an increase of 4.4 percent.[27] **Figure 2-6** depicts the three boundary expansion areas that are proposed and the following briefly describes each of these areas.

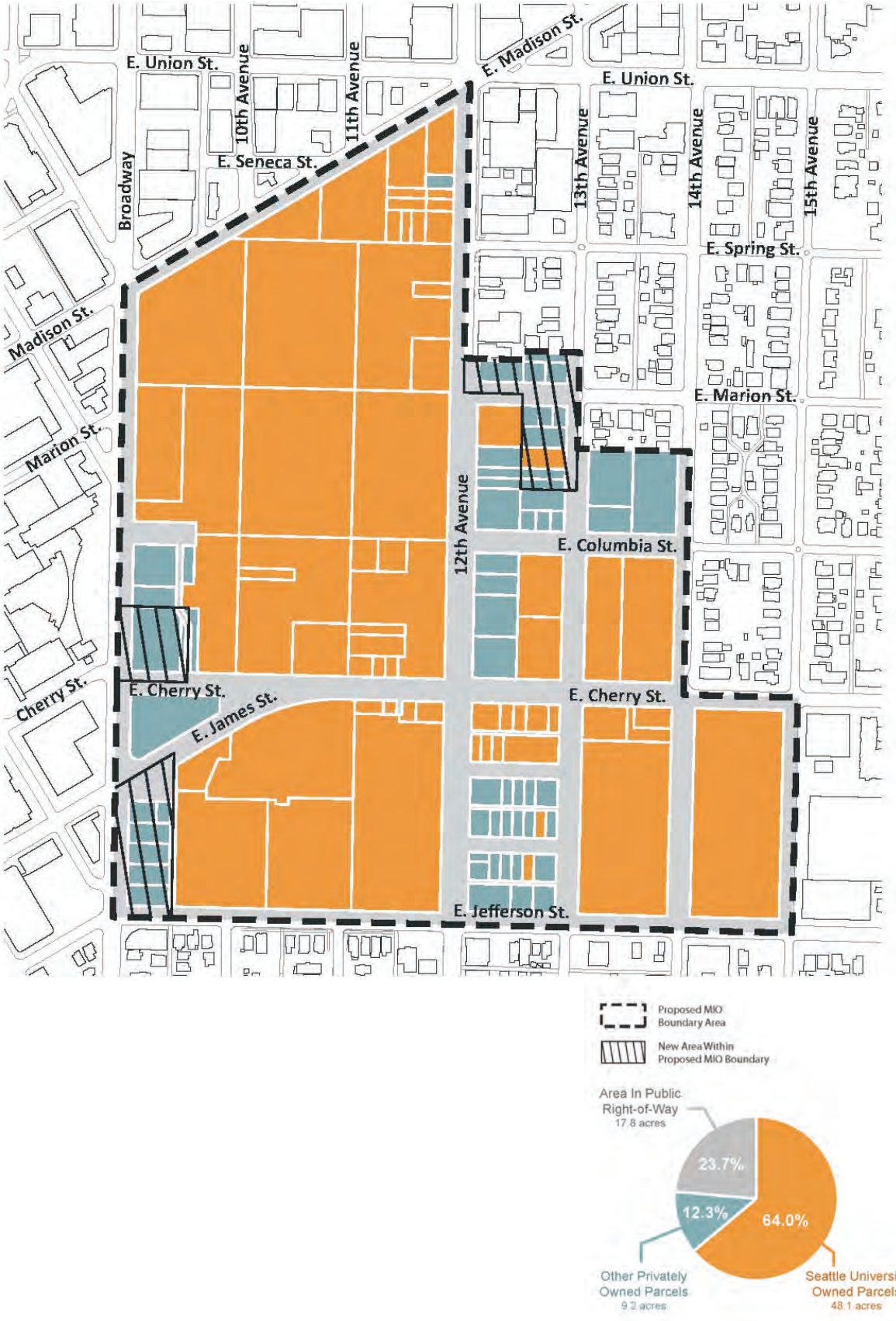
- *Northeast* – This area comprises approximately 1.14 ac. It extends from 12th Avenue on the west to 13th Avenue on the east and from just north of E Marion Street on the north to north of E Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 sq.ft.; they include one commercial building and approximately 18 dwelling units in the remaining ten structures.

- *Southwest* – This area comprises approximately 0.83 ac. and is bounded by Broadway on the west, E James Street on the north and E Jefferson Street on the south. There are two buildings within this expansion area totaling approximately 49,700 sq.ft. One of the structures contains a restaurant at street level with four residential dwelling units above and the other structure contains 30 to 40 dwelling units.

[25] Planned development is defined by the Seattle Land Use Code as "development which the Major Institution has definite plans to construct" (23.69.030 D.). For Seattle University, these are projects that are expected to be developed within the near-term -- by approximately 2016.

[26] Potential development is defined by the Seattle Land Use Code as "development or uses for which the Major Institution's plans are less definite" (23.69.030 D.). For Seattle University, these are projects that are expected to be developed within the long-range -- by approximately 2027.

[27] As the *MIMP* was being finalized, Seattle University acquired a 0.34-ac. site on the west boundary of the University's MIO (726 Broadway). That site is not included in the University's ownership data noted above. The property is bordered by Broadway on the west, E. Columbia on the north, and a mid-block alley on the east.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-6** **Proposed MIO Boundaries and Property Ownership**

- *West-Central* – This area comprises approximately 0.44 ac. 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 sq.ft. and 44,000 sq.ft.).

The Final MIMP indicates that the University does not project any specific future property acquisitions within these expansion areas, however, acquisitions may occur in the future.

Seattle University indicates that the purpose of the proposed MIO boundary expansions is to provide the University with additional flexibility and the opportunity to form partnerships for future growth and development. It is felt that such would also provide an opportunity to help the neighborhood adjacent to each expansion create a more vital and engaged urban village.

2.4.2 Building Development

Seattle University's Major Institution Master Plan (MIMP) is a land use plan for the University. It is intended to guide both Near-Term and Long-Term development decisions of the institution.

2.4.2.1 Near-Term Development

Overview

Development within this phase is aimed at meeting the more-immediate needs of the University by approximately 2016. The Final MIMP indicates that the "intent of this phase is to define specific projects to be completed during this time frame that will immediately address the following issues:"[28]

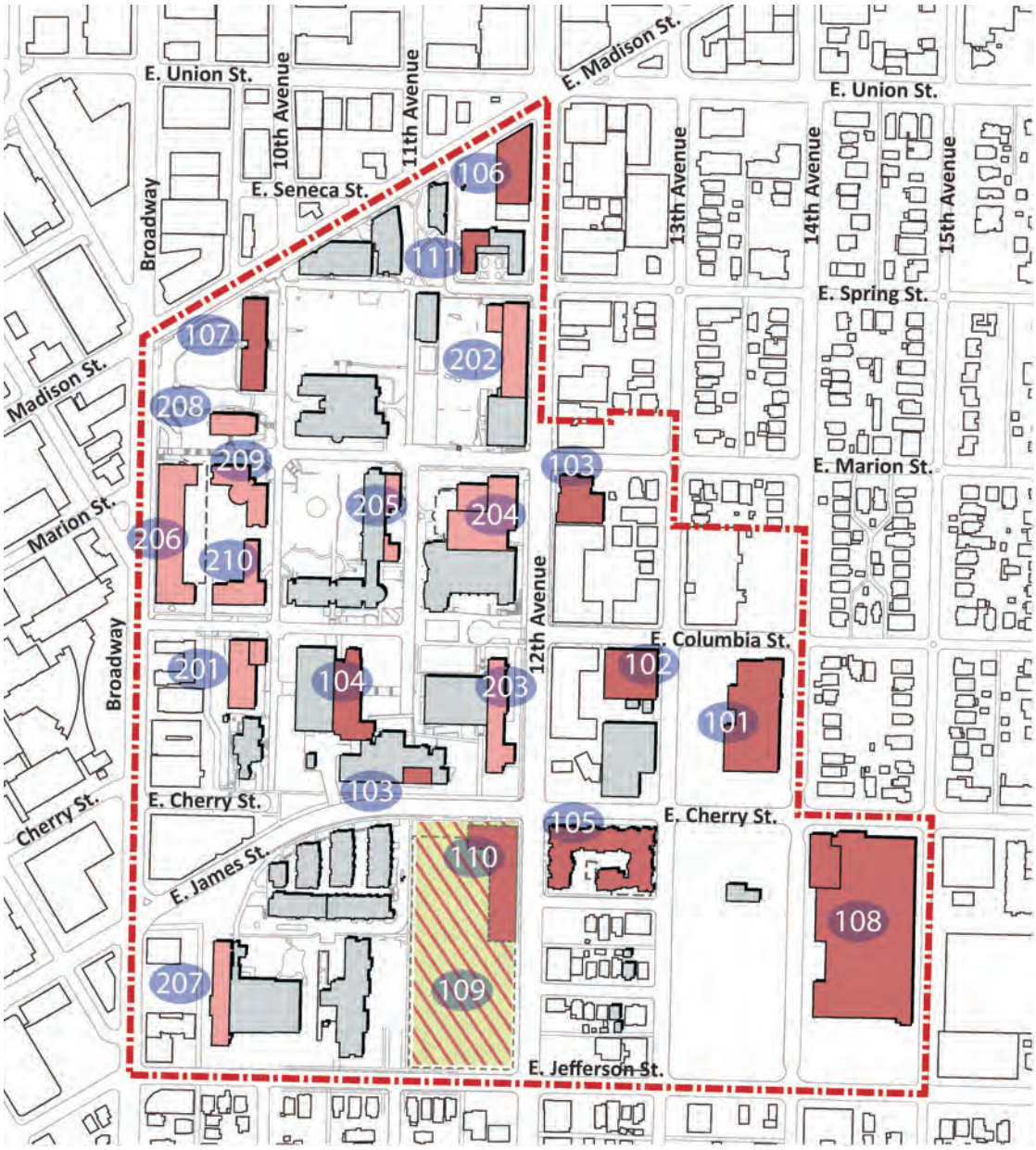
- strengthening the academic core with increased academic facilities;
- adding housing and student life facilities;
- improving pedestrian access across the E James/ E Cherry Street corridor;
- enhancing the campus arrival experience;
- enhancing the open space around the Chapel and across campus;
- improving pedestrian paths;
- replacing surface parking with structured and increase open space; and
- strengthening the presence of the University along 12th Avenue in particular, and at the corner of 12th Avenue and E Madison Street.

Near-Term development is expected to occur by 2016. Development associated with the Near-Term phase is depicted in **Figures 2-7**; planned[29] Near-Term development is noted in **Table 2-2** and potential[30] Near-Term development is listed in **Table 2-3**. The following describes proposed development changes that are projected to occur during the Near-Term phase.

[28] Final MIMP, pg. 43

[29] "Planned Near-Term Projects" are those that the university has definite plans to construct in the next 10 years and possibly by 2013.

[30] "Potential Near-Term Projects" are projects that are less defined than "Planned Near-Term Projects," but could be constructed in the next 10 years and possibly by 2016.



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

Source: *Mithun, 2011.*

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 2-7

Planned and Potential Near-Term Development

Building Development and Renovation – Near-Term

The estimated net increase in gross square footage that is projected to occur during the Near-Term is 1,220,000 sq.ft., which represents 57 percent of the total campus development that is envisioned by this MIMP. Near-Term development consists of an estimated 505,000 sq.ft. of planned projects and approximately 715,000 sq.ft. of potential development. Approximately 178,860 sq.ft. of existing building space would be demolished to accommodate new construction within this Near-Term phase.

Table 2-2
PLANNED NEAR-TERM DEVELOPMENT[1]

Ref. #[31]	Project	Net Additional Sq. Ft. **	Building Height	New or Renovation
101	1313 E Columbia*	0	40	Renovation
102	Law School Annex (Academic)* - 1215 E Columbia	5,000	30	Both
103	824 – 12th Ave. Bldg.*	5,000	15	Both
104	Library Addition*	35,000	40	Both
105	12th & E. Cherry Housing*	160,000[32]	50	New
106	Academic & Housing at 12th & E Madison St.	55,000	105	Both
107	Administration Bldg. (10th & E Madison)	0	45	Renovation
108	Connolly Center at 14th & E Cherry St.*	80,000	40	Both
109	New Logan Field Underground Parking	130,000	40	New
110	New Logan Field Retail	30,000	40	New
111	Xavier Global House	5,000	35	Both
TOTAL NEW SQ.FT.		**505,000**		

1 "Planned Near-Term Projects" are those that the University has definite plans to construct in the next 10 years.
** These are projects that were authorized under Seattle University's existing MIMP. Each is described on pg. 11 of this section of the DEIS.*
*** These numbers have been rounded-up.*

[31] Refer to Figure 2-7.
[32] This building was originally projected to contain approximately 160,000 sq.ft. of gross floor area; as project development is further defined, the square footage may be reduced to approximately 143,500 sq.ft.

Table 2-3
POTENTIAL NEAR-TERM DEVELOPMENT[1]

Ref. #[33]	Project	Net Additional Sq. Ft.	Building Height	New or Renovation
201	Academic Building at 10th & Columbia	100,000	65	New
202	Academic & Housing on 12th & Spring	95,000	105	New
203	Bellarmine Hall	0	105	Renovation
204	Academic & Law School Expansion	120,000	75	New
205	Bannan Science	50,000	65	New
206	Columbia & Broadway Bldg.	350,000	160	New
207	Campion Hall Renovation	0	130	Renovation
208	Garrand	0	45	Renovation
209	Casey	0	65	Renovation
210	Loyola	0	55	Renovation
TOTAL NEW SQ.FT.		**715,000**		

1. "Potential Near Term Projects" are less definite than "Planned Near Term Projects" but could be constructed in the next 10 years.

As shown by **Table 2-2**, a total of 11 development projects are identified as planned Near-Term projects -- consisting of three new construction projects, six projects that involve both new construction and renovation, and two renovation projects. The three new construction projects within the planned Near-Term phase include the following:

- **12th & E Cherry Housing** (#105)[34] – As noted previously, this project was approved in the University's existing MIMP. In 2004, the City has issued a Master Use Permit for the project (#2203221 now #3007288), and construction is currently underway. It was included as part of this proposed MIMP as a continuation from the existing MIMP.

  This building would contain approximately 160,000 sq.ft.,[35] have a height of 50 ft. and consist of approximately 16,000 sq.ft. of street-level retail, an estimated 160 residential units above-grade, and below-grade parking for approximately 100 vehicles. Access to the parking would be from 13th Avenue. It is anticipated that this project would become operational in 2011.

- **Logan Field Parking Garage** (#109) – This multi-level parking garage would be located below-grade with a reconstructed Logan Field at-grade. The parking garage would accommodate an estimated 855 vehicles with access from E Jefferson Street and 12th Avenue. It is anticipated that this project could become operational within the next few years.

[33] Refer to Figure 2-7.
[34] Reference numbers in parenthesis relate to numbers depicted on **Figure 2-7**.
[35] This building was originally projected to contain approximately 160,000 sq.ft. of gross floor area; as project development is further defined, the square footage may be reduced to approximately 143,500 sq.ft.

- **Logan Field Retail** (#110) – Possibly two, 2-story (40-ft. ht.), retail facilities are proposed for portions of Logan Field with a combined total development of 30,000 sq.ft. As shown by **Figure 2-7**, it is anticipated that the retail facility could be located proximate to the southwest corner of 12th Avenue and E Cherry Street. It is anticipated that this project could become operational within the next few years.

As shown by **Table 2-3**, nine potential Near-Term development projects are proposed within the 2011 to 2016 timeframe – five of these are new construction projects and five entail renovation. Given the timing of the new construction projects, less project-specific information is known about any of them at this time. The largest of these, however, would be the proposed Columbia and Broadway Building (160-foot height and containing approximately 350,000 sq.ft.). Three of the remaining new construction projects would be within the 95,000 to 120,000 sq.ft. range. The fifth project would be a 50,000 academic building. Potential building demolitions in this phase could total approximately 178,860 sq.ft.

2.4.2.2 Long-Term Development

Overview

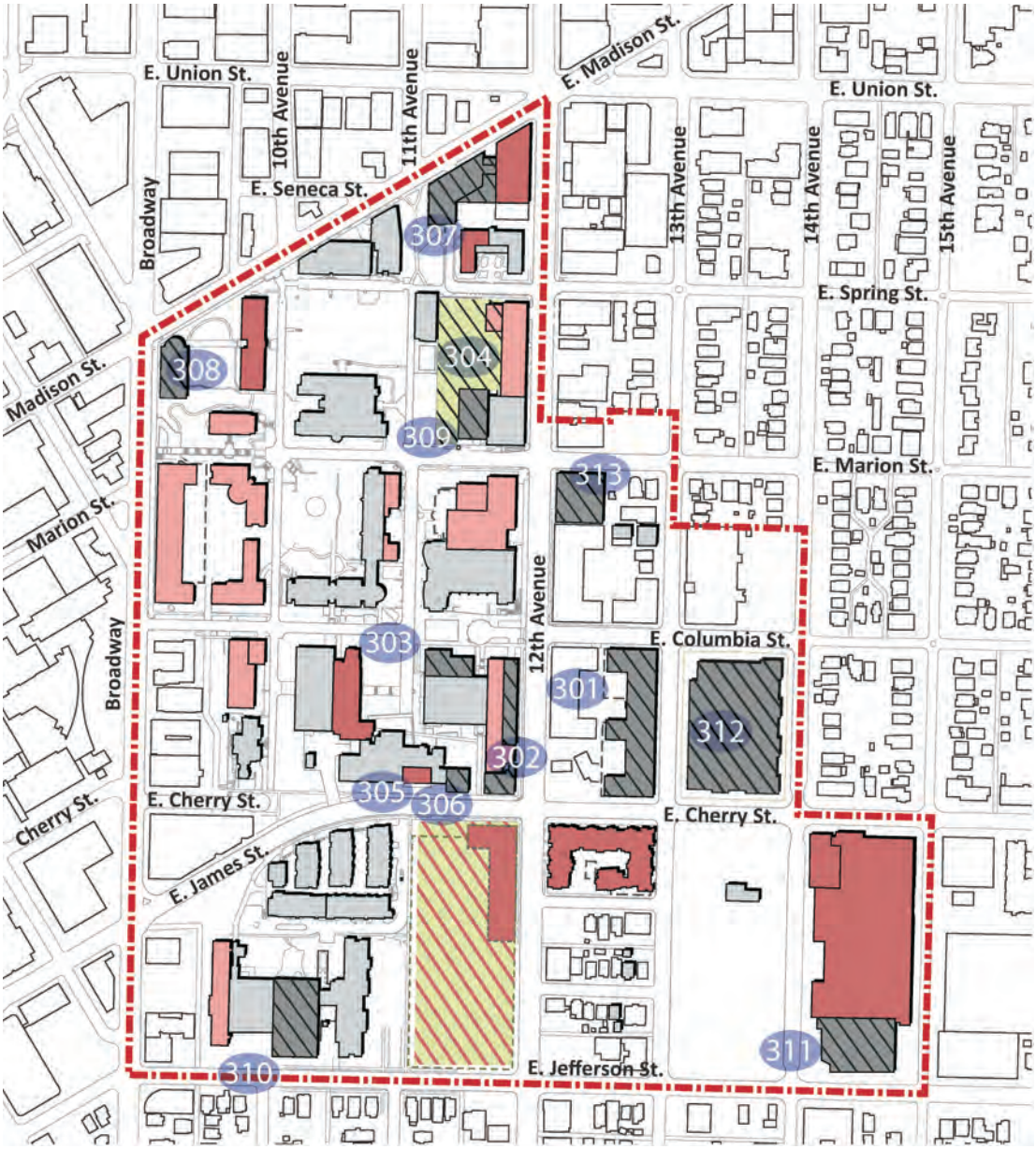
Potential Long-Term Development is aimed at addressing the issues listed below within the 2017-2027 year timeframe:

- increase the University's presence at the prominent intersection of Broadway and E Madison;
- add to the development of a campus edge that strengthens the University's identity and is more welcoming along E Madison Street and Broadway;
- continue to support the emergence of a strong pedestrian and community presence along the 12th Avenue corridor;
- provide additional housing and integrated learning spaces; and
- replace surface parking with structured parking and increase the amount of open space.

The Final MIMP indicates that the "intent of this phase is to provide the flexibility to meet evolving needs within a physical framework for future development. As needs arise and funding becomes available, projects and their timing will be further defined."[36] Long-Term development is expected to occur by roughly 2027. Development associated with the Long-Term phase is depicted in **Figure 2-8** and potential[37] Long-Term development is noted in **Table 2-4**. The following describes proposed development changes that are projected to occur during this phase.

[36] Final MIMP, pg. 47

[37] "Potential Long Term Projects" are part of the long term framework and structure for the campus. They will be completed as needs arise and funding becomes available.



Legend

- 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
- Buildings to be Demolished
- Surrounding Buildings
- Proposed MIO Boundary

Source: *Mithun, 2011.*

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Seattle University Major Institution Master Plan Final EIS

Figure 2-8

Potential Long-Term Development

Building Development and Renovation – Long-Term

The estimated net increase in gross square footage that is projected to occur during the Long-Term is 925,000 sq.ft. An estimated 46,000 sq.ft. of existing building space would be demolished to accommodate new construction within this phase; conceivably, additional space may be demolished within the 1313 E Columbia Building and portions of the Lynn Building as part of potential Long-Term development.

As shown by **Table 2-4**, a total of 13 development projects are proposed during this phase -- consisting of 12 new construction projects and one renovation project.

Given the timing of the potential Long-Term development, even less information is known about these projects than potential Near-Term development. As shown by **Table 2-4**, it is anticipated that the 12 new construction projects that are proposed would occur during the 2017 to 2027 timeframe. The largest of these would be the proposed 280,000 sq.ft. development at 1313 E Columbia Street. Another large development would be the Student Housing/Office/Mixed-Use at 13th Avenue (185,000 sq.ft.). Remaining new construction projects would be within the 15,000 to 100,000 sq.ft. range.

Table 2-4
POTENTIAL LONG-TERM DEVELOPMENT

Ref. #[38]	Project	Net Additional Sq. Ft.	Building Height	New or Renovation
301	Student Housing/Office/Mixed-Use at 13th Ave.	185,000	65	New
302	12th & E. James Retail	15,000	30	New
303	Academic and Student Services, Addition to Student Center Pavilion (11th & E. Columbia)	25,000	30	New
304	Green Over Parking	0	n/a	New
305	Student Center (entrance onto E. James)	0	n/a	Renovation
306	Student Center	25,000	50	New
307	Academic & Housing on E. Madison	75,000	105	New
308	Academic Building at Broadway & E. Madison	100,000	65	New
309	Executive Education/Conference & Events (12th & E. Marion)	25,000	50	New
310	Campion Ballroom	20,000	40	New
311	Addition to Connelly Center	85,000	65	New
312	1313 E. Columbia	280,000	65	New
313	824 – 12th Ave.	90,000	65	New
TOTAL NEW SQ.FT.		**925,000**		

2.4.3 Open Space

As shown in **Figure 2-9**, existing open spaces on-campus include: pedestrian and sports hardscapes, pedestrian malls in the vacated streets west of 12th Avenue,[39] athletic fields, lawns,

[38] Refer to **Figure 2-8**.

Legend

- Existing Campus Buildings
- Landscaped Areas
- Lawns / Play Fields
- Pedestrian Hardscaped Areas
- Drive Aisles and Parking Areas
- Designated Open Spaces
- Existing MIO Boundary

Source: *Mithun, 2011.*

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 2-9

Existing Campus Open Space

and other landscaped areas. The amount of usable open space on-campus – based on Seattle University-owned property -- is expected to increase slightly from approximately 55 percent to 57 percent[40].

Conversely, the amount of impervious coverage (buildings, vehicle access, parking and hardscape [pathways, etc.]) is projected to decrease from 45 percent (existing) to 43 percent (proposed). With the proposed Near-Term and Long-Term development, the building footprint component of the impervious coverage is projected to increase from the existing 27 percent coverage to 39 percent. To off-set this increase, the amount allocated to parking would decrease – from 18 percent to 4 percent.

There are three significant landscaped open spaces on campus and each is currently a designated open space per the City's Major Institution Code.[41] All three are located in the north-central portion of campus and include the following.

- **The Quad** – This space is located south of the Pigott Building in the area between the Engineering Building and Bannan Science Building. It is the most prominent paved plaza on-campus and a popular gathering space for social and University events.

- **Union Green** – This open space is located north of the Pigott Building. Union Green is the largest open space on-campus[42] and serves many purposes.

- **Plaza of the Chapel of St. Ignatius** – This space, located immediately south of the Chapel, was designed to provide an area for contemplation around a reflecting pool.

None of these spaces would be affected by development associated with the proposed MIMP.

The University's two large athletic fields – Logan Field (located in the south-central portion of campus) and Championship Field (southeast portion of campus) – are used for recreational, intramural and intercollegiate sports (see Fig. 2-4). The University indicates that Championship Field will continue to be maintained as a sports field and that in the future (during the timespan of this MIMP) it could be lighted. Such could involve installation of light standards up to a height of 105 ft.[43] At this point, however, there are no details regarding the possible number of light standards, the specific height of the fixtures, the type of fixtures, or when such lighting may be installed (e.g., Near-Term or Long-Term). Other than the possibility of lighting, no substantial modifications are anticipated to Championship Field -- either during the Near-Term or the Long-Term phases.

However, as noted previously with regard to planned Near-Term development (**Table 2-2**), substantial changes are proposed with regard to Logan Field and these changes are anticipated to occur in the Near-Term (by 2016). The most significant change would involve the addition of below-grade parking (855 vehicles[44]) with a reconstructed Logan Field at-grade. This project is identified as #109. The other change that is noted in **Table 2-2** would involve the addition of possibly a 2-story (40-ft. ht.) retail facility (combined total development of 30,000 sq.ft.) located

[40] Not including rights-of-way.
[41] Designated open space are those areas on-campus that are "significant and serves as the focal point for users of the Major Institution shall be designated" (SMC 23.69.030 E.4b.).
[42] other than the athletic fields
[43] allowable height per zoning
[44] Vehicular access to the parking structure would be from E Jefferson and 12th Avenue.

proximate to the southwest corner of 12th Avenue and E Cherry Street. These projects are identified as #110.

Several future open spaces are proposed east of 12th Avenue. These include two planned open spaces, three possible open spaces on property that is owned by Seattle University, two possible open spaces on private property that is not owned by Seattle University, and one possible open space/traffic calming east of 12th Avenue. **Figures 2-10A and 2-10B** depict each of these potential future open spaces; each is summarized below.

Figure 2-10A also depicts the approximate location of existing and proposed street trees. The Final MIMP indicates that "when practical, street trees will be maintained where they exist and will be added, in consultation with the City Arborist, wherever new development or substantial renovation abuts a public right-of-way.

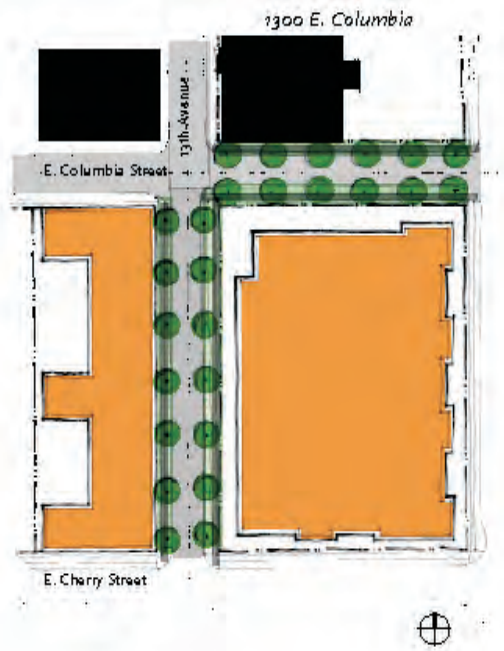
- **Planned Open Spaces** – There are two planned open spaces within Seattle University's proposed MIO boundary -- a pedestrian plaza and a City park. The pedestrian plaza is proposed north of the 824 – 12th Avenue Building. The City park – to be known as James Court Park -- is proposed for a 7,300 sq.ft. site southwest of the University's proposed 12th & E Cherry Housing project. The park, which is designed by Hewitt Architects and artist/Seattle University CAC member Ellen Sollod, has City funding; additional funding is being sought. No construction date is set for either the pedestrian plaza or the park.

- **Possible Open Spaces – Seattle University Owned Property** – As shown by Figure 2-10A, there are three locations for possible open space on Seattle University-owned property. One location could entail a plaza on the east-side of the University's potential Long-Term project #301 – Student Housing/Office/Mixed-Use at 13th Avenue. Another possible location for future open space on-campus would be above the potential Long-Term project #311 – Addition to Connolly Center, with at-grade access from 15th Avenue. A third possible open space could be a pedestrian plaza at the main building entrance to 1313 E Columbia building (potential long-term project #312).

- **Possible Open Spaces – Non-Seattle University Owned Property** – Two possible locations have been identified for open space within Seattle University's proposed MIO boundary that involve non-Seattle University-owned properties. One site is the parking lot associated with the Photographic Center Northwest building on the northwest corner of 13th Avenue and E Marion Street. The other location is the parking lot associated with the Hospital Linen Service, which is located on the northwest corner of 14th Avenue and E Columbia Street. Unlike the core campus, the grid system of City streets east of 12th Avenue limits opportunities for open space while maintaining adequate developable area for the University. The University anticipates contribution to a high-quality urban landscape along with development, including the integration of open spaces. However, not all locations identified may be feasible for future open space.

Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-10** **Future Campus Open Space**



Example: Street Narrowing wth Rain Garden

Example: Street Narrowing with Park Space
//www.ottawa.ca

Source: *Mithun, 2011,*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-10b** **Green Space / Traffic Calming East of 12th**

- **Possible Open Space/Traffic Calming East of 12th Avenue -** The following diagrams represent a concept for improving the open space and pedestrian character of University property east of 12th Avenue. They include potential street narrowing and traffic calming along 13th Avenue between E Cherry and E Columbia Streets and/or similar narrowing along E Columbia Street between 13th and 14th Avenues (should the University, at some point in the future, own 1300 E Columbia (the existing HCSA Laundry Services property). Street narrowing would be achieved either by extending both curbs toward the center of the street or extending one curb twice the distance while maintaining the other curb where it is. On 13th Avenue, this approach would extend the eastern curb while the western curb would remain in place. The street narrowing would provide for two lanes of traffic and two lanes of on-street parking. Initial coordination with SDOT suggests a street width of 36' based on 2010 standards. At the time of improvements further narrowing may be possible with reduced lane dimensions and/or increased off-street parking, or local transit improvements that warrant additional parking lane reductions. The diagrams are meant to be illustrative; specific dimensions and funding responsibilities would need to be finalized in coordination with the Seattle Department of Transportation (SDOT).

2.4.4 Lease Space

As described in the Final MIMP, programmatic needs of the University are always changing in response to new University programs and variations in student demographics. In order to effectively respond to these changes, Seattle University occasionally requires the flexibility of leased space proximate to the campus. Currently, the University leases space for administrative functions and parking at six locations, as noted below and depicted in **Figure 2-11**.

Administrative Space

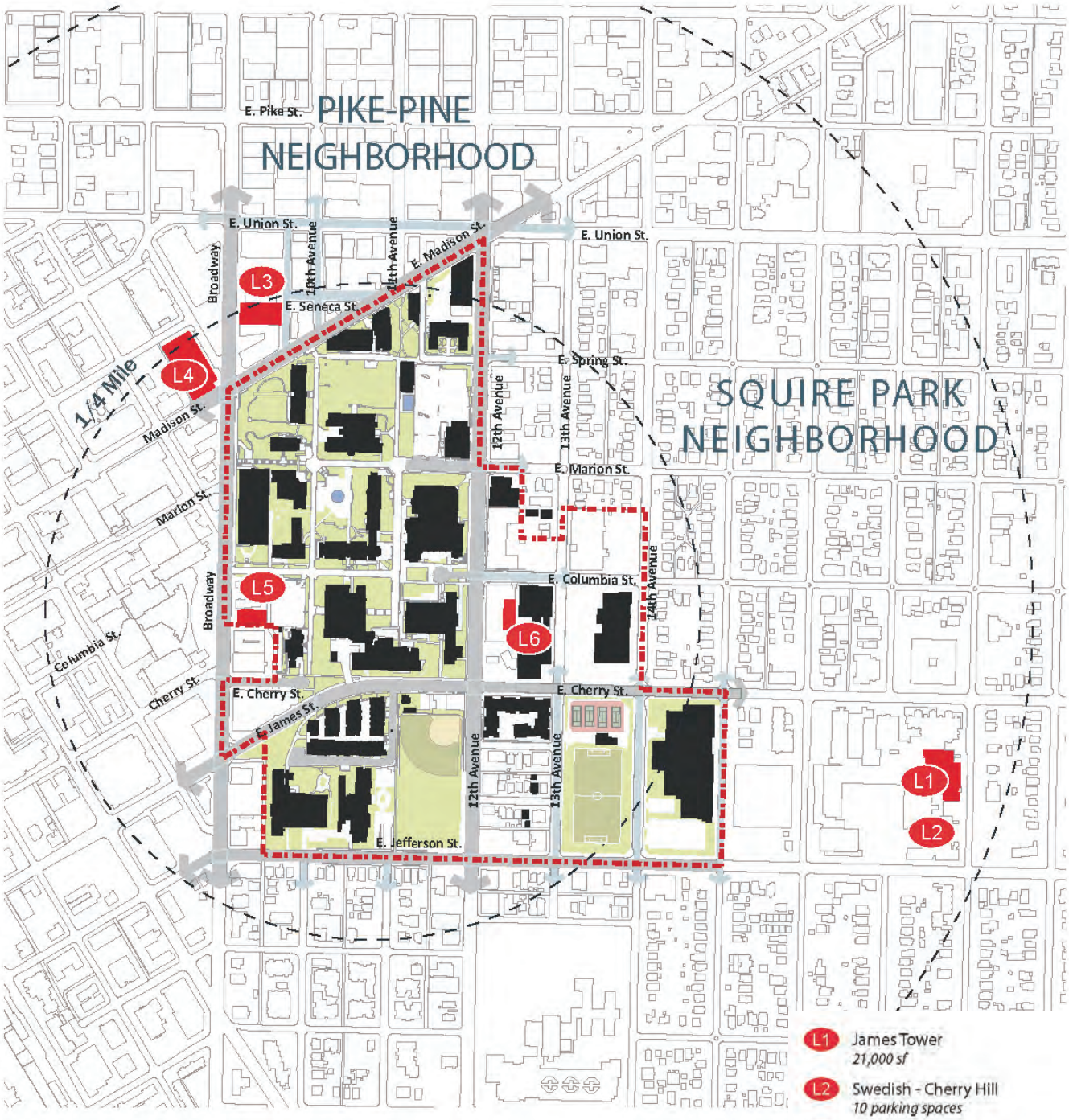
- **James Tower** – Swedish Hospital's Cherry Hill Campus – 21,000 sq.ft.;
- **1001 Broadway** – (E Madison at Broadway) – 5,000 sq.ft.;
- **Pacific Northwest Research Institute** – 550 sq.ft; and
- **Rianna Building** – (718-12th Avenue) – 8,168 sq.ft.

Parking

- **Swedish Hospital's Cherry Hill Campus** – 10 parking spaces;[45]
- **Broadway Deck** – (Broadway between E Madison Street and E Union Street) – 15 parking spaces;
- **Rianna Building** - 20 parking spaces.

Seattle University anticipates the ongoing need for temporary, future leased space within 2,500 ft. of the campus MIO boundary over the duration of this MIMP. However, at this time the University is unable to project how much space would be needed over the next 20 yrs., when specifically it may be required, or where it would be located. Those considerations are dependent upon: funding availability, the specific timing of future campus projects, the amount of surge space that is needed to accommodate University functions in conjunction with renovation and new construction, and the availability of nearby leasable space property for future use.

[45] This leased space is addressed in Swedish Medical Center's Cherry Hill Campus MIMP.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-11**
		Existing Leased Space

2.4.5 Circulation and Parking

2.4.5.1 Planned or Potential Vacations

Figure 2-12 depicts the five right-of-way vacations that are proposed as part of this MIMP. They include one street segment and four alley segments. With the exception of one alley segment, all vacations were included in the University's existing MIMP. While none of the previously-approved vacations in the existing MIMP has yet been finalized, one of these pending vacations will be completed within several months and another pending vacation may receive final City Council approval prior to adoption of this proposed *MIMP.* However, since none of the previously approved vacations has yet been formally finalized, each is included as part of this proposed MIMP, along with a proposed new vacation. The following is an overview of each of the proposed vacations.

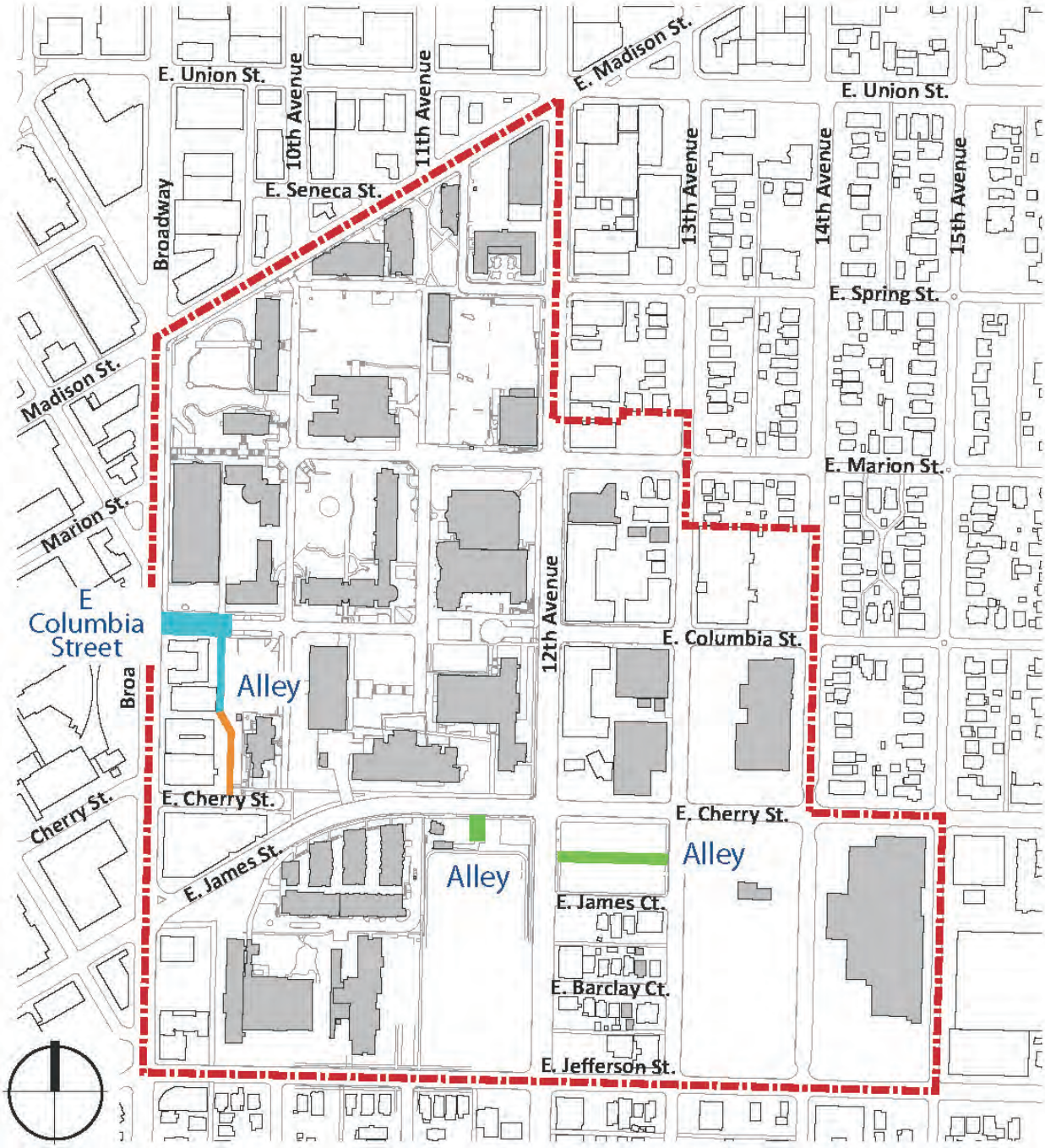
Vacations Included in the Existing MIMP

- **Partial Street Vacation – E Columbia Street East of Broadway** – This is approximately a 176-foot segment of E Columbia Street (66-foot width) – extending east of Broadway. The segment of E Columbia Street that adjoins the proposed vacation and extends eastward of this street segment was vacated in 1965 (Vacation Ord. #93852). This proposed vacation is intended to help integrate development along Broadway with the University campus.

- **Partial Alley Vacation – Between E Columbia and E Cherry Street** – This is an approximate 180-foot segment of the north-portion of the alley (16 ft. wide) that is located between E Columbia Street and E Cherry Street (immediately east of Broadway). Like the segment of E Columbia Street (described above), this vacation is proposed to help integrate development along Broadway with the University campus. The University will not petition the City to vacate this alley until it owns the adjacent properties or has the consent of the adjacent property owners.

- **Partial Alley Vacation – South of E Cherry Street** – An approximate 40-foot segment of a 16-foot wide alley between 11th Avenue (extended) and 12th Avenue immediately south of E Cherry Street received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The balance of this alley between the proposed segment and E Jefferson Street was vacated in 1922 (Vacation Ord. #43433). The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term projects #110 and #111 -- **New Logan Field Underground Parking** and **New Logan Field Retail**, respectively. It is anticipated that final approval of this pending vacation may occur prior to adoption of the proposed MIMP.

- **Alley Vacation – Between 12th Avenue and 13th Avenue** -- An approximate 252-foot long alley (10 ft. wide) that extends between 12th and 13th Avenues received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term project #105 – **12th & E Cherry Housing**, a 5-story, approximately 160,000 sq.ft. building (MUP #3009390). It is anticipated that final approval of this pending vacation will occur prior to adoption of the proposed MIMP.



Legend

- Existing Campus Buildings
- Vacations Approved by City Council But Not Yet Constructed Upon
- Proposed Vacation Included in the Approved 1997 MIMP
- Proposed Vacation Under Current MIMP
- Proposed MIO Boundary

Source: *Mithun, 2011.*

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Seattle University Major Institution Master Plan Final EIS

Figure 2-12

Planned or Potential Street and Alley Vacations

Proposed New Vacation

- **Partial Alley Vacation** -- An approximate 185-foot segment of the south-portion of the 16-foot wide alley that is located between E Columbia Street and E Cherry Street (immediately east of Broadway) is proposed for vacation. Like the previously-proposed, vacation for the north-portion of this alley, it is intended that this vacation could help integrate development along Broadway with the University campus.

The following clarification is provided relative to the proposed new alley vacation noted above, the previously-proposed partial alley vacation for the north-portion of the alley between E Columbia Street and E Cherry Street and the partial vacation of the segment of E Columbia Street.

> Seattle University will not petition the City to vacate alley segments or E. Columbia Street until it owns the adjacent properties or has the consent of the adjacent property owners.

2.4.5.2 Circulation – Pedestrian & Vehicular

Pedestrian Circulation

The MIMP proposes improving pedestrian connections near the intersections of 10th Avenue and E Madison Street and 11th Avenue and E Cherry Street. In addition, new mid-block pedestrian entries along the west-side of 12th Avenue. A new intersection signal is proposed for at 12th Avenue and E Marion Street.

Vehicular Circulation

There are presently five primary vehicular access points to the Seattle University campus, as noted below.

- Broadway & E Columbia Street;
- E Jefferson Street & 11th Avenue;
- E Cherry Street & 11th Avenue;
- 12th Avenue & E Columbia Street; and
- 12th Avenue & E Marion Street.

The Final MIMP indicates that these vehicular access points would be maintained and several would be strengthened in order to "improve campus identity and the sense of arrival for campus visitors…."

2.4.5.3 Campus Parking

Seattle University presently has approximately 1,529 parking spaces in 15 facilities (surface and structured). With the exception of 10 parking spaces that are leased from Swedish Medical Center's Cherry Hill Campus[46], 15 spaces that are leased at the Broadway Deck, and 20 spaces

[46] These spaces are included in Swedish Medical Center's MIMP.

that are leased at the Rianna Building, all are located within the University's existing campus boundaries. It is proposed that during the Near-Term the amount of campus parking be increased by 526 spaces (approx. 34 percent) -- from 1,529 parking spaces to 2,055 spaces. These facilities are depicted in **Figure 2-13**. For the Long-Term phase, it is proposed that the total on-campus parking be reduced by approximately 10 percent from 2,055 to 1,868 spaces, which equates to 339 spaces more parking spaces than currently exist and 187 fewer spaces than would occur during the Near-Term. These facilities are depicted in **Figure 2-14**.

The largest proposed parking facility would be that beneath Logan Field with a net increase of 825 parking spaces (there are currently 30 parking spaces on-site). Other major changes (additions and/or reductions) include the following:

- **P2 – Broadway Garage** – This facility presently contains 477 spaces. Parking at this site would be reduced by 347 spaces to 130 spaces in the Near-Term and maintained at this level for the Long-Term all in conjunction with development of a multi-story, 350,000 sq.ft. building (project #206).

- **P4 – Connolly Center** – This facility presently contains 101 spaces. Parking at this facility would be reduced by 33 spaces in the Near-Term (to 68 spaces) and would be eliminated completely in the Long-Term in conjunction with expansion of Connolly Center (projects #108 and #311).

- **P5** – **12th & E Cherry Street Housing** – Currently there is no parking at this site. With development of this project (#105), 49 spaces would be added to the campus supply.

- **P15** – **1313 E Columbia** – There are presently 87 parking spaces associated with this facility. These spaces would remain for the Near-Term, however, all would be removed for the Long-Term in conjunction with site redevelopment associated with project #312.

P1 East Marion Street
Underground parking

P2 Broadway Garage
Integrated into building

P3 Murphy Garage

P4 Connolly Center

P5 12th and East Cherry

P6 Lemieux Library - West

P7 Lemieux Library - South

P8 Lynn Building

P9 Bellarmine

P10 Teilhard de Chardin Hall

P11 Campion Hall

P12 Logan Field
Underground parking

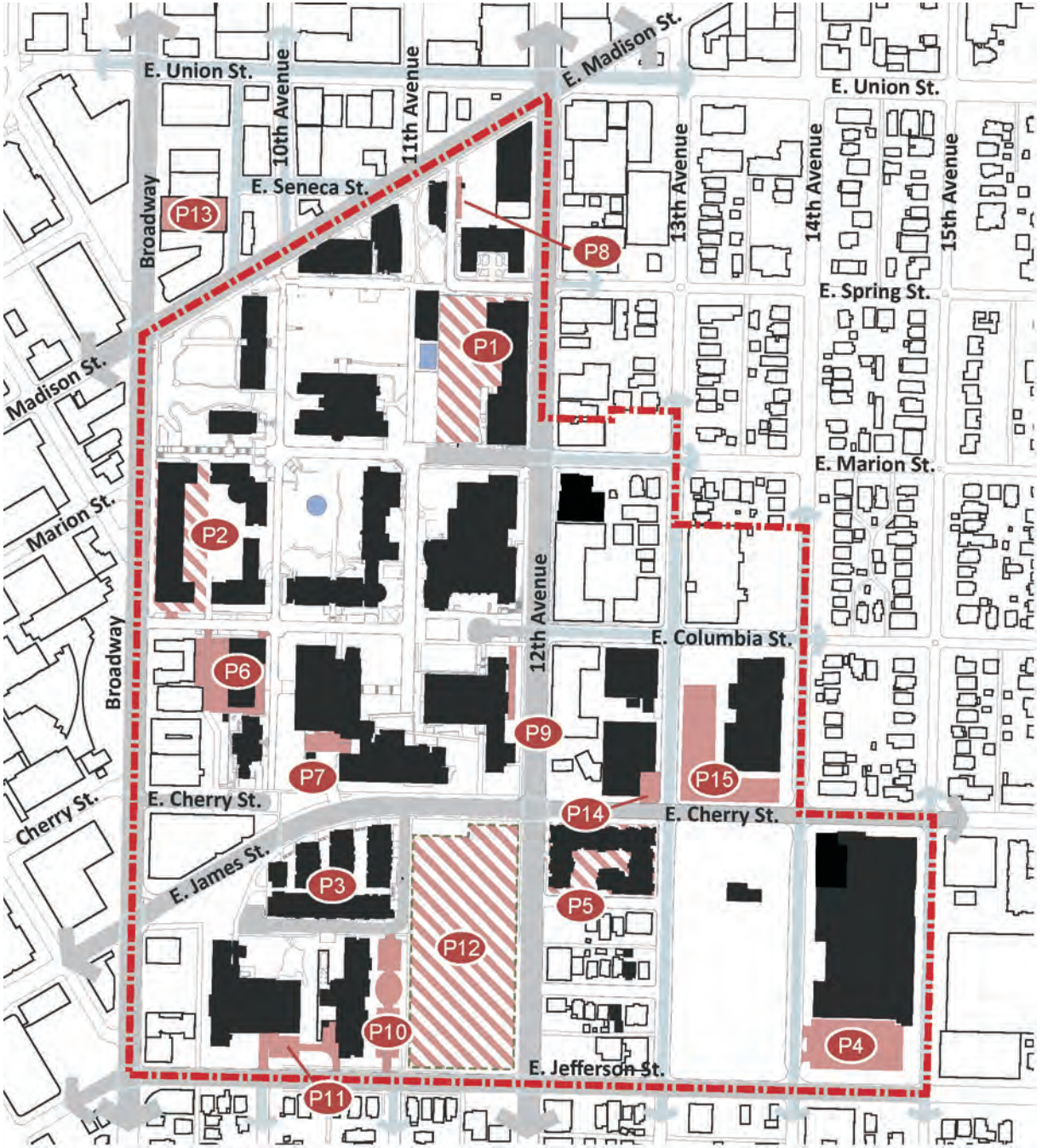
P13 Broadway Parking Structure
Leased as demand requires

P14 1218 E Cherry

P15 1313 E Columbia

Legend

- Near-Term Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Proposed MIO Boundary



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-13**
		Proposed Near-Term Parking

P1 East Marion Street
Underground parking

P2 Broadway Garage
Integrated into building

P3 Murphy Garage

P4 *not used*

P5 12th and Cherry Parking

P6 Lemieux Library - West

P7 Lemieux Library - South

P8 *not used*

P9 *not used*

P10 Teilhard de Chardin Hall

P11 *not used*

P12 Logan Field
Underground parking

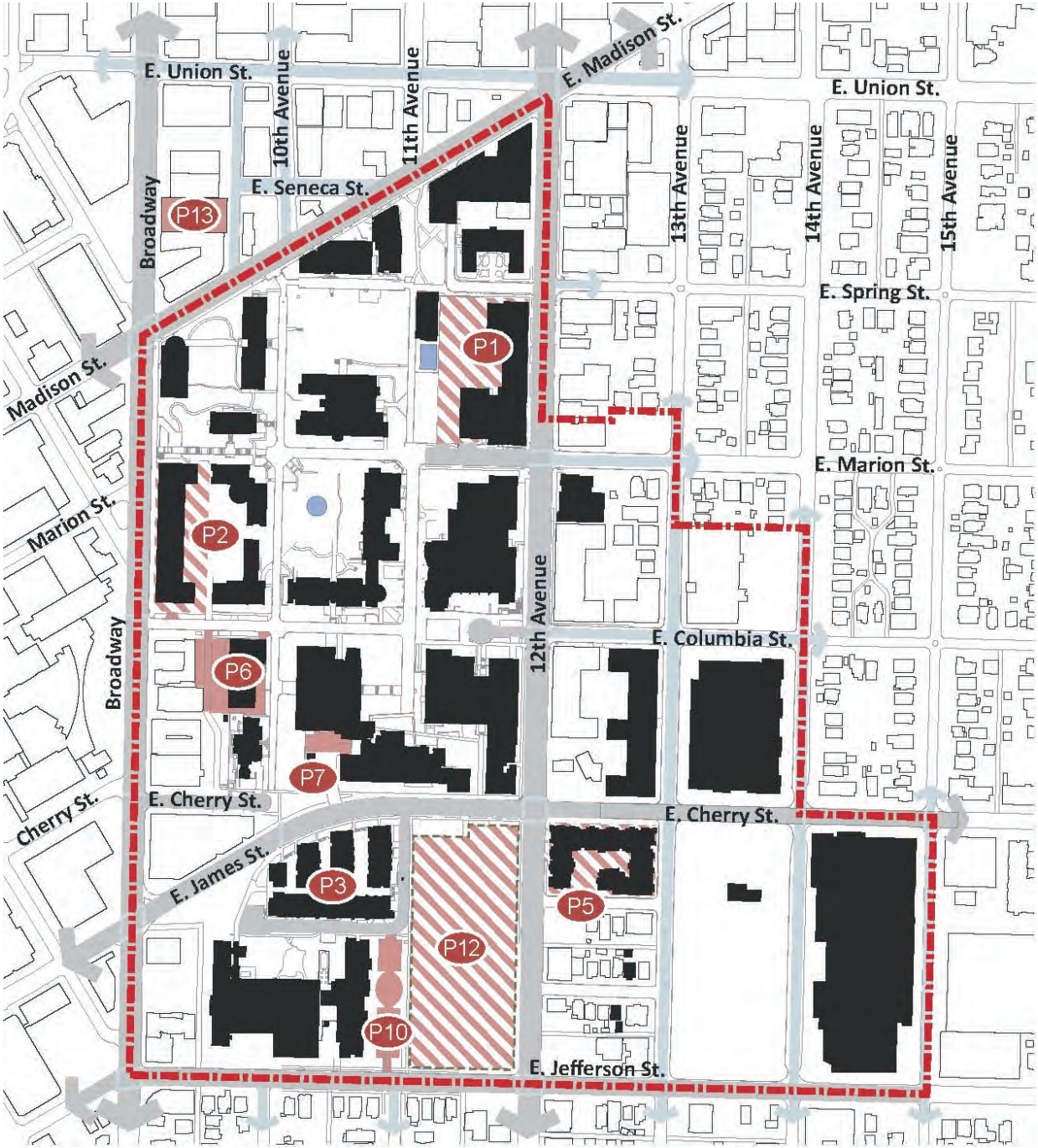
P13 Broadway Parking Structure
Leased as demand requires

P14 *not used*

P15 *not used*

Legend

- Long-Term Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Proposed MIO Boundary



Source: *Mithun, 2011.*

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Seattle University Major Institution Master Plan Final EIS

Figure 2-14

Proposed Long-Term Parking

2.4.6 Development Regulation Changes

As described in greater detail in **Section 3.4** of this Final EIS and, as authorized by the City's Major Institution Code, Seattle University's *Final MIMP* proposes modifications to several existing development standards of the underlying zoning districts that comprise the major institution. These changes relate to: zoning overlay, MIO boundary expansion, modification of building heights, density of development (floor area ratio), building setbacks, structure width and depth, and lot coverage.

■ Designated pedestrian streets	■ Zoning Changes
■ Proposed MIO Boundary Expansion	■ Proposed Height Limit Changes
■ Building Setback Modifications	■ Lot Coverage Changes
■ Open Space and Landscape Modifications	■ Bulk and Density Standard Revisions - transition in height and scale - structure width and depth - building modulation - floor area ration
■ Historic Preservation	■ Other Standards - view corridors - noise, odors, light and glare - dispersion - signage

2.4.7 Transportation Management Plan Revisions

As described in greater detail in **Section 3.8** of this Final EIS, Seattle University has operated a Transportation Management Program (TMP) for almost 20 years. Over the years, the percentage of the campus population that drives to campus in a single occupant vehicle (SOV) has steadily declined. The 1997 Master Plan adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55 percent for commuter students, 60 percent for faculty, and 40 percent for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007.

The TMP for the proposed Final MIMP would maintain all of the primary elements of the 1997 TMP and include several new initiatives. Key elements of the proposed TMP include the following.

1. A minimum transit subsidy of 75% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. Seattle University currently subsidizes faculty and staff transit passes at approximately 90% and student transit passes at 55% of their face value and will continue to provide a subsidy that exceeds minimum requirements. The University believes it is appropriate to maintain the required

minimum subsidy at these levels for a number of reasons. *First*, rising fuel costs are likely to cause a significant shift away from SOV vehicles and towards transit. Such a shift would significantly increase the costs to subsidize the program while decreasing the revenue generated by parking fees. *Secondly*, establishing a minimum subsidy provides the University with the flexibility to adjust subsidy levels within a wide range to balance program costs with program participation and program revenue.

2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.

3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.

4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.

5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.

6. Commitment to link institutional policies for sustainability with trip reduction. Examples include increasing the percentage of the student population that reside on-campus and vehicle restrictions for freshman residents, and improved on-line access to classes and services.

7. A final modification to the proposed TMP is to establish a SOV goal of 35% and apply that goal to the entire daytime campus population. While a 50% SOV goal is required for major institutions under the Seattle code (SMC 23.54.016 C1), Seattle University is committed to working towards achieving this more aggressive goal as part of its ongoing efforts to reduce the University's impact on the environment.

2.5 ALTERNATIVES

SEPA requires analysis of "reasonable alternatives" as part of an EIS and defines reasonable as "actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation."[47] Goals and objectives for the Final MIMP have been identified by Seattle University. They are also noted in **Section II** D. of this Final EIS.

Four development alternatives to the *Proposed Action* (which is described in **Section 2.4**)– in addition to the *No-Action Alternative* -- are evaluated in this Final EIS. They include the following:

- No Student Housing;
- No Vacations;
- No MIO Boundary Increase;
- No Height Increase East of 12th Avenue.

[47] WAC 197-11-440(5)

In addition, two other alternatives were considered but not advanced for purposes of this environmental analysis – *Boundary Expansion South of E Jefferson St*reet and a *Decentralized Option*.

Each of the four development alternatives and the No Action Alternative is described below in Section 2.5.1. Alternatives that have not been advanced are described inSection 2.5.6.

2.5.1 Alternative 1 - No Student Housing Alternative

A key focus of Seattle University's proposed MIMP is to increase the amount of student housing on-campus. In total, up to approximately 1,239,000 sq. ft. of campus student housing is proposed as part of the Final MIMP, comprised of approximately 1,109,000 sq. ft. of new development and approximately, 130,000 sq. ft. of renovated existing sq. ft. converted to new student housing. As indicated in **Table 3.10-5** eight campus housing projects - five in the Near-term and three in the Long-Term are proposed.

This alternative assumes that while increases in student enrollment, faculty and staff associated with the *Proposed Action* would still occur, no additional student housing would be provided. As a result, there would be increased focus on commuter students.

As part of the *Proposed Action*, a total of 2,145,000 sq. ft. of development is assumed with up to approximately 1,109,000 sq. ft. developed as new student housing and 1,036,000 sq. ft. developed as other uses. This alternative assumes the total amount of development would be decreased by 560,000 sq. ft. (approximately 300,000 sq.ft. in the Near-Term and approximately 260,000 sq.ft. in the Long-Term). The remaining 1,585,000 sq. ft. of development assumed under the *Proposed Action* would occur but would be developed as academic, student life, religious and support facilities uses.

Depending upon a variety of factors, it is conceivable that this alternative would increase the demand for additional parking on or proximate to campus and increase demand for public transit service proximate to campus.

As with the *Proposed Action*, this alternative would include changes to several development standards[48] – relating to density of development (floor area ratio), building setbacks, structure width and depth, and lot coverage.

This alternative, however, would not be consistent with Seattle University's goals in terms of strengthening the vitality of the academic community as a setting for student life nor further the University's goals for sustainability.

2.5.2 Alternative 2 - No Vacation Alternative

This alternative is required whenever an EIS is prepared for a project and that project includes a street or alley vacation. The Proposed Action includes five vacations and, therefore, evaluation of this EIS alternative is necessary.

[48] Refer to *Section III,* D. of this Final EIS

The proposed building program associated with this alternative would be comparable to that of the *Proposed Action.* Conceivably, Near-Term and Long-Term phases would occur, along with similar amounts of development within each phase. Open space, circulation and parking, and development code changes would be similar to that of the proposed *MIMP*.

The difference is that four of the five vacations that are proposed represent a continuation of those that were included in the University's existing MIMP. One additional partial vacation is new. As noted previously, two of the four earlier vacations that have received conceptual approval by the City Council are expected to be finalized before adoption of the proposed MIMP.

Assuming that none of the proposed vacations receive final approval, the net result of this alternative would likely entail modifications to the MUP-approved mixed use development at 1223 E Cherry, modifications to re-development that is planned for Logan Field (underground parking garage and field improvements), and a lessening of the effectiveness of integrating development along Broadway with the University's campus.

This alternative would not achieve all the goals that the University has for the proposed MIMP.

2.5.3 Alternative 3 - No MIO Boundary Expansion Increase

As noted in **Section 2.4.1** of this EIS, Seattle University proposes to expand the boundaries of the Major Institution Overlay (MIO) zone by approximately 2.4 acres.[49] Three areas of expansion are proposed.

- ***Northeast*** – This area comprises approximately 1.14 ac. It extends from 12th Avenue on the west to 13th Avenue on the east and from just north of E Marion Street on the north to north of E Columbia Street on the south. There are nine structures within this expansion area totaling approximately 38,110 sq.ft.

- ***Southwest*** – This area comprises approximately 0.83 ac. and is bounded by Broadway on the west, E James Street on the north and E Jefferson Street on the south. There are three structures within this expansion area totaling approximately 49,700 sq.ft

- ***West-Central*** – This area comprises approximately 0.44 ac. and is bounded by Broadway on the west and E Cherry Street (extended) on the south. There is one structure within this expansion area totaling approximately 39,000 sq.ft., together with a 44,000 sq.ft. garage.

The Final MIMP indicates that the University does not project any specific property acquisition within these expansion areas during the timeframe of this MIMP, however, acquisitions may occur in the future. Seattle University indicates that the purpose of the proposed MIO boundary expansions is to provide the University with additional flexibility to form partnerships for future growth and development in these areas. By expanding the campus boundaries, the University would also have the opportunity and flexibility to help adjoining neighborhoods create a more vital and engaged urban village.

[49] The two acres refers to the area owned by private entities and, therefore, does not include public rights-of-way.

The University indicates that without the proposed boundary expansions it would be less able to consider property acquisitions within the proposed expansion areas. The property acquisitions would be for the purpose of potential University development. As such, the University would be less able to partner with private developers to build University-related uses and they indicate that they would have less development flexibility. The University notes that over the duration of a MIMP, it is important for an institution of higher education to maintain flexibility in order to better respond to changing circumstances and opportunities.

The University indicates that this alternative would not meet their objectives.

2.5.4 Alternative 4 - No Height Increase East of 12th Avenue

The Final MIMP proposes modification of some building height limits east of 12th Avenue. Portions of an irregular area from roughly 12th Avenue to 15th Avenue. and from E Marion Street to E Jefferson Street are currently zoned for height limits of 37 ft., 50 ft. and 65 ft. The proposed MIMP would modify the height limit in the majority of this area to 65 ft. Two Long-Term potential development projects would be affected by this no height increase alternative -- **#301 – Student Housing/Office/Mixed-Use at 13th** and **#312 – 1313 E Columbia Street.**

Project **#301** would consist of student housing, office, and/or mixed-use development along 13th Avenue between E Columbia and E Cherry streets. This development is proposed to be approximately 185,000 gross square feet with a height of 65 ft. This alternative would result in the height limit remaining at 50 ft. The resultant development would be one less floor of development, which equates to approximately 31,000 sq. ft. of development or a reduction of approximately 45 beds of student housing.

Project **#312** could consist of any one of three possible land use options: student housing, academic space or a University event center. The following outlines each of these potential uses and the affect of the no height increase alternative.

- ***Student Housing*** -- Limiting development to the current 37 ft. height limit (the equivalent of three stories) would reduce the on-site housing option from an estimated 450 beds to approximately 225 beds.

- ***Academic Space*** – Since this land use option would have a higher floor-to-floor height requirement (averaging 13 ft. per floor), the no height increase alternative would limit development to the existing height of 37 ft. – the equivalent of two floors of development -- and reduce on-site development potential by an estimated 210,000 sq.ft.

- ***University Event Center*** – This development option would not be possible with a height limit of 37 ft. The development program associated with this option requires a site area that is comparable to that of 1313 E Columbia Street, however, there are no other sites of this size in the immediate vicinity of campus. As such, the no height increase alternative would result in a loss of development potential associated with this option of approximately 280,000 sq. ft.

The long-term need that has been identified by Seattle University in conjunction with proposed projects **#301** and **#312** – in terms of development space or student beds -- is not expected to diminish. If no height increase occurs east of 12th Avenue, either more intensive on-campus

development would be necessary west of 12th Avenue or further expansion of the University's MIO boundary.

Figure 2-15 depicts more intensive campus development west of 12th Avenue that would be necessary in order to compensate for the no height limit increase east of 12th Avenue. As shown, potential Long-Term development project **#308**, which in the proposed Final MIMP would have a height of approximately 50 ft. would be increased to 105 ft. (MIO zoning allows development to a height of 160 ft.). In addition, along the west-side of 12th Avenue, development associated with two potential Long-Term projects -- **#304** and **#309** -- would also intensify. In the proposed Final MIMP, the height of project **#304** is proposed at 65 ft. and that of **#309** at 75 ft. The height of both projects would increase to 105 ft. (MIO zoning allows development to a height of 105 ft.) Regardless of the additional height that these three projects could provide, the resultant development may not meet the University's programmatic needs.

Instead of intensifying campus development west of 12th Avenue -- in order to compensate for the no height limit increase east of 12th Avenue – the Final MIMP examines further expansion of the University's MIO boundaries in two areas east of 12th Avenue. The northernmost expansion area would include the area from 12th Avenue to 13th Avenue and from the existing MIO boundary just north of E Marion Street to E Spring Street. The southern MIO expansion area would include the area from 13th Avenue to 14th Avenue and from E Marion Street south to the existing MIO boundary (between E Marion Street and E Columbia Street). **Figure 2-16** shows the additional MIO expansion areas that would be necessary in order to replace the lost site area and development capacity associated with potential projects **#301** and **#312**.

For purposes of this alternative, it is assumed that the 105 ft. height associated with athletic field lighting in conjunction with Championship Field would remain – and not be reduced as a result of this ***No Height Increase East of 12th Avenue*** alternative. The 105-foot height is necessary to support high-focus fixtures in order to minimize light spillage, compared with traditional athletic field lighting systems.

The University indicates that this alternative would not meet their objectives.

2.5.5 No-Action Alternative

Analysis of this alternative is required by SEPA.[50]

The *No-Action Alternative* would involve no new building construction on-campus, no modifications or additions to open space or athletic fields, no modifications to on-site pedestrian and vehicular circulation or parking, and no modifications regarding significant infrastructure improvements. No capital funds for construction of major improvements on-campus would be expended; conceivably, however, limited building remodeling would still occur.

With no additional expenditures for major campus improvements, the need for additional space to meet the needs of the projected campus population would not be met. For purposes of this Final EIS analysis,[51] it is assumed that a population projection of 20 percent of the projected

[50] WAC 197-11-440(5bii)

[51] This represents a worst-case analysis. If, on the other hand, as a result of this alternative no increase in student enrollment occurs, such would increase the demand regionally for other institutions of higher education to assume a greater proportion of the projected statewide enrollment increase.

enrollment increase associated with the *Proposed Action* and the development alternatives would occur. This represents an increase in FTE students of approximately 1,211 for the Near-Term phase and an additional 1,225 for the Long-Term, bringing the total FTE population to 7,975, and 9,200, respectively. The corresponding student headcount increase would amount to approximately 1,021 (Near-Term) and an additional 1,050 (Long-Term), bringing the total headcount to 8,550 and 9,600, respectively. To keep pace with even minimal increases in enrollment, faculty and staff increases would also occur. The projected FTE increase would be approximately 188 faculty and staff (Near-Term) and an additional 135 faculty and staff (Long-Term), with a total FTE of 1,365 and 1,500, respectively.

To address the even moderate increased demand for academic space, it is anticipated that the University would seek opportunities to more-intensively utilize existing campus facilities (e.g., more classes commencing before 8AM, more evening classes, more weekend classes, more-intensive summer programs, etc.), and maximize the amount of off-campus lease space.

More-intensive utilization of existing campus space would require increased funding for maintenance and operation of existing capital facilities. Without increased funding, maintenance costs and improvements to the University's existing capital facilities would not keep pace with increased demand and utilization, conceivably shortening the lifespan of existing campus buildings. Likewise, campus open space would be more intensively used; vehicle, pedestrian and bicycle circulation would become more congested; and the utilization rate of on-campus parking would be maximized.

The University indicates that this alternative would not meet their objectives.

Benefits and Disadvantages of Delaying Implementation

Another *No-Action*-related consideration involves the possibility of delaying implementation of the *Proposed Action* – implementation of the proposed MIMP -- to some future time. As required by SEPA, the following outlines possible benefits and disadvantages of such delay.

Benefits of Deferral

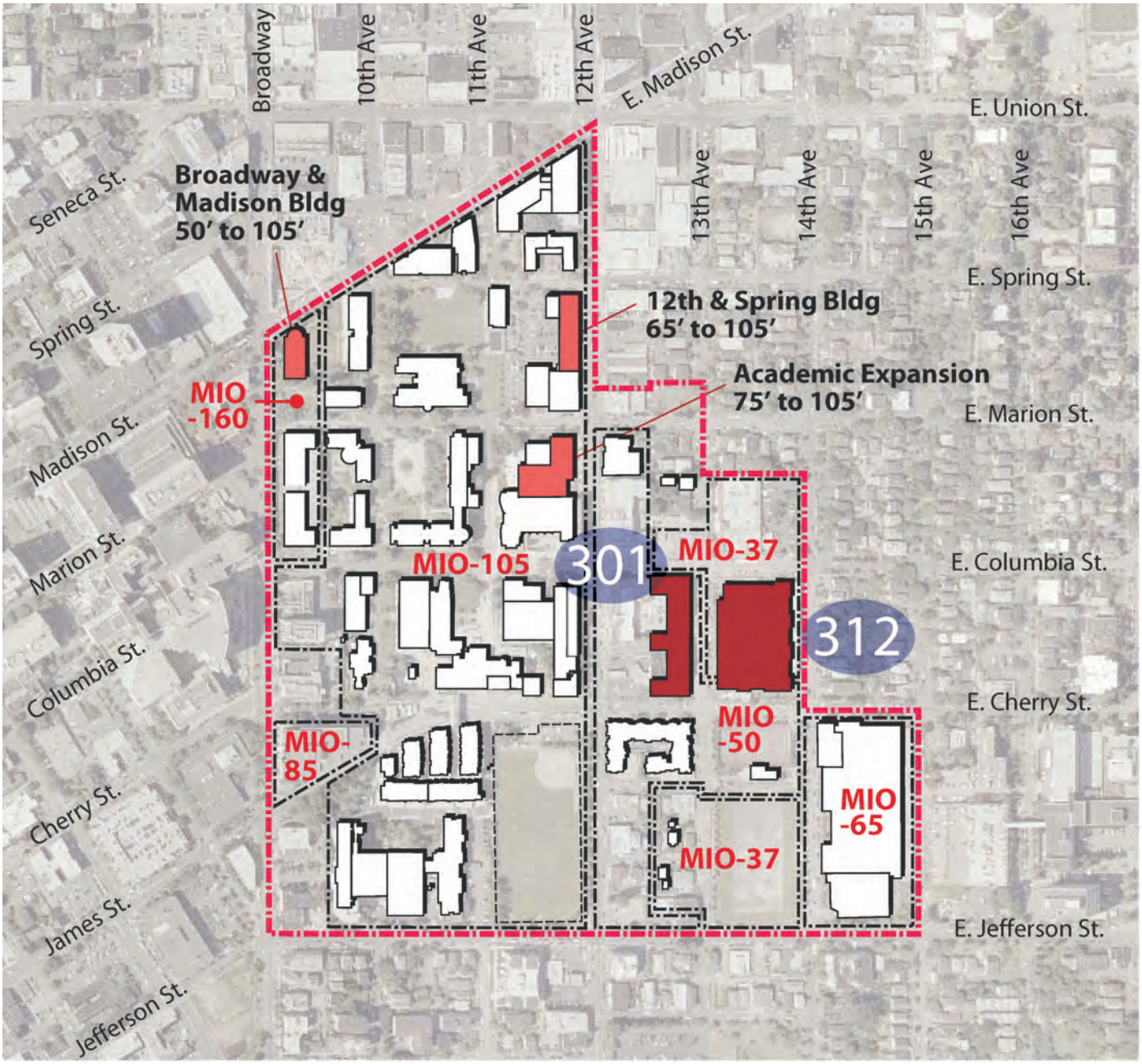
- The advantage of deferral is that environmental impacts noted with regard to the *Proposed Action* and the other development alternatives would not occur at this time but would be delayed until project implementation.

- Future re-development options for the site (public or private) would not be foreclosed.

Disadvantages of Deferral

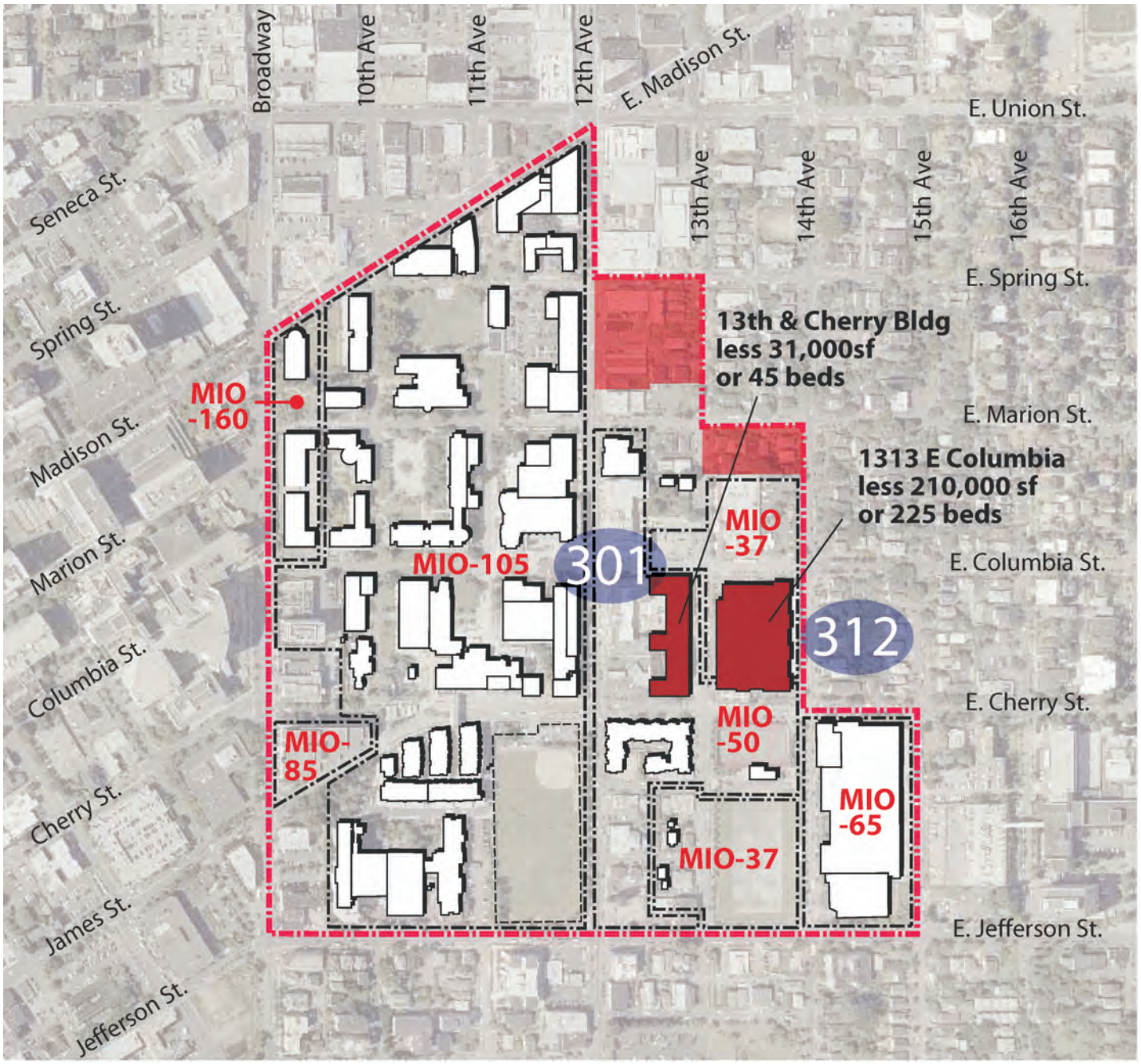
- Deferral would not necessarily eliminate or lessen the severity of environmental impacts that have been identified, but merely postpone them. In some situations, this could result in greater cumulative impacts (e.g., traffic, noise, aesthetics, etc.) as a result of redevelopment,[52] due to changes in background conditions and changes that occur with regard to nearby Urban Centers.

[52] Such development would be consistent with the adopted MIMP.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-15** **No Height Increase West of 12th Ave. Alternative**



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-16** **Additional MIO Boundary Expansion No Height Increase Alternative**

- Deferral would be inconsistent with Seattle University's mission, vision and project objectives to provide improved University facilities.

- Impacts with regard to Seattle University operations would result, including more-intensive utilization of existing University facilities, which would place additional demands on other higher educational facilities in terms of maintenance and operation of existing capital facilities. Such may also limit educational program expansion opportunities of Seattle University.

- In all probability, deferral would add to the capital cost associated with specific development projects. Depending upon the amount of delay, deferral could result in a less operationally efficient campus or even abandonment of some development projects.

This course of action would not meet the proponent's objectives (refer also to discussion in *Section II [2.3])* of this Final EIS).

2.5.6 Alternatives Considered But Not Advanced for EIS Purposes

Two additional potential alternatives were considered during the early planning phases of the Final MIMP -- a ***Decentralized Option*** and an alternative that involved ***MIO Boundary Expansion South of. Jefferson Street***. However, for reasons cited below neither of these potential alternatives were advanced for purposes of this EIS.

2.5.6.1 Decentralized Option

As noted previously, Seattle University presently has an East-Side Campus located in Bellevue. The 9,000 sq. ft. facility is located in one building. The *Decentralized Option* would require use of multiple facilities located throughout the region and an increased dependence on distance learning. The Jesuit model for education strongly suggests the need for a centralized environment, as well as face-to-face interaction in a campus setting. As such, it was decided that this alternative is not reasonable in that it could not feasibly attain or approximate the University's objectives…at a lower environmental cost or decreased level of environmental degradation.[53]

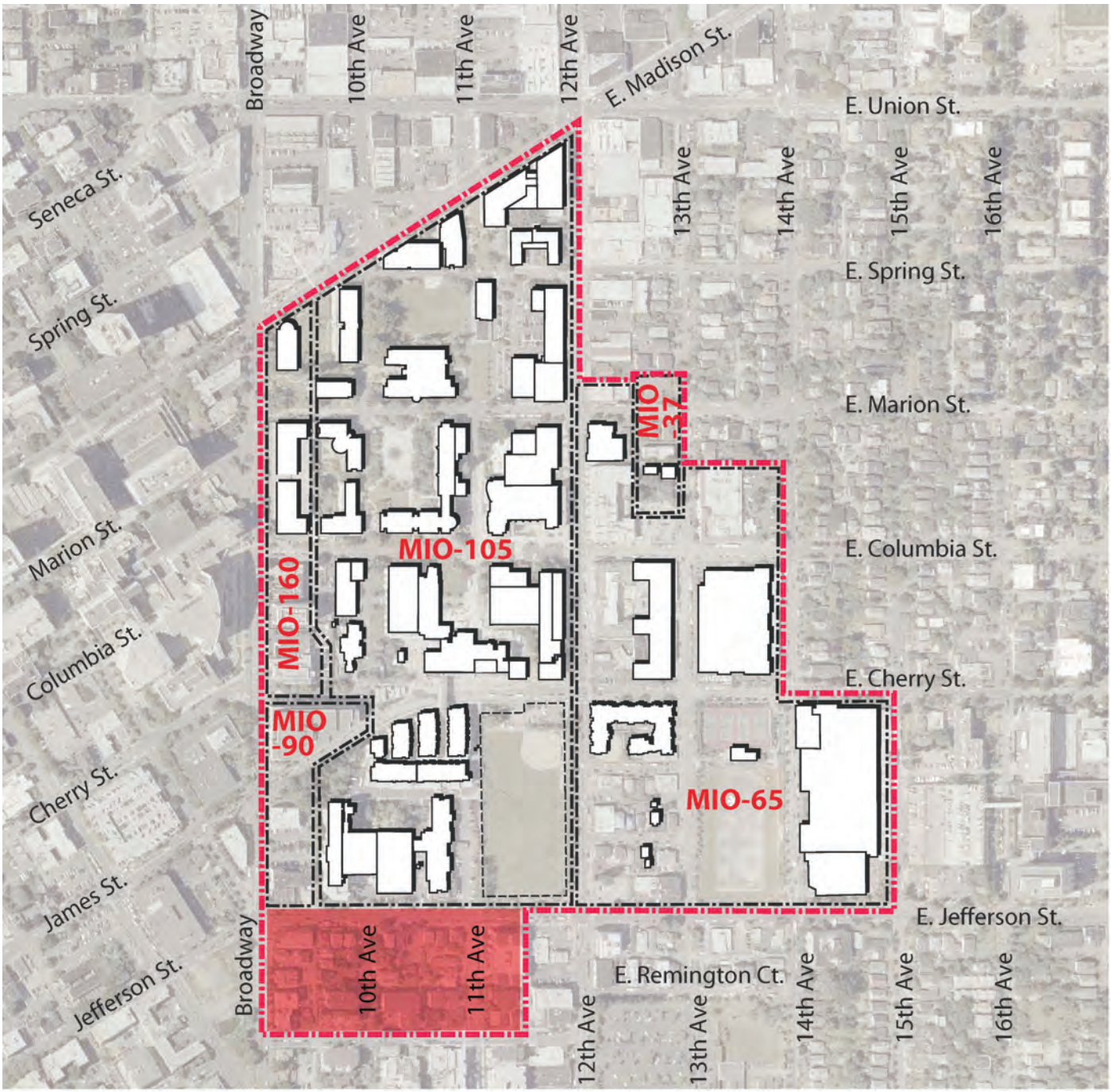
2.5.6.2 MIO Boundary Expansion South of E. Jefferson St.

The CAC requested that Seattle University study the possibility of MIO boundary expansion south of E Jefferson Street. That potential alternative has been evaluated and, for the reasons noted below, this possible alternative is not advanced for purposes of this EIS.

Two options for expansion of the University's MIO boundary south of E Jefferson have been evaluated:

- ***Option #1*** – **Expansion West of 12th Avenue (Figure 2-17)** – This option would involve expansion of the MIO boundary from the existing south MIO boundary at E Jefferson Street one further block south to E Terrace Street and from west of 12th Avenue two and one-half blocks further west to Broadway.

[53] WAC 197-11-440(5)



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 2-17** **MIO Boundary Expansion South of E. Jefferson St. & West of 12th Ave.**

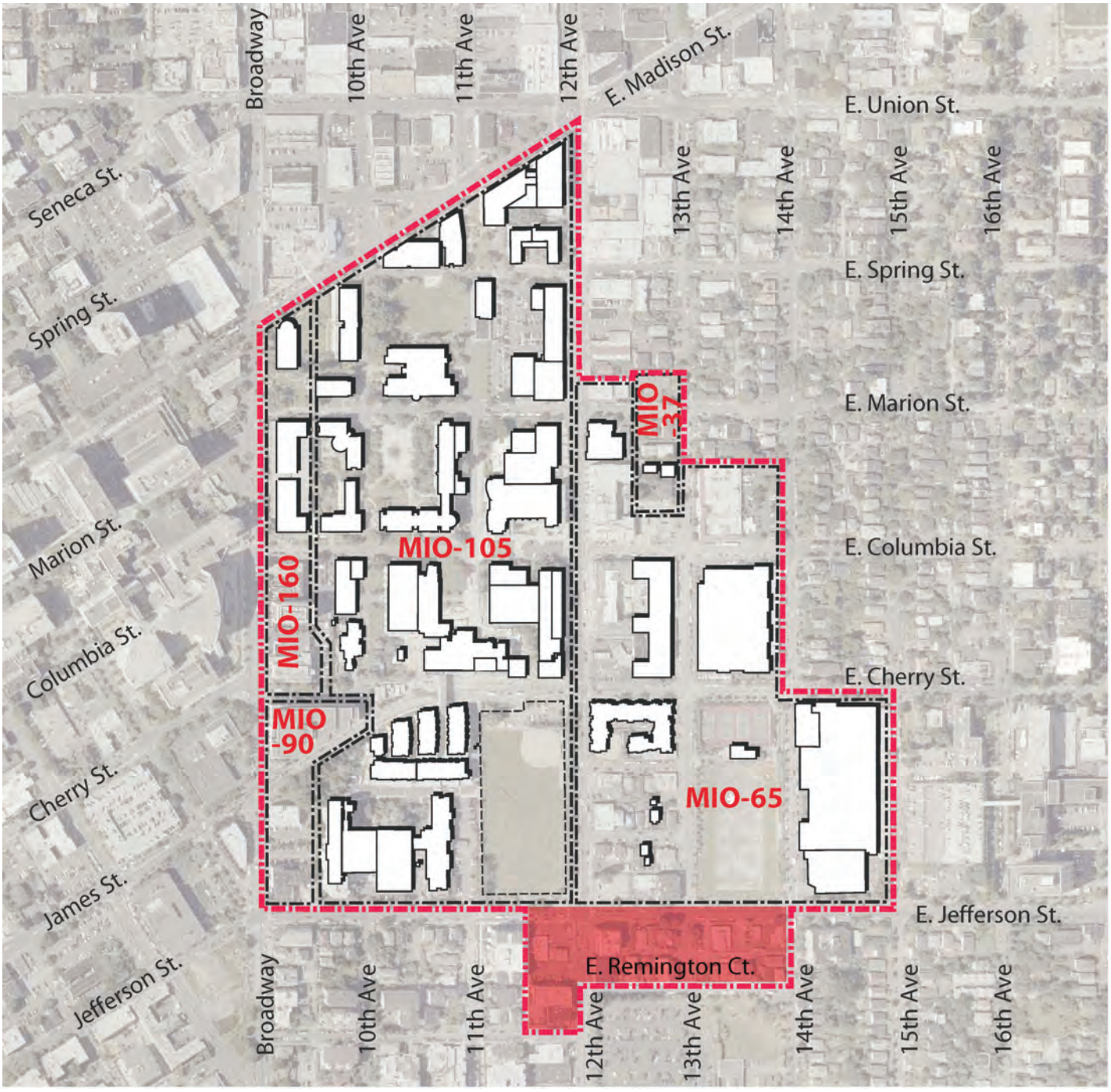
This possible MIO expansion area encompasses approximately 6.5 ac. and includes two rights-of-way in addition to E Jefferson Street: 10th and 11th avenues from E Jefferson to E Terrace streets. This area is largely residential and presently contains approximately 408 dwelling units consisting of 3 single family residences, 326 apartments (many of which are affordable), 71 condominiums, 8 townhouses; and a small retail convenience store.

- ***Option #2*** – **Expansion Generally East of 12th Avenue (Figure 2-18)** – This option would involve expansion of the MIO boundary from the existing south MIO boundary at E Jefferson Street one further block south to E Terrace Street (west-side of 12th Avenue) and E Remington Court (east-side of 12th Avenue) and from west of 12th Avenue two and one-half blocks east to 14th Avenue.

  This possible MIO expansion area encompasses approximately 4.8 ac. and includes two rights-of-way in addition to E Jefferson Street: 12th and 13th avenues from E Jefferson to E Terrace streets. This area presently contains a mix of land uses including: residential – approximately 36 dwelling units (7 single family residences, 22 apartments, 7 townhouses); retail – 4 small retailers/restaurants and a gas station; and commercial – 2 small office buildings and 2 multi-story office buildings.

The Final MIMP notes that, in general, expanding the MIO boundary south of E Jefferson Street would be inconsistent with major goals of the MIMP, including strengthening a sense of community on-campus, minimizing the James/Cherry Street divide (crossing E Jefferson Street would create yet another divide), and reducing pedestrian crossing hazards. The Final MIMP indicates that most of the parcels in this possible expansion area are either not feasible for University development because they have recently been developed as condominiums, large apartment buildings, or are designated as affordable housing or such expansion would contradict the City's *Comprehensive Plan* goal LU11 that seeks to reduce impacts on affordable housing.[54] The areas encompassed by Option #1 or #2 have a mix of existing land uses with limited re-development potential for the University. However, even if these parcels could prove to be more developable than immediately evident, the issues mentioned above with regard to goals of the MIMP preclude this as a viable campus boundary expansion option.

[54] LU11 "In order to maintain the character of Seattle's neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of this Plan." *Seattle Comprehensive Plan Update (2005)*



Source: *Mithun, 2011.*

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Seattle University Major Institution Master Plan Final EIS

Figure 2-18

MIO Boundary Expansion South of E. Jefferson & Largely East of 12th Ave.

SECTION III

AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS MITIGATION MEASURES and UNAVOIDABLE ADVERSE IMPACTS

3.1 AIR QUALITY AND GLOBAL CLIMATE CHANGE

3.1.1 AIR QUALITY

3.1.1.1 Affected Environment

Air quality is generally assessed in terms of whether concentrations of air pollutants exceed or comply with ambient air quality standards that are set to protect human health and welfare. Three agencies have jurisdiction over the ambient air quality in the proposed project area: the EPA, the Washington Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA). These agencies establish regulations that govern both the concentrations of pollutants in the outdoor air and contaminant emissions from air pollution sources.

To track air quality conditions, DOE and PSCAA maintain a network of monitoring stations throughout the Puget Sound region. These stations are typically located where air quality problems may occur, and so they are usually in or near urban areas or close to specific large air pollution sources. Other stations in more remote areas indicate regional air pollution levels. Based on monitoring information collected over a period of years, the state (DOE) and federal (EPA) agencies designate regions as being "attainment" or "nonattainment" areas for particular air pollutants. Attainment status is, therefore, a measure of whether air quality in an area complies with the National Ambient Air Quality Standard (NAAQS). Regions that were once designated nonattainment and have since attained the standard are considered "maintenance" areas. The project area is considered a maintenance area for several air pollutants, as discussed below. This suggests that air quality is generally good in the vicinity of Seattle University.

Typical air pollution sources in the project area include vehicular traffic on the numerous streets in the area, retail/commercial facilities in the area, and residential wood-burning devices. While many types of pollutant sources are present, the single largest contributor to most criteria pollutant emissions is on-road mobile sources (i.e., carbon monoxide - CO) and residential wood burning. Pollutant emissions from diesel sources (e.g., most heavy-duty truck engines) include fine particles and a variety of toxic air pollutants. Non-diesel vehicle emissions are comprised primarily of carbon monoxide (CO), but also include small amounts of sulfur dioxide (SO2), toxic air pollutants, and both hydrocarbons and nitrogen oxides, which can transform to become ground-level ozone. Residential wood burning produces a variety of air contaminants, including relatively large quantities of fine particulate matter (PM_{10} and $PM_{2.5}$ – defined later).

With vehicular traffic, the air pollutant of major concern is CO. Of the various vehicular emissions for which there are ambient air quality standards, CO is the pollutant emitted in the largest quantities. Other pollutants generated by traffic include the ozone precursors: hydrocarbons and nitrogen oxides. Fine particulate matter (PM_{10} and $PM_{2.5}$) is also emitted in vehicle exhaust and generated by tire action on pavement (or unpaved areas), although these levels are small compared with other sources (e.g., a wood-burning stove). Sulfur oxides and nitrogen dioxide are also both emitted by motor vehicles, but ambient concentrations of these pollutants are not usually high except near large industrial facilities.

Several air pollutants have been problematic in the Puget Sound region in the past and, therefore, subject to special regulatory issues. These pollutants are discussed below.

Regulatory Context

Carbon Monoxide

Carbon monoxide is the product of incomplete combustion. It is generated by transportation sources and other fuel-burning like residential space heating, especially heating with solid fuels like coal or wood. Carbon monoxide is usually the pollutant of greatest concern related to roadway transportation sources because it is the pollutant emitted in the greatest quantity for which there are short-term health standards. CO is a pollutant whose impact is usually localized, and CO concentrations typically diminish within a short distance of roads. The highest ambient concentrations of CO usually occur near congested roadways and intersections during wintertime periods of air stagnation.

The project area is in the central portion of the Puget Sound region CO nonattainment area, which was established in 1991 and that encompassed a large portion of the Everett-Seattle-Tacoma urban area. EPA redesignated the Central Puget Sound region as attainment for CO in 1997 and the region remains a CO air quality maintenance area today. There have been no measured violations of the standards in many years and measured CO levels at all monitoring locations have shown a decreasing trend in CO concentrations since the early 1990's (EPA 2008a). These trends are the result of federal, state, and local plans and vehicle emission control requirements that are designed to reduce vehicle emissions by implementing use of lower pollutant-emitting vehicles and cleaner fuels.

Ozone

Ozone is a highly reactive form of oxygen created by sunlight-activated chemical transformations of nitrogen oxides and volatile organic compounds (hydrocarbons) in the atmosphere. Ozone problems tend to be regional in nature because the atmospheric chemical reactions that produce ozone occur over a period of time and because during the delay between emission and ozone formation, ozone precursors can be transported far from their sources. Transportation sources like automobiles and trucks are some of the sources that produce ozone precursors and in the Puget Sound region, transportation is a primary contributing source to regional ozone levels.

In the past, due to violations of the federal ozone standards, the Puget Sound region was designated as nonattainment for ozone. In 1997, EPA determined that the Puget Sound ozone nonattainment area had attained the health-based ozone standard that was in effect at that time. The EPA reclassified the Puget Sound region as attainment for ozone and approved the associated air quality maintenance plan. The project area is, therefore, in an ozone air quality maintenance area.

In March 2008, EPA revised the 8-hour ozone standard to set a new, more stringent limit. In previous estimates, all jurisdictions in Washington State were projected to meet the new EPA ozone standards (EPA, 2008b). However, measured ozone concentrations at several regional monitoring stations have recently exceeded the new 8-hour ozone standard, so the Puget Sound region could be on the brink of again becoming nonattainment for this air pollutant (EPA, 2008a). Under the current air quality plans and policies, this status has no direct implications for the project under consideration, but any ozone emission control plans are likely to focus on means to reduce vehicle miles traveled.

Particulate Matter – PM10 and PM2.5

Many industrial activities and operations, fuel combustion sources like residential wood burning, motor vehicle engines and tires, and other sources emit large and small particles into the air. Such particulate matter may be comprised of inert materials or else may be chemically active and potentially harmful to health. These particles can be transported far from their source of emissions and can carry on their surfaces other pollutants. Federal, state, and local regulations set limits for particulate matter in the air based on the size of the particles and the related potential threat to health. When first regulated, particle pollution limits were based on "total suspended particulate," which included all sizes of particles. As sampling technology improved and the importance of particle size and chemical composition have become more clear, ambient standards for particle pollution have been revised to focus on the smaller size fractions thought to be most dangerous to people.

There are now air quality standards for PM_{10} (particles less than or equal to about 10 micrometers [microns] in diameter) as well as for $PM_{2.5}$ (particulate matter less than or equal to 2.5 microns in diameter). The latter size fraction is now thought to represent the most dangerous size fraction of airborne particulate matter because such small particles (e.g., a typical human hair is about 100 microns in diameter) can be breathed deeply into lungs. In addition, such particles are often associated with toxic substances that are deleterious in their own right that can adsorb to the particles and be carried into the respiratory system. Based on the most recent health studies, in September 2006, EPA set new, more stringent standards for particulate matter based on fine ($PM_{2.5}$) and coarse (PM_{10}) particulate matter (EPA, 2006).

Measured concentrations of both PM_{10} and $PM_{2.5}$ at all monitoring locations in the Puget Sound area have complied with the applicable ambient air quality standards since 1997 (EPA, 2008a). But with the new more stringent federal standard for $PM_{2.5}$, several areas of the Puget Sound region (in Snohomish and Pierce Counties) may once again be out of compliance with the federal fine particulate matter standard (PSCAA 2006). After sufficient data have been collected, $PM_{2.5}$ attainment status will be assessed based on the measured concentrations for the 3-year period 2007-2009 and will likely take effect in 2010.

3.1.1.2 Significant Impacts of the Proposed Action

Based on scoping for the EIS, the air quality review for this project focused on the issue of potential carbon monoxide (CO) emissions from various parking structures that would be developed as part of Seattle University's proposed Major Institution Master Plan. Because the largest single such facility would be the underground parking structure, which is proposed to be located under the modified Logan Field, this lot was the focus of the air quality assessment. The review was based on qualitative consideration of existing traffic-related CO emissions in the same area and relative distances from emission points and the nearest sensitive uses.

Preliminary design concepts indicate that the proposed Logan Field underground parking facility would be ventilated using three exhaust fans along the western side of the structure, while the eastern side of the structure would be open to the air. This sort of structure would distribute emissions from vehicles using the parking facility that would vary in part based on the direction and speed of the wind. The proposed Logan Field parking structure would contain approximately 855 parking stalls (net increase of 825 spaces).

In the worst-case possible 1-hour scenario for vehicle emissions from this parking structure, all 855 parking stalls would be occupied, then all vehicles would all startup and leave the facility, and another 855 vehicles would enter and park – all within a single hour. While such a scenario, with a total of about 1,710 vehicles could *possibly* occur, it would be very unlikely. Nonetheless, if this sort of worst-case condition were to arise, it would have less potential to result in problematic levels of CO than would normal traffic on roads in the area. The basis for this conclusion is discussed below.

Existing afternoon peak-period traffic volumes at the nearby signalized intersection of 12th Avenue and E Jefferson Street (12th/Jefferson) are about 1,360 vehicles (see **Section 3.8**). Future 2028 *No Action Alternative* volumes at this same intersection are projected to be about 1,430 vehicles, while volumes with the proposed action are projected to be about 1,450 vehicles. The resulting peak-hour level of service (LOS) at this intersection is currently "B" and would remain "B," indicating good intersection operation with little delay. (See **Section 3.8** for more discussion of the LOS metric.) This predicted future intersection operation and related EPA guidance on this issue suggest there would be little potential for air quality problems related to CO from vehicles using the 12th/Jefferson intersection. Because even the unrealistically inflated worst-case scenario delineated above would result in fewer than 300 additional vehicles than would be already using the well-functioning 12th/Jefferson intersection, and because the emissions from vehicles within the parking structure would occur over a much larger area inside and around the garage than vehicles at the 12th/Jefferson intersection, there also would be little potential for CO emissions from the parking structure to result in air quality impacts.

In addition, the off-site residences that would be nearest the exhaust fans for the Logan Field parking structure would be more than twice as far from the closest possible fan than would on-site residences in the dorms just west of Logan Field. Therefore, any air quality problems at off-site receiving locations would be less than would be expected on-site, giving rise to a "self-limiting" impact so as to prevent adverse effects to on-site users. This issue would be considered in the design and placement of the parking structure exhaust fans. But in any case, no significant air quality problems would be expected at any off-site locations due to emissions from the parking structure. Similarly, emissions related to use of other parking structures and surface lots on the campus would be less than would be expected at the Logan Field parking structure and would, therefore, also not be expected to result in any significant air quality impacts.

3.1.1.3 Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

Assumptions regarding air quality impacts associated with the *No Student Housing Alternative* would be similar to the *Proposed Action* because the Logan Field parking facility would still be built under this alternative.

Alternative 2 – No Alley Vacation

Assumptions regarding air quality impacts associated with the *No Alley Vacation Alternative* would still be similar to the *Proposed Action* because the Logan Field parking facility would still be built under this alternative.

Alternative 3 – No MIO Boundary Expansion

Assumptions regarding air quality impacts associated with the *No MIO Boundary Expansion Alternative* would still be similar to the *Proposed Action* because the Logan Field parking facility would still be built under this alternative.

Alternative 4 – No Height Increase East of 12th Avenue

Assumptions regarding air quality impacts associated with the *No Height Increase East of 12th Avenue Alternative* would still be similar to the *Proposed Action* because the Logan Field parking facility would still be built under this alternative.

No Action Alternative

The *No Action Alternative* would entail no new plans for construction or renovation of facilities. No new air quality impacts would be associated with the *No Action Alternative*, because the Logan Field parking facility would *not* be built under this alternative.

3.1.1.4 Mitigation Measures

No significant air quality impacts have been identified and no mitigation measures are proposed.

3.1.1.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are expected.

3.1.2 CLIMATE CHANGE

Global climate change is a change in the average weather of the earth, which can be measured by wind patterns, storms, precipitation and temperature. The extent of the change or the exact contribution from sources influenced by human activity, including the construction and operation of developments such as the *Proposed Action*, remains in debate. This analysis provides a qualitative discussion of the potential impacts of the *Proposed Action* on global climate change based upon the best information available at this time.

3.1.2.1 Affected Environment

The global climate is continuously changing, as evidenced by repeated episodes of warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. Scientists have observed, however, an unprecedented increase in the rate of warming in the past 150 years. This recent warming has coincided with the global Industrial Revolution, which resulted in widespread deforestation to accommodate development and agriculture and an increase in the use of fossil fuels, which has released substantial amounts of greenhouse gases into the atmosphere.

Greenhouse gases (GHG) such as carbon dioxide, methane, and nitrous oxide are emitted by both natural processes and human activities and trap heat in the atmosphere. The accumulation of GHG in the atmosphere affects the earth's temperature. While research has shown that Earth's climate has natural warming and cooling cycles, evidence indicates that human activity has elevated the concentration of GHG in the atmosphere beyond the level of naturally-occurring concentrations resulting in more heat being held within the atmosphere. The International Government on Climate Change (IPCC), an international group of scientists from 130 governments, has concluded that it is "very likely" - a probability listed at more than 90 percent - that human activities and fossil fuels explain most of the warming over the past 50 years."[1]

The IPCC predicts that under current human GHG emission trends, the following results could be realized within the next 100 years:[2]

- global temperature increases between 1.1 – 6.4 degrees Celsius;
- potential sea level rise between 18 to 59 centimeters or 7 to 22 inches;
- reduction in snow cover and sea ice;
- potential for more intense and frequent heat waves, tropical cycles and heavy precipitation; and
- impacts to biodiversity, drinking water and food supplies.

The Climate Impacts Group (CIG), a Washington-state based interdisciplinary research group that collaborates with federal, state, local, tribal, and private agencies, organizations, and businesses, studies impacts of natural climate variability and global climate change on the

[1] IPCC, Fourth Assessment Report, February 2, 2007.
[2] IPCC, Summary for Policymakers, April 30, 2007.

Pacific Northwest. CIG research and modeling indicates the following possible impacts of human-based climate change in the Pacific Northwest:[3]

- changes in water resources, such as decreased snowpack; earlier snowmelt; decreased water for irrigation, fish and summertime hydropower production; increased conflict over water; increased urban demand for water.
- changes in salmon migration and reproduction.
- changes in forest growth and species diversity and increases in forest fires; and
- changes along coasts, such as increased coastal erosion and beach loss due to rising sea levels; increased landslides due to increased winter rainfall, permanent inundation in some areas; and increased coastal flooding due to sea level rise and increased winter streamflow.

Regulatory Context

United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is charged with enforcing the Clean Air Act and has established air quality standards for common pollutants. In addition, the EPA has been directed to develop regulations to address the GHG emissions of cars and trucks. At the time of this writing, however, EPA regulations for GHGs do not exist and are not expected until late 2009, at the earliest.

Western Regional Climate Action Initiative

On February 26, 2007, the Governors of Arizona, California, New Mexico, Oregon and Washington signed the Western Climate Initiative (WCI) to develop regional strategies to address climate change. WCI is identifying, evaluating and implementing collective and cooperative ways to reduce greenhouse gases in the region. Subsequent to this original agreement, the Governors of Utah and Montana, as well as the Premiers of British Columbia and Manitoba joined the Initiative. The WCI objectives include setting an overall regional reduction goal for GHG emissions, developing a design to achieve the goal and participating in The Climate Registry, a multi-state registry to enable tracking, management, and crediting for entities that reduce their GHG emissions. No regulatory guidance has been provided from WCI to date, however.

On June 8, 2007, Washington Governor Christine Gregoire and British Columbia Premier Gordon Campbell signed a Memorandum of Understanding to launch a collaborative effort to cap and significantly reduce greenhouse gas emission and to collaborate on the innovation and implementation of clean technologies. No regulatory guidance has been provided from this initiative to date.

State of Washington

In February of 2007, Governor Christine Gregoire signed Executive Order No. 07-02 establishing goals for reductions in climate pollution, increases in jobs, and reductions in

[3] Climate Impacts Group, Climate Impacts in Brief, accessed 2/7/2008, http://www.cses.washington.edu/cig/pnwc/ci.shtml.

expenditures on imported fuel. This statewide effort is intended to address climate change, grow the clean energy economy and move Washington toward energy independence. This executive order directed the Washington Departments of Ecology (DOE) and Community, Trade and Economic Development (CTED) to lead the "Washington Climate Challenge," a process intended to engage business, community and environmental leaders over the next year. Washington Climate Challenge was directed to consider the full range of policies and strategies that could be adopted to achieve the goals established by the Governor.

Also in 2007, the Legislature passed Senate Bill 6001, which among other things, adopted the Governor's Climate Change Challenge goals into statute and created a performance standard for electrical utilities that serve Washington. Utilities may capture and store (sequester) carbon associated with the production of electricity to meet the performance standard. Later this year (2009), DOE is to have rules on implementing the standard and how sequestration plans will be approved. No regulatory guidance has been provided from DOE to date.

In 2008, Senate Bill 6580 and House Bill 2815 established a framework for reductions mandated in Executive Order No. 07-02. Together they require progressively more stringent reductions of greenhouse gases through 2050 and require integration with a regional market-based reduction system (likely cap-and-trade).

City of Seattle

In 2007, the Seattle City Council adopted Comprehensive Plan goals and policies, related to achieving reductions in GHG emissions. In December 2007, the City Council adopted Ordinance No. 122574, which requires City departments that perform environmental review under SEPA to evaluate greenhouse gas (GHG) emissions when reviewing permit applications for development.

Seattle University

In October 2006, Seattle University joined the Seattle Climate Partnership. Led by Mayor Greg Nichols, the Seattle Climate Partnership is a voluntary coalition of Seattle businesses and organizations committed to lead the community toward the dual goals of reduced regional greenhouse gas emissions and increased economic competitiveness. By becoming a signatory to the Seattle Climate Partnership, Seattle University made a commitment to take actions that will reduce its greenhouse gas emissions, while at the same time cutting costs, improving the work environment for employees, and improving its record of corporate responsibility.

On September 15, 2007, Seattle University became a charter signatory to the American College and University President's Climate Commitment, which is a high-visibility effort to address global warming by garnering institutional commitments to neutralize greenhouse gas emissions, and to accelerate the research and educational efforts of higher education to equip society to re-stabilize the earth's climate. The Commitment recognizes the unique responsibility that institutions of higher education have as role models for their communities and in training the people who will develop the social, economic, and technological solutions to reverse global warming.

3.1.2.2 Impacts of the Proposed Action

The scale of global climate change is so large a project's impacts can only be considered on a "cumulative" scale. It is not anticipated that a single development project, even one of the scale of the *Proposed Action*, would have an individually discernable impact on global climate change. It is more appropriate to conclude that the *Seattle University MIMP* greenhouse gas emissions would combine with emissions across the state, country and planet to cumulatively contribute to global climate change.

As required by the City, for the purposes of discussion of the climate change impacts of the *Proposed Action and Alternatives* for this Final EIS, a SEPA Greenhouse Gas Emissions Worksheet, was used to grossly estimate the emissions footprint of both the *Proposed Action* and *Alternatives* for the lifecycle of the development; specifically:

- The extraction, processing, transportation, construction and disposal of materials and landscape disturbance (embodied emissions);
- Energy demands created by the development after it is completed (energy emissions); and
- Transportation demands created by the development after it is completed (transportation emissions).

The completed SEPA Greenhouse Gas Emissions Worksheets for both the *Proposed Action, No Student Housing Alternative, No Street or Alley Vacation Alternative, No MIO Boundary Expansion Increase Alternative, No Height Increase East of 12th Avenue. and No Action Alternative,* as well as an explanation of the methodology employed to create the formulas, are included as **Appendix B** to this Final EIS.

As described in **Section II** of this Final EIS, the *Proposed Action* would include an increase of up to approximately 2,145,000 sq. ft. of on-campus building space. The primary actions that generate GHG emissions include construction activities and the production/extraction of construction materials, energy consumption from the operation of the new facilities, and vehicle emissions from associated vehicle trips in conjunction with the operational phase of the project. See **Section II** for more information regarding the development of land use, transportation and utility assumptions.

In order to calculate the "worst-case scenario" GHG emissions for the *Proposed Action*, it was assumed that the development would include the following land uses shown in **Table 3.1-1**. Detailed land use assumptions are provided in **Appendix C** to this Final EIS:

Table 3.1-1
PROPOSED ACTION LAND USE ASSUMPTIONS

	Existing Conditions	Proposed Action		
		Near Term Projects	Long Term Projects	Full Buildout (Near + Long Term Projects)
Multi-Unit Student Housing (units)	1,578	2,076	730	2806
Housing	717,982	579,000	530,000	1,109,000[1]
Education	675,141	310,000	125,000	435,000
Public Assembly	180,389	80,000	115,000	195,000
Service	113,729	5,000	50,000	55,000
Religious	36,252	0	0	0
Office	104,418	5,000	90,000	95,000
Storage/Warehouse	85,000	0	0	0
Parking	131,285	130,000	0	130,000
Retail	0	111,000	15,000	126,000
TOTAL (in thousands of sq. ft.)	**2,044,196**	**1,220,000**	**925,000**	**2,145,000**

Source: Mithun, Seattle University, 2008.

[1] Although up to 1,239,000 sq. ft. of student housing could be provided under the Proposed Action (see Section 3.10, Housing), only approximately 1,109,000 sq. ft. would be new development. Approximately, 130,000 sq. ft. of existing sq. ft. would be renovated and converted to new student housing and has not, therefore, been included in this analysis.

Table 3.1-2 compares greenhouse gas emissions from the *Proposed Action* to the Existing Conditions based upon the *King County Greenhouse Gas Emissions Inventory Worksheets*. The estimates provided are gross, but are based upon the best methodology available at this time.

Table 3.1-2
PROPOSED ACTION - GREENHOUSE GAS EMISSIONS OVER THE LIFESPAN OF THE BUILDINGS BASED UPON THE KING COUNTY GREENHOUSE GAS EMISSIONS INVENTORY WORKSHEET

Alternative	Estimated GHG Emissions Associated with Alternative ($MTC0_2e$)
Proposed Action - Near Term	2,904,111
Proposed Action - Long Term	1,259,955
Full - Buildout	4,164,066

Based upon the calculations from the SEPA GHG Emissions worksheet, the *Proposed Action* would generate 4,164,066 $MTCO_2e$[4] additional GHG emissions (over Existing Conditions) anticipated during the lifespan of the building development (65 years).

3.1.2.3 Impacts of the Alternatives

In order to calculate the "worst-case scenario" GHG emissions for the alternatives, it was assumed that the development would include the following land uses shown in **Table 3.1-3**. Detailed land use assumptions are provided in **Appendix C** to this Final EIS:

Table 3.1-3
ALTERNATIVES LAND USE ASSUMPTIONS

Uses	Existing Uses	No Student Housing Alternative	No Vacation Alternative	No MIO Boundary Expansion Alternative	No Height Increase East of 12th Ave. Alternative			No Action Alt.
					Opt 1	Opt 2	Opt 3	
Multi-Unit Student Housing (units)	908	2,806	2,806	2,806	2,806	2,806	2,806	0
Housing	717,982	79,000	1,109,000	1,109,000	1,054,000	1,109,000	1,054,000	0
Education	675,141	1,109,000	435,000	435,000	435,000	505,000	435,000	0
Public Assembly	180,389	195,000	195,000	195,000	195,000	195,000	195,000	0
Service	113,729	55,000	55,000	55,000	55,000	55,000	55,000	0
Religious	36,252	0	0	0	0	0	0	0
Office	104,418	95,000	95,000	95,000	95,000	95,000	95,000	0
Storage/ Warehouse	85,000	0	0	0	0	0	0	0
Parking	131,285	130,000	130,000	130,000	130,000	130,000	130,000	0
Retail	0	126,000	126,000	126,000	126,000	126,000	126,000	0
TOTAL	**2,044,196**	**1,789,000**	**2,145,000**	**2,145,000**	**2,090,000**	**2,215,000**	**2,090,000**	**0**

Table 3.1-4 compares greenhouse gas emissions from the various alternatives based upon the *King County Greenhouse Gas Emissions Inventory Worksheets*. The estimates provided are gross, but are based upon the best methodology available at this time.

[4] $MTCO_2e$ is defined as Metric Tonne Carbon Dioxide Equivalent; equates to 2204.62 pounds of CO2. This is a standard measure of amount of equivalent CO2 emissions

Table 3.1-4
ALTERNATIVES - GREENHOUSE GAS EMISSIONS OVER THE LIFESPAN OF THE BUILDINGS BASED UPON THE KING COUNTY GREENHOUSE GAS EMISSIONS INVENTORY WORKSHEET

Alternative	Estimated GHG Emissions Associated with Alternative ($MTC0_2e$)[5]
No Student Housing Alternative	1,809,597
No Vacation Alternative	4,164,066
No MIO Boundary Expansion Alternative	4,164,066
No Height Increase East of 12th Avenue -	
Option 1 (1313 E. Columbia as Residential Use)	4,164,066
Option 2 (1313 E. Columbia as Academic/Laboratory Use)	4,228,030
Option 3 (1313 E. Columbia as Event Center Use)	4,164,066
No Action Alternative[1]	0

Source: Mithun, 2009.

Cumulative Impacts

No cumulative impacts to air quality associated with development in the proposed MIMP are anticipated. As noted in the Transportation Management Plan (TMP) of the Final MIMP (and described in Section 3.8 of this Final EIS), it is the intent of Seattle University to reduce vehicular trips to the University. The University proposes to to establish a SOV goal of 35% and apply that goal to the entire daytime campus population. While a 50% SOV goal is required for major institutions under the Seattle code (SMC 23.54.016 C1), Seattle University is committed to working towards achieving this more aggressive goal as part of its ongoing efforts to reduce the University's impact on the environment.

With regard to Greenhouse Gas Emissions, the scale of global climate change is so large a project's impacts can only be considered on a "cumulative" scale. It is not anticipated that a single development project, even one of the scale of the campus master plan, would have an individually discernable impact on global climate change. It is more appropriate to conclude that the greenhouse gas emissions associated with the campus master plan would combine with emissions across the state, country and planet to cumulatively contribute to global climate change.

3.1.2.4 Mitigation Measures

As discussed in **Section 3.1.2.1**, Seattle University is a signatory to the City of Seattle's Climate Partnership and the American College and University President's Climate Commitment to become climate neutral in the near future. As a result, the institution is developing a *Sustainability Master Plan*. The plan will set goals to reduce carbon emissions, energy, water, and resource use to guide strategic decisions for campus development and operations in measurable impact reductions on the surrounding community and region.

[5] Total Emissions minus Existing Condition GHG Emissions

The *MIMP* is an effective vehicle to encourage sustainable campus development by addressing potential regulatory barriers to the implementation of appropriate strategies. The development of the MIMP alongside the *Sustainability Master Plan* allows for the integration of emerging best practices in design and operation with the regulatory purpose and intent of the MIO Overlay code.

The *MIMP* provides multiple options to meet current and future needs for academic space, student housing, support space, and parking, creating a framework that is flexible enough to meet the university's evolving needs. Seattle University is committed to contributing to a healthy campus and environment by incorporating sustainable strategies in all aspects of site and building design, construction, maintenance and operation. On its pursuit to become a leader in sustainability, both among Jesuit and non-Jesuit universities, several primary sustainability principles have been identified:

- Comprehensively and creatively incorporate sustainable design approaches into the design of all physical campus elements and systems
- Harmonize the human built environment with natural systems and processes in such a way that non-renewable natural resources are conserved and that the natural environment maintains its capacity for healthy growth and regeneration
- Make sustainable features visible and available as learning and teaching opportunities
- Endeavor to build structures for permanence, quality and flexibility
- Design new and renovation projects to meet or exceed LEED Gold Standards

The *Sustainability Master Plan* will measure the operational impacts of using and maintaining spaces over time and the impact of transportation for moving people and freight. Throughout the *Seattle University Major Institution Master Plan*, the development program and standards reflect changing attitudes and strategies to achieve sustainability goals. The *Sustainability Master Plan* document is being prepared amidst these major changes and addresses many of the underlying requirements in new ways.

Some examples of how the University is planning to address operational issues include increasing efficiencies in heating and cooling systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing raingardens to manage stormwater on site.

Transportation plays a major role in climate change, and the university plans to address this concern directly through several initiatives including increasing the number of students living on campus, contributing to vibrant pedestrian-oriented development, and encouraging fewer personal vehicle trips. A Transportation Management Plan (TMP) is included in the *MIMP* and identifies strategies to reduce single-occupancy vehicle travel. A traffic study has also been prepared for this Final EIS to analyze potential traffic and parking impacts.

A significant component of the University's sustainability initiatives is to increase the percentage of the student population that lives on-campus. Currently, 39 percent of undergraduate and 4 percent of graduate students live on -campus. With the completion of Master Plan projects to add student housing, approximately 60 percent of undergraduate and 36 percent of graduate students would live on-campus. There would be a corresponding decrease in the percentage of students that commute to the campus. The forecasted growth in faculty, staff, and students would result in only a modest increase in vehicular traffic if campus SOV rates remain at current levels. With increased program participation and a corresponding drop in the SOV rate, the

amount of traffic generated by the campus is forecasted to remain at or even fall below current levels. The EIS for the MIMP contains a detailed analysis of traffic volumes and the effect of the TMP on those volumes.

3.1.2.5 Significant Unavoidable Adverse Impacts

Declaring an impact significant or not significant implies an ability to measure incremental effects of global climate change. The body of research and law necessary to connect individual land uses, development projects, operational activities, etc. with the broader issue of global warming remains weak. Scientific research and analysis tools sufficient to determine a numerical threshold of significance are not available at this time and any conclusions would be speculative. For these reasons, a determination of significance cannot be made at this time.

As discussed in **Section 3.1.2.2** above, the Seattle University is actively seeking opportunities to employ strategies, when feasible, to reduce greenhouse gas emissions and to reduce the carbon footprint of the *Proposed Action.*

3.2 PLANTS

Seattle University is as well known for the plantings and gardens surrounding its buildings as it is for its buildings. This section of the Final EIS identifies existing major trees on-campus and evaluates how the *Proposed Action* and alternatives would affect those plants.

A comprehensive *Seattle University Tree Inventory* was compiled in June 2008 and is included as **Appendix D** to this Final EIS. A *Noteworthy Trees of Seattle University* report, which identifies 18 noteworthy tree specimens on the Seattle University campus, was prepared in June 2008 and is included as **Appendix E** to this Final EIS.

3.2.1 Overview of Tree and Plant Regulations

Trees and plants in Washington are legally protected in a variety of ways. Selected regulations that apply to vegetation on the Seattle University campus are summarized below.

3.2.1.1 *Washington State Department of Ecology*

In 1971, the Washington State Department of Ecology was mandated to implement the State Environmental Policy Act (SEPA) (Chapter 43.21C RCW), which was created to ensure that environmental values are considered during decision-making by state and local agencies. The SEPA environmental review process is designed to work with other regulations to provide a comprehensive review of a proposal. SEPA requires the identification and evaluation of probable significant impacts to all elements of the built and natural environment. The scope of SEPA review extends to significant trees, vegetation, and threatened/endangered species of plants.

3.2.1.2 *Washington State Department of Natural Resources*

In 1981, the Washington Legislature amended the Natural Area Preserves Act (Ch. 79.70 RCW) and established the Washington Natural Heritage Program (WNHP) within the Department of Natural Resources. The WNHP manages site-specific and species/ecosystem-specific information on priority species and ecosystems; those that are rare or have very limited distribution. Specifically, the mandate of the WNHP is to:

- identify which species and ecosystems are priorities for conservation efforts;
- build and maintain a database for priority species and ecosystems; and
- share the information with others so that it can be used for environmental assessments and conservation planning purposes.

Information on priority species and ecosystems included in the WNHP database comes from a wide variety of sources, including WNHP and other state/federal agency botanists, Native Plant Society members, consultants, UW Rare Care program, published literature, etc. The data is used by a number of agencies, organizations, companies, and individuals for conservation planning, environmental review processes, and other information requests.

3.2.1.3 *City of Seattle*

Seattle Municipal Code Chapter 25.05

Chapter 25.05, Seattle Municipal Code (SMC) implements the State Environmental Policy Act (SEPA) and authorizes the Department of Planning and Development (DPD) to grant, condition or deny land use and construction permit applications for public and/or private proposals that are subject to environmental review. This authority is exercised based on adopted City policies, plans, rules or regulations set forth in Chapter 25.05, SMC.

In addition, Chapter 25.11 provides a means for protecting outstanding trees (or Exceptional Trees) in Seattle, especially on sites that are undergoing development. Subsections of Chapter 25.11 that apply to the *Proposed Action* and alternatives include:

- SMC 25.11.030 provides a list of activities that are exempt from the provisions of Chapter 25.11, including, among other items, a specific exemption for additions to existing structures.

- SMC 25.11.080 provides guidance for tree protection on sites undergoing development in Commercial Zones (Seattle University's Major Institution Overlay Zone has the same zoning requirements as Commercial Zones).

  A. If an Exceptional Tree is determined to be located within a project site in this zoning area, the project:

     1. would be required to go through the City's administrative design review process; and

     2. the Director of DPD may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding the development in the tree protection area could not be achieved through various development standard departures (SMC 23.41.012) or a reduction in the parking requirements (SMC 23.54.015).

  B. If a tree over 2 ft. in diameter (measured 4.5 feet above the ground) is located within a project site in this zoning area, the project:

     1. would be required to identify all trees over 2 ft. in diameter on site plans; and

     2. may request modification of development standards in the same manner as described in A.2. (above)

- SMC 25.11.090 provides requirements for tree replacement and site restoration. This section states that exceptional trees and trees over 2 ft. in diameter that are removed in association with development shall be replaced by one or more new trees, as approved by the City. No tree replacement would be required if the tree is hazardous, unhealthy or relocated to another suitable planting site approved by the City.

Director's Rule 16-2008

Director's Rule 16-2008 (DR16-2008) clarifies SMC 25.05 for the purpose of determining the value of outstanding trees on sites undergoing environmental review, in order to establish appropriate tree protection mitigating measures. This rule defines standards and procedures for identifying "exceptional trees", pursuant to SMC 25.11.

The policy articulated in SMC 25.05 calls for protecting three categories of trees and/or vegetation where development would reduce or damage:

1. rare, uncommon, unique or exceptional plant or wildlife habitat; or
2. wildlife travelways; or
3. habitat diversity for species (plants or animals) of substantial aesthetic, educational, ecological or economic value.

DR 16-2008 states that exceptional trees would be considered under the first and third categories listed above during review of an environmental assessment.

According to DR 16-2008, an exceptional tree is a tree that meets one of the two following criteria (more details about these two categories is provided below):

1. is designated by Plant Amnesty in partnership with the City of Seattle as a Class AAA-1 Heritage Tree; or

2. is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age and/or contribution as part of a grove of trees as determined by method discussed below.

Heritage Tree Program

The Heritage Tree Program was initiated by the non-profit group PlantAmnesty in partnership with the City of Seattle in 1996 to recognize and preserve trees in the City of Seattle that are:

- tree specimens of exceptional size, form, or rarity;
- trees recognized by virtue of their age, association with or contribution to a historic structure or district, or association with a noted person or historic event;
- trees that are landmarks of a community; and
- trees that are in a notable grove, avenue, or other planting.

Heritage trees may be on City or private property. Each candidate tree is assessed by a certified arborist and evaluated by a review committee. Trees can be nominated as an individual or a collection, but must have the owner's approval and meet criteria for health.

Rare or Exceptional Trees and Groves

In DR 16-2008, the City provides a list of common and native Seattle tree species that should be considered for exceptional status along with a specified "threshold diameter." The City considers trees of these species that meet or exceed the diameter threshold to be exceptional if they meet the risk and condition criteria described in DR 16-2008.

The list of tree species provided in DR 16-2008 is not a comprehensive list of species and does not include all species found on the Seattle University campus. For species not specifically listed in DR 16-2008, the threshold diameter is considered to be 24 inches or 75 percent of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in *Trees of Seattle, 2nd Edition* by Arthur Lee Jacobson. If no tree diameter or circumference is listed in this book, the threshold diameter is considered to be 24 inches or 65 percent of the largest document diameter for a tree of that species in Washington, whichever is less, as noted in *Champion Trees of Washington State* by Robert Van Pelt.

DR 16-2008 defines "grove" as a group of 8 or more trees 12 inches in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered for exceptional status. Trees that are less than 12 inches in diameter that are part of a grove's continuous canopy should not be removed if their removal may damage the health of the grove. Street trees should not be included in determining whether a group of trees is a grove.

3.2.2 Affected Environment

3.2.2.1 *Campus Landscape*

Seattle University's 48-acre campus is planted with a wide spectrum of both native and non-native trees and plants in landscaping, lawn areas, plazas, sports fields, gardens and natural areas. Native trees and shrubs of North America, as well as plants from all temperate areas of the world are represented, with an emphasis on plants native to the Pacific Northwest. Much of the plant collection found throughout the campus is used for educational purposes. A basic landscape structure of vistas, gardens, tree masses, and open spaces has been established on the campus and along roadways that bisect the campus. Plant and vegetation communities on the campus are described in detail in **Section 3.2.2.2 - 3.2.2.5** below.

In 1989, Seattle University successfully applied to have the campus designated a "Backyard Wildlife Sanctuary" by the Washington State Department of Fish and Wildlife. In 2007, the National Wildlife Federation qualified the campus as a "Wildlife Habitat." The goal of these two voluntary programs is to encourage landowners to create healthy habitat that attracts and sustains wildlife through plant selection and landscape design.

Seattle University indicates that they are committed to organic maintenance practices, the use of native, drought-tolerant plants, and minimal use of irrigation. The University has instituted an Integrated Pest Management (IPM) program that emphasizes pest control through mechanical, biological, cultural (plant selection), and natural chemical means instead of utilizing pesticides. The University has maintained its campus without the use of pesticides since 1986. Some other organic maintenance practices utilized on campus include: responsible plant selection, weed suppression and control, wood chip mulch, sheet mulching, nutrient cycling, grasscycling,

mycorrhyzal fungi, compost topdressing, compost tea application, phosphorus management, and beneficial insect release.

3.2.2.2 *Gardens and Lawns*

Seattle University's campus incorporates a variety of large and small gardens that feature vegetation that includes both native and non-native trees and plants. Many of these garden areas are used for educational purposes. The following describes 15 significant campus lawns and gardens; see **Figure 3.2-1** for a location of each.

A. The **Cisco Morris Biodiversity Garden** is located west of the Casey and Loyola Buildings and adjacent to the Broadway Garage. The intent of this garden is to highlight, preserve, and cultivate a diversity of wildlife, from plants to birds, insects to soil microbes. The proximity of the garden to the College of Education also serves to facilitate educational opportunities to students and visitors.

B. **Chardin Gardin** is located east of Chardin Hall and adjacent to Logan Field. This garden is jointly maintained by Chardin Residence Hall students and the campus Grounds Department. Students are responsible for maintaining the garden of land to learn first hand about food production.

C. The **Ethnobotanical Garden** located between Cherry Street, the Student Center, upper mall and the Library, features plants used by Pacific Northwest native peoples for food, medicine, utility and spiritual practices.

D. The **Healing Garden** is located by Garrand Hall and features a collection of medicinal plants.

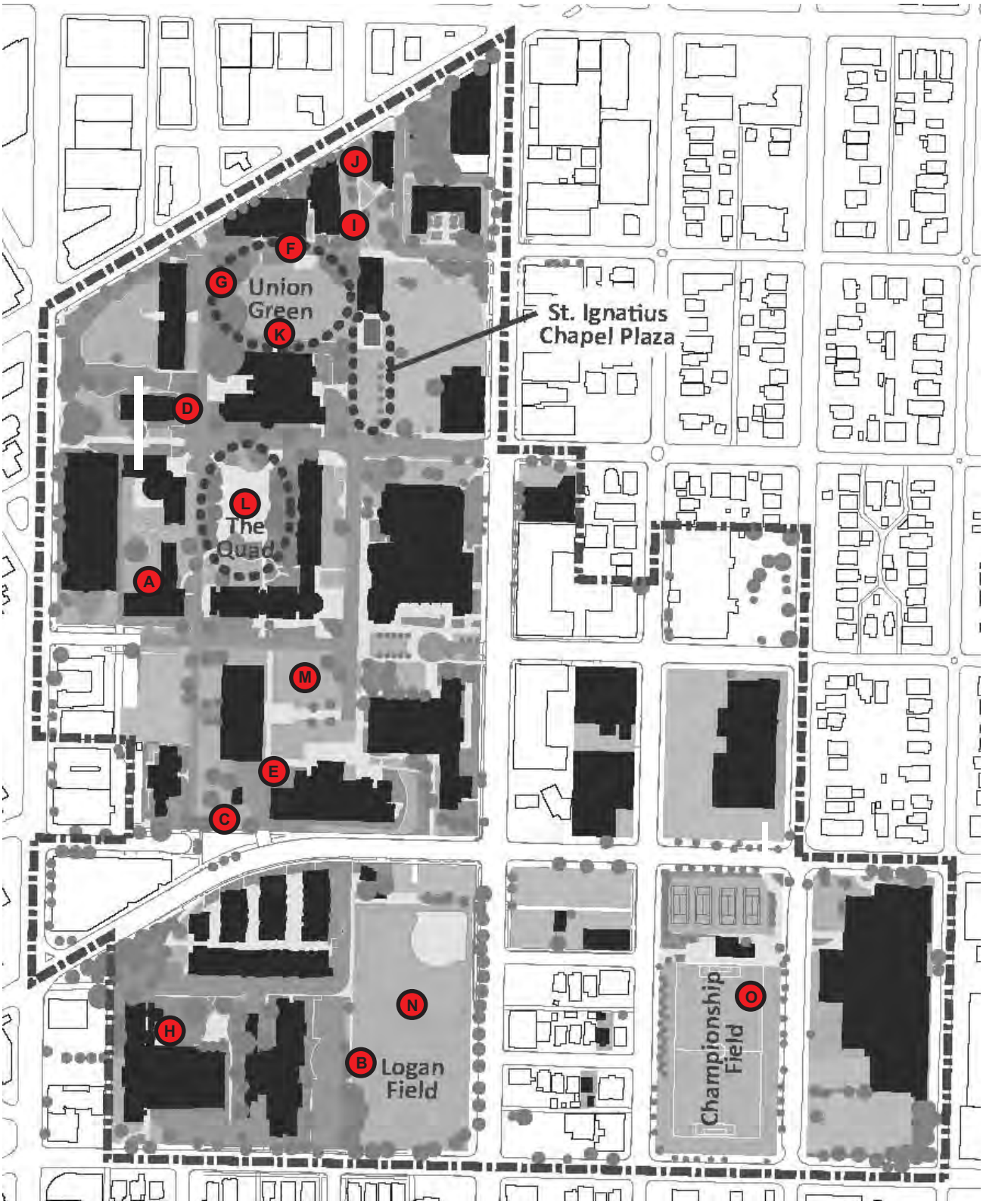
E. The **Kitchen Garden,** located along the north wall of the Student Center, grows a selection of herbs, fruits and heirloom vegetables for use in preparing campus meals by the University's food vendor.

F. **Shakespeare Garden** highlights plants mentioned in William Shakespeare's plays. This garden is located along the south wall of the Fine Arts Building.

G. The **Wildlife Gardens** located by the Union Green features a collection of plants that are intended to support wildlife habitat.

H. The **Japanese Tea Garden** located by Campion Hall was designed by Fujitaro Kubota and includes an extensive listing of rare and exceptional plants and trees.

I. The **Japanese-American Garden of Remembrance** is located in the space between the Lynn Building and Hunthausen Hall and serves as a memorial to Japanese Americans who were forced to live in internment camps during World War II.



Indicates existing gardens and vegetated open space areas. Descriptions of each area are provided in **Section 3.2.2.2.**

Source: *Mithun, EA|Blumen, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.2-1** **Existing Gardens and Open Space**

J. A **raingarden** is located west of the Lynn Building. A rain garden is an excavated depression planted like a garden. This garden also serves as a natural stormwater management strategy as it is underlain with a soil mixture designed to absorb and retain as much water as possible. This raingarden was designed and installed to mitigate historic flooding in the adjacent buildings.

The Seattle University campus also includes vegetated open spaces and sports fields which are used for social, recreational and athletic opportunities. See **Figure 3.2-1** for a location of each of the open spaces and fields. Several of these lawns and field areas also include significant trees (see **Section 3.2.2.3**, Trees, below).

K. The largest open space on campus is the **Union Green,** which is located south of Hunthausen Hall.

L. The **Quad** is a paved plaza located adjacent to the Engineering/Bannan Building.

M. A sloping lawn is located east of the **Lemieux Library**.

N. **Logan Field**, a sports field, is located at the south-end of campus at the northwest corner of 12th Avenue and E Jefferson Street. The field is used for recreational, intramural and competitive sports.

O. **Championship Field** is a sports field that is located in the south-central portion of the campus at the northeast corner of 13th Avenue and E Jefferson Street. The field is used for recreational, intramural and competitive sports.

3.2.2.3 *Significant Trees*

The Seattle University campus includes a variety of trees of rare species, significant specimens, and historic relevance, although none have been formally designated as an "exceptional tree" through the City's evaluation process. In order for a tree on the campus to be designated as an exceptional tree and protected under the various City of Seattle regulations described in **Section 3.2.1.3**, a formal evaluation process is required.

As stated previously, Director's Rule 16-2008 provides guidance to determine the value of outstanding trees on sites undergoing environmental review, in order to establish appropriate tree protection mitigating measures. This rule defines an exceptional tree as a designated Heritage Tree or a tree that is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, and/or age as determined by City classification methods (see Section DR 16-2001 for more details).

Heritage Trees

No City of Seattle Class AAA-1 Heritage Trees are located on or near the Seattle University campus.

Rare or Exceptional Trees and Groves

The Seattle University campus landscape includes a large number of trees and a wide variety of tree species. This analysis includes four lists of potentially rare or exceptional trees:

1. *Species Listed in Director's Rule 16-2008* - This section includes all tree specimens on the Seattle University campus that are identified in DR 16-2008 as potentially significant;
2. *Specimens Listed in the Noteworthy Trees of Seattle University Report* - This section identifies the 18 tree specimens identified in the June 2008 arborist's report as being noteworthy;
3. *Groves* - This section identifies the on-campus tree communities that are potential "groves" as defined in DR 16-2008; and
4. *Rare, Threatened or Endangered Species of Plants* - This section identifies any potential resources identified in the Washington Natural Heritage Program database.

Species Listed in Director's Rule 16-2008

In DR 16-2008, the City provides a list of common and native Seattle tree species that should be considered for exceptional status along with a specified "threshold diameter." **Table 3.2-1** lists each of the examples of these tree species that are located on the Seattle University campus. The location of these trees is shown on **Figure 3.2-2**. A complete list of all of the trees on the Seattle University Campus is provided in the *Tree Inventory* (June 2008) in **Appendix D** to this Final EIS.

Table 3.2-1
TREES ON SEATTLE UNIVERSITY CAMPUS
(SPECIES LISTED IN DR 16-2008)

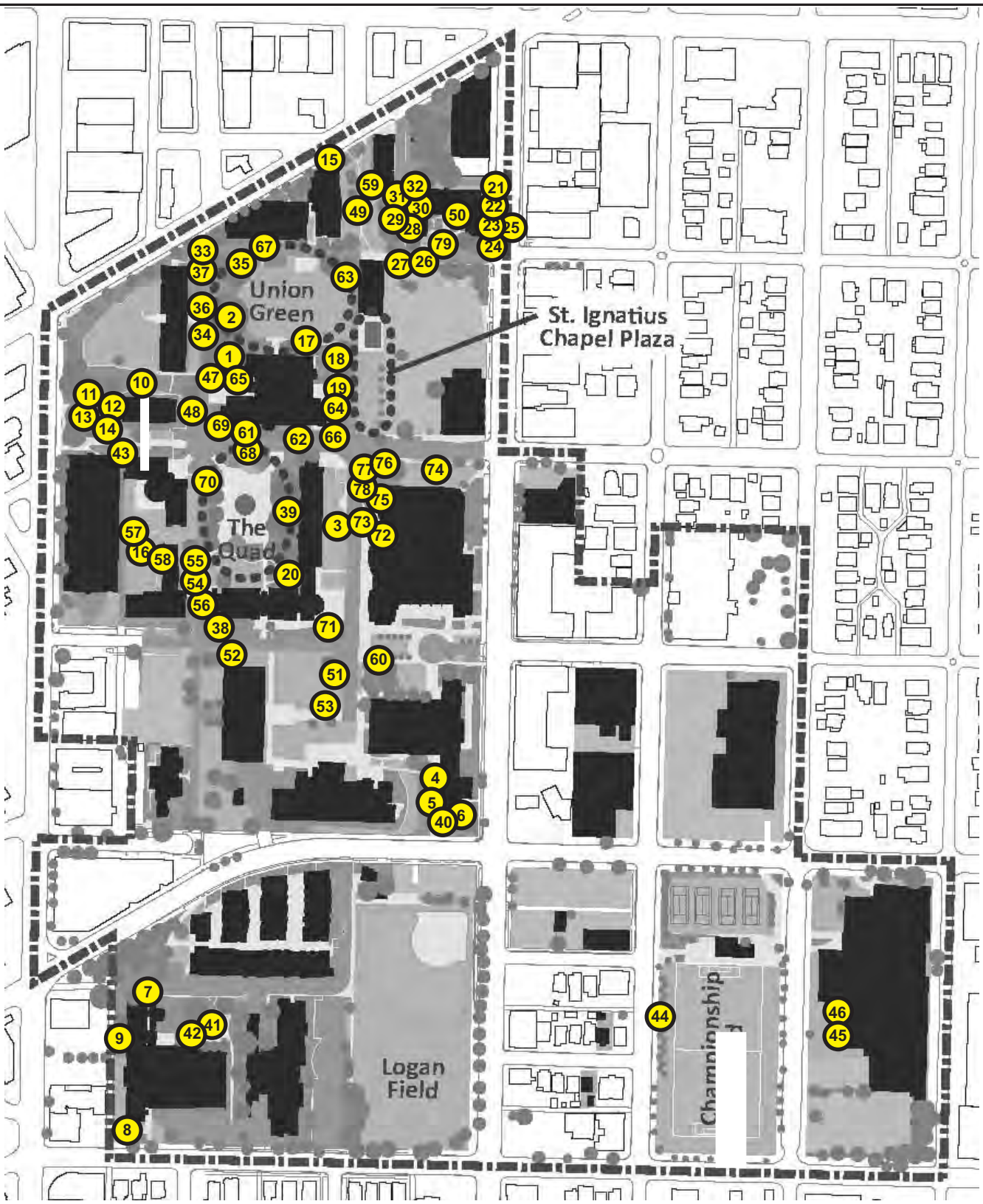
ID Number on Figure 3.2-1	Common Name	Botanical Name	Native/Non-Native	DR 16-2008 Threshold Diameter[1]	Current Diameter[2]	DR 16-2008 Threshold Exceeded
1, 2	Red Oak	Quercus Rubra	Non-Native	2'0"	4'0" 3'5"	Yes Yes
3	Red Oak	Quercus Rubra	Non-Native	2'0"	1'9"	No
4, 5, 6	Variegated Western Red Cedar	Thuja Plicata 'Aurea'	Native	2'0"	0'5" 0'2" 1'4"	No No No
7	European White Birch	Betula Pendula	Non-Native	2'0"	1'8"	No
8	European White Birch	Betula Pendula	Non-Native	2'0"	4"	No
9	Tulip Tree	Quercus Rubra	Non-Native	2'0"	2'2"	Yes
10, 11, 12, 13, 14	Ponderosa Pine	Pinus Ponderosa	Native	2'0"	1'11" 1'10" 1'11" 2'9" 2'4"	No No No Yes Yes
15	European White Birch	Betula Pendula	Non-Native	2'0"	1'8"	No
16	Chinese Redbark Birch	Betula Ablo-Sinensis Burk.	Non-Native	0'6"	0'7"	Yes
17, 18, 19	Incense Cedar	Calocedrus Decurrens	Non-Native	2'0"	2'6" 2'9" 2'1"	Yes Yes Yes
20	Graceful Grace Douglas Fir	Pseudotsuga Menziesii 'Graceful Grace'	Native	2'0"	0'2"	No
21-32	Cutleaf European Birch	Betula Pendula 'Darlecarlica'	Non-Native	2'0"	1'0" 0'11" 0'10" 1'8" 1'0" 0'11" 0'10" 1'1" 0'0" 0'8" 0'6" 0'5"	No No No No No No No No No No No No
33	Paperbark Maple	Acer Griseum	Non-Native	1'0"	1'6"	Yes
34	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	4'0"	Yes
35	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	4'5"	Yes
38	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	2'9"	Yes
39	Austrian Pine	Pinus Nigra	Non-Native	2'0"	1'7" 1'1" 1'2" 1'5" 1'2" 1'2"	No No No No No No
40	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	1'9"	No
41	Japanese Maple	Acer Palmatum	Non-Native	1'0"	1'3"	Yes
42	Red Lace Leaf Japanese Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	1'8"	Yes
43	Oregon Blue Lawson Cypress	Chamaecyparis Lawsoniana "glauca"	Non-Native	2'0"	0'7" 0'8" 0'9" 0'8" 0'8" 0'9"	No No No No No No
44	Dwarf Purpleleaf Norway Maple	Acer Platanoides Crimson Sentry	Non-Native	2'0"	4" 5" 3" 3" 3" 3" 3" 3" 3" 3" 3" 5" 5" 6" 6"	No No No No No No No No No No No No No No No
45	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	1'11"	No
46	Weeping Giant Sequoia	Sequoiadendron Giganteum Pendula	Non-Native	2'6"	1'0"	No

[1] As described in Director's Rule 16-2008.
[2] As measured in the *Seattle University Tree Survey*, June 2008.

Table 3.2-1 (continued)
TREES ON SEATTLE UNIVERSITY CAMPUS
(SPECIES LISTED IN DR 16-2008)

49	Weeping Red Lace Leaf Japanese Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	10"	No
50	Weeping Red Lace Leaf Japanese Maple	Acer Plamatum Dissectum Atropurpureum	Non-Native	1'0"	1'4"	Yes
51	Bloodgood Japanese Maple	Acer Palmatum Atropurpureum Bloodgood	Non-Native	1'0"	2'2"	Yes
54	Japanese Maple	Acer Palmatum	Non-Native	1'0"	1'0"	Yes
55	Red Japanese Maple	Acer Palmatum Atropurpurea	Non-Native	1'0"	0'10"	No
56	Bloodgood Japanese Maple	Acer Palmatum Atropurpurea 'Bloodgood'	Non-Native	1'0"	1'2"	Yes
57	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	2'11"	Yes
60	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	2'2"	Yes
61	Weeping Red Lace Leaf Japanese Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	5"	No
62	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	2'10"	Yes
63	Deodora Cedar	Cedrus Deodora	Non-Native	2'0"	2'3"	Yes
64	Katsura Japonica	Cericidiphyllum Japonicum	Non-Native	2'0"	1'2"	No
68	Giant Sequoia	Giganteum Sequoiadendron	Non-Native	2'6"	5'1"	Yes
69	Weeping Giant Sequoia	Giganteum CV. Pendulum	Non-Native	2'6"	1'6"	No
71	Austrian Pine	Pinus Nigra	Non-Native	2'0"	1'4" 1'7" 1'9" 1'5" 1'1" 1'4" 1'2" 1'1" 1'1" 1'4" 1'3"	No No No No No No No No No No No
72	Japanese Maple	Acer Palmatum	Non-Native	1'0"	0'9"	No
73	Red Japanese Maple	Acer Palmatum Atropurpureum	Non-Native	1'0"	0'11"	No
74	Red Japanese Maple	Acer Palmatum Atropurpureum	Non-Native	1'0"	1'8"	Yes
75	Variegated Japanese Maple	Acer Plamatum Butterfly	Non-Native	1'0"	0'11"	No
76	Weeping Japanese Red Laceleaf Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	1'3"	Yes
77	Weeping Japanese Red Laceleaf Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	1'4"	Yes
78	Weeping Japanese Red Laceleaf Maple	Acer Palmatum Dissectum Atropurpureum	Non-Native	1'0"	1'4"	Yes
79	Weeping Giant Sequoia	Sequoiadendron Giganteum Pendula	Non-Native	2'6"	0'10"	No

Source: Seattle University, 2008.



Indicates existing potentially significant tree. Descriptions of each tree are provided in **Section 3.2.2.3**

Source: *Mithun, EA|Blumen, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.2-2** **Existing Potentially Significant Trees**

Specimens Listed in the Noteworthy Trees of Seattle University Report

The brief list of species discussed in the DR 16-2008 is not comprehensive and does not address many of the unique and rare species found on the Seattle University campus. In June 2008, Seattle University commissioned an arborist to complete an inventory of the significant trees on the campus (see **Appendix D** to this Final EIS for the complete survey). A report was issued -- entitled *Noteworthy Trees of Seattle University* -- which highlights 18 of the most noteworthy trees (see **Appendix E** for the complete report). The 18 trees noted in this report are listed in **Table 3.2-2** and shown in **Figure 3.2-2.**

While some of the trees described in the *Noteworthy Trees of Seattle University Report* are of species that may be considered for exceptional status (per DR 16-2008) and are listed in **Table 3.2-1** above, many of them are not, but could be considered exceptional based on their size and rarity.

Some of the trees identified in the *Noteworthy Trees of Seattle University Report* are also noted in the book, *Trees of Seattle, 2nd Edition (*2006) as exemplary trees of their species. This book provides an inventory of the different species of native and non-native trees that grow in the City of Seattle.

Table 3.2-2
POTENTIALLY SIGNFICIANT TREES NOTED IN
NOTEWORTHY TREES OF SEATTLE UNIVERSITY (2008)

ID on Figure 3.2-1	Tree Name	Location	Noteworthy Characteristics	DR 16-2008 Threshold Diameter[3]	Current Diameter[4]	DR 16-2008 Threshold Exceeded
67	Mugho Pine	Union Green	Outstanding form, historic. Noted in "Trees of Seattle".	1'5"	8.5"	No
36	Pink Star Magnolia	Administration	Uncommon & large. Noted in "Trees of Seattle".	1'8"	8.5"	No
37	Sargent Magnolia	Administration	Very rare and unusual. Noted in "Trees of Seattle".	6.9"	6.5"	No
14*	Ponderosa Pine	Garrand	Large, mature specimen. Noted in "Trees of Seattle".	2'0"	2'10"	Yes
47	Golden Catalpa	Garrand	Uncommon, showy foliage. Noted in "Trees of Seattle".		8"	
48	English Laurel	Garrand	Outstanding form, historic. Noted in "Trees of Seattle".	2'0"	1'11"	No
65	Mount Omei Dogwood (Pair)	Piggot	Very rare and unusual. Noted in "Trees of Seattle".	5'1"	3" and 5"	No

[3] As described in Director's Rule 16-2008.
[4] As measured in the *Seattle University Tree Survey*, June 2008.

Table 3.2-2 con't
POTENTIALLY SIGNFICIANT TREES NOTED IN NOTEWORTHY TREES OF SEATTLE UNIVERSITY (2008)

ID on Figure 3.2-1	Tree Name	Location	Noteworthy Characteristics	DR 16-2008 Threshold Diameter[5]	Current Diameter[6]	DR 16-2008 Threshold Exceeded
70	Moerheim Spruce	The Quad	Classic form and color.	1'11.5"	1'2.5"	No
58	Hollywood Juniper	Loyola	Unusual shape, mature form.	10.2"	1'2"	Yes
56*	Japanese Maple	Loyola	Unusual form, large size.	1'0"	1'2"	Yes
52	Weeping Beech (Pair)	Library	Unusual form, large size. Noted in "Trees of Seattle".	1'2.8"	1'1" and 1'2"	No
53	Nest Spruce	A.A. Lemieux Library	Outstanding size, uncommon. Noted in "Trees of Seattle".	2'0"	1'0"	No
3*	Red Oak	Bannan	Mature form and structure.	2'0"	1'9"	No
66	Oriental Spruce	Piggot	Outstanding size, uncommon. Noted in "Trees of Seattle".	2'0"	1'0"	No
68*	Giant Redwood	Piggot	Outstanding size, classic form. Noted in "Trees of Seattle".	2'6"	5'1"	Yes
17*	Incense Cedar	Piggot	Outstanding size, classic form.	2'0"	2'6"	Yes
63*	Deodora Cedar	Union Green	Outstanding size, classic form. Noted in "Trees of Seattle"	2'0"	2'3"	Yes
59	Windmill Palms (group of 5)	Lynn	Uncommon, large specimens. Noted in "Trees of Seattle"	11"	11" 8" 10" 13" 10"	Yes No No Yes No

Source: Seattle University, 2008.
Note: Trees labeled with an asterisk (*) are also listed in **Table 3.2-1** above.

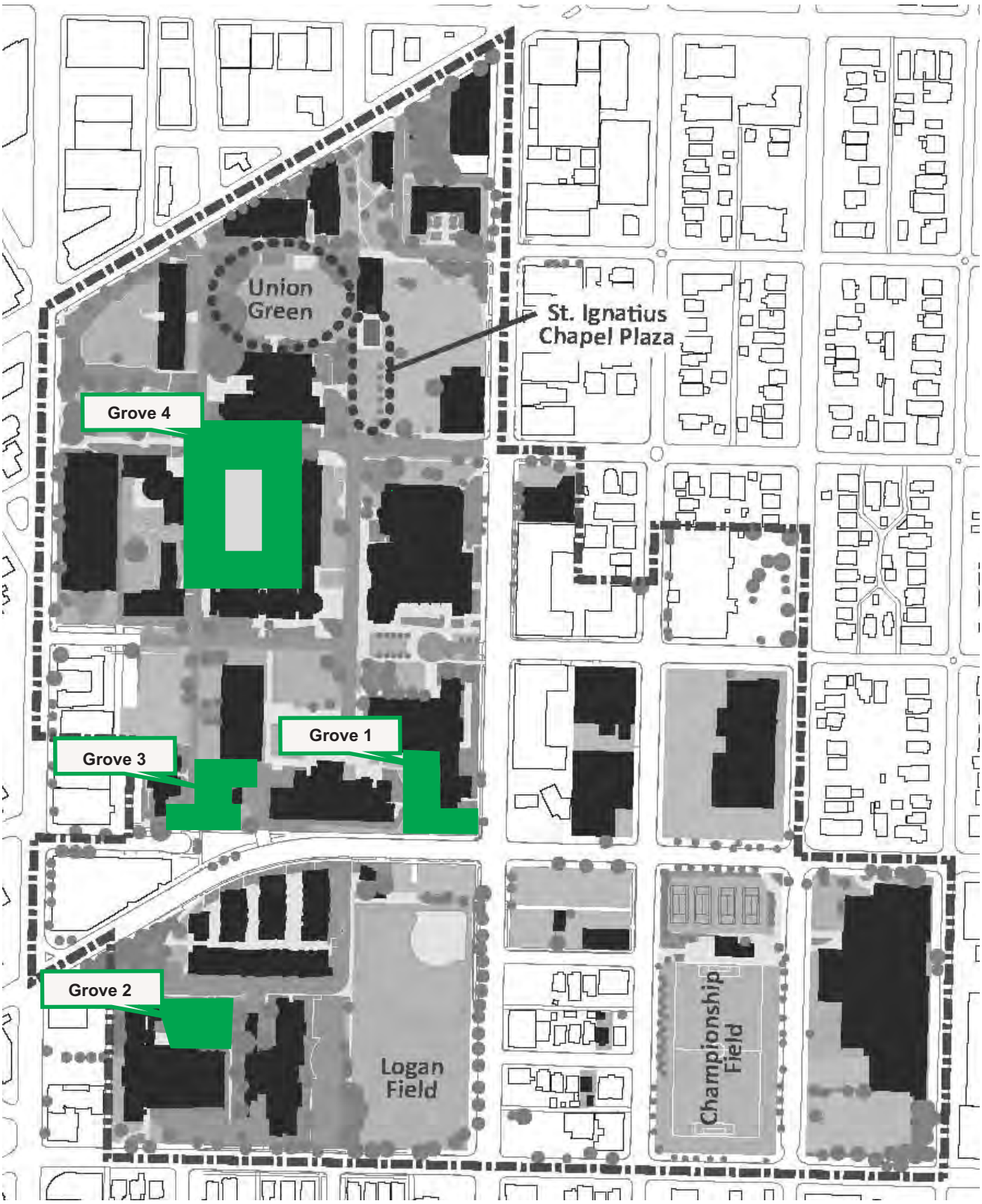
3.2.2.4 *Groves*

As stated previously, DR 16-2008 defines a "grove" as a group of 8 or more trees, each of which is 12" in diameter or greater, that form a continuous canopy. Four groups of trees on the Seattle University campus potentially meet the criteria to be classified as a "grove" as defined in DR 16-2008 (see **Figure 3.2-3**). The four potential groves are described in **Table 3.2-3** below:

[5] As described in Director's Rule 16-2008.
[6] As measured in the *Seattle University Tree Survey*, June 2008.

Table 3.2-3
POTENTIAL TREE GROVES ON SEATTLE UNIVERSITY CAMPUS (2008)

Group No. (see Fig. 3.2-3)	Location	Botanical Name	Common Name	Diameter
1	Bellermine South	Acer palmatum	Japanese Maple	15"
	Bellermine South	Thuja plicata 'Aurea'	Var. Western Red Cedar	16"
	Bellermine South	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	17"
	Bellermine South	Quercus rubra	Red Oak	28"
	Bellermine South	Chamaecyparis pisifera	Sawara Cypress	20"
	Bellermine South	Pinus densiflora	Japaneses Red Pine	13"
	Bellermine South	Prunus lusitanica	Portugese Laurel	18"
	Bellermine South	Cedrus deodara	Deodora Cedar	21"
2	Campion Hall/ Japanese Garden	Pinus densiflora	Japanese Red Pine	19"
	Campion Hall/ Japanese Garden	Pinus wallichiana	Himalayan White Pine	19"
	Campion Hall/ Japanese Garden	Unidentified		13"
	Campion Hall/ Japanese Garden	Juniperus chinensis 'Kiazuka'	Hollywood Juniper	12"
	Campion Hall/ Japanese Garden	Magnolia grandiflora	Evergreen Magnolia	14" 14"
	Campion Hall/ Japanese Garden	Betula pendula	European White Birch	13"
	Campion Hall/ Japanese Garden	Picea abies	Norway Spruce	12"
3	Lemieux Library South	Picea abies	Norway Spruce	21"
	Lemieux Library South	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	27" 21" 18" 20"
	Lemieux Library South	Pinus densiflora	Japanese Red Pine	14" 19" 22" 14" 23"
4	Quad	Prunus serrulata 'Mt Fuji'	Mt. Fuji Flowering Cherry	12" 12" 12"
	Quad	Cedrus deodora	Deodora Cedar	12"
	Quad	Pinus nigra	Austrian Pine	16" 19" 21" 17" 13"
	Quad		Additional Austrian Pines in the Quad but separated by a small margin	16" 14" 13" 13" 16" 15"



Indicates existing potential tree "grove" as defined in DR-16-2008. Descriptions of each grove are provided in **Section 3.2.2.4.**

Source: *Mithun, EA|Blumen, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.2-3** **Existing Potential Tree Groves**

3.2.2.5 *Rare, Threatened or Endangered Species of Plants*

The Washington Natural Heritage Program, within the Department for Natural Resources, is responsible for information on the state's rare plants and high quality ecosystems. A search of the Washington Natural Heritage Program database indicated no records of existing rare plants or high quality native ecosystems on or in the vicinity of the Seattle University Campus.

3.2.3 Impacts

3.2.3.1 *Proposed Action*

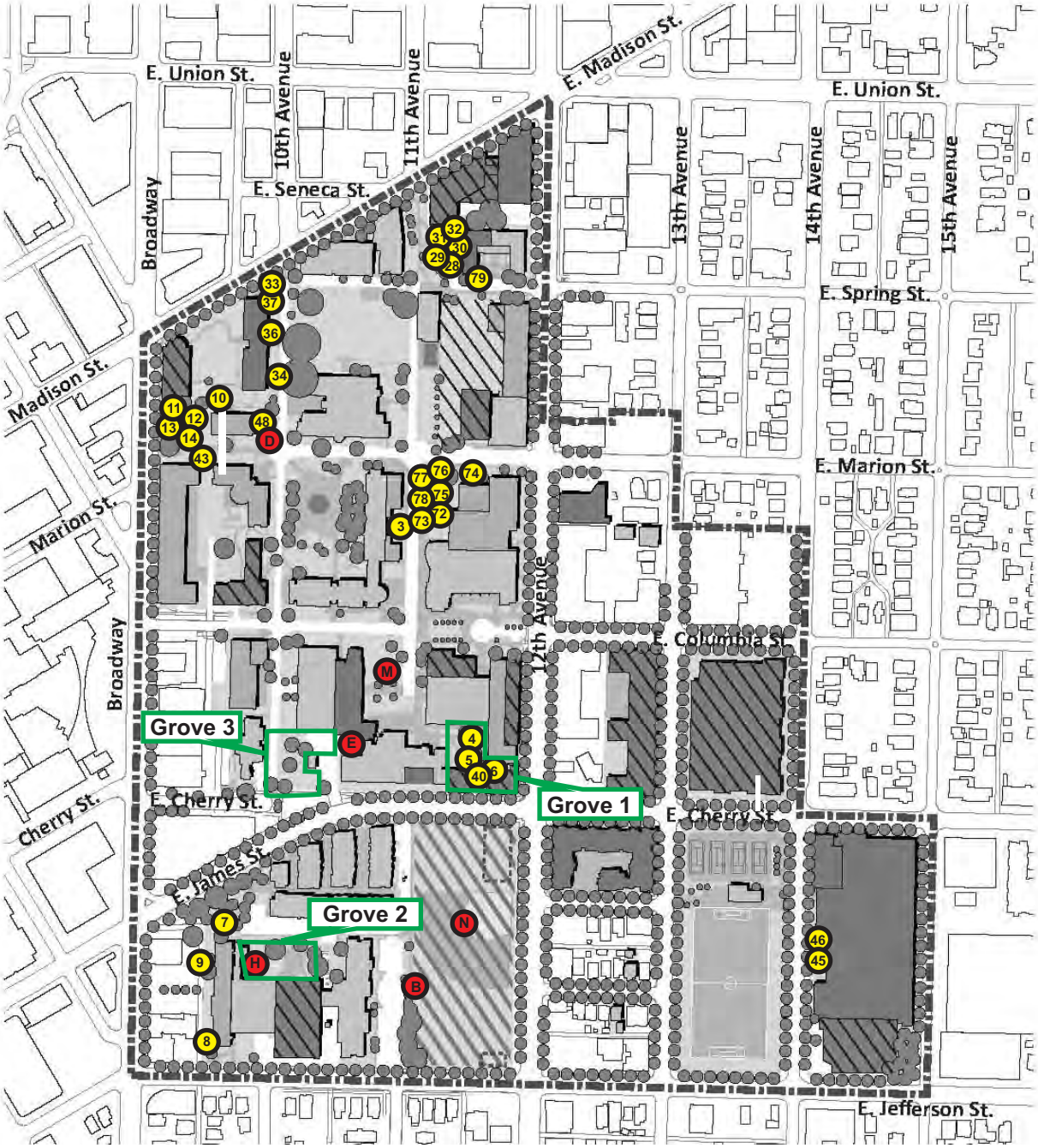
Redevelopment activities associated with the Seattle University MIMP would occur adjacent to or within areas where gardens and/or significant trees are currently located, as seen in **Figure 3.2-4**.

Gardens, open space, and potentially "exceptional" trees that could be affected by planned and potential near-term projects are listed in **Table 3.2-4**. These resources are also shown on **Figure 3.2-4**. Most of these resources would be adjacent to construction activity, but would not be required to be displaced for development, although these resources could be impacted by adjacent construction activities. Until final design is completed for specific *MIMP* projects, the specific impacts to any plant resources would not be known.

Table 3.2-4
PLANT RESOURCES ON SEATTLE UNIVERSITY CAMPUS
POTENTIALLY IMPACTED BY PLANNED OR POTENTIAL NEAR-TERM PROJECTS

ID Number on Figure 3.2-4	Garden, Open Space or Common Tree Name	Anticipated Potential Impacts (displaced, adjacent to construction activity, temporarily displaced)
B	Chardin Gardin	Temporary displacement of open space due to parking garage construction. It is anticipated that this impact would be temporary.
D	Healing Garden	Garden is adjacent to a "potential near-term development" project, renovation of Garrand Hall.
E	Kitchen Garden	Garden is adjacent to "planned near-term development" project, construction of the Library Addition.
H	Japanese Garden	Garden is adjacent to a "potential near-term development" project, renovation of Campion Hall.
M	Lemieux Library Lawn	Part of the Lemieux Library Lawn could be lost due to construction of the Library Addition, a "planned near-term development" project.
N	Logan Field	Temporary displacement of open space due to parking garage construction. It is anticipated that this impact would be temporary.
3	Red Oak	Tree is adjacent to a "potential near-term development" project, construction of the Bannan Science building.
4	Western Red Cedar	Tree is adjacent to a "potential near-term development" project, renovation of Bellarmine Hall
5	Western Red Cedar	Tree is adjacent to a "potential near-term development" project, renovation of Bellarmine Hall
6	Western Red Cedar	Tree is adjacent to a "potential near-term development" project, renovation of Bellarmine Hall
7	European White Birch	Tree is adjacent to a "potential near-term development" project, renovation of Campion Hall.
8	European White Birch	Tree is adjacent to a "potential near-term development" project, renovation of Campion Hall.
9	Tulip Tree	Tree is adjacent to a "potential near-term development" project, renovation of Campion Hall.
10-14	Ponderosa Pine	Tree is adjacent to a "potential near-term development" project, renovation of Garrand Building.
28-32	Cutleaf European Birches	Trees are adjacent to a "planned near-term development" project, renovation and construction of the Xavier Global House.
33	Paperbark Maple	Trees are is adjacent to a "planned near-term development" project, renovation of the Administration Building
36	Sargent Magnolia	Trees are is adjacent to a "planned near-term development" project, renovation of the Administration Building
37	Pink Star Magnolia	Trees are is adjacent to a "planned near-term development" project, renovation of the Administration Building
40	Deodora Cedar	Tree is adjacent to a "potential near-term development" project, renovation of Bellarmine Hall
43	Oregon Blue Lawson Cypress (group of 6)	Trees are adjacent to a "potential near-term development" project to construct the Columbia & Broadway Building.
45	Deodora Cedar	Trees are adjacent to a "planned near-term development" and "potential long-term development" projects at Connelly Center.
46	Weeping Giant Sequoia	Trees are adjacent to a "planned near-term development" and "potential long-term development" projects at Connelly Center.
48	English Laurel	Tree is adjacent to a "potential near-term development" project, renovation of Garrand Building.
72	Japanese Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
73	Red Japanese Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
74	Red Japanese Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
75	Variegated Japanese Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
76	Weeping Japanese Red Laceleaf Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
77		Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
78	Weeping Japanese Red Laceleaf Maple	Tree is adjacent to a "potential near-term development" project, construction of the Academic and Law School Expansion
79	Weeping Giant Sequoia	Trees are adjacent to a "planned near-term development" project, renovation and construction of the Xavier Global House.
Grove 1		Potential grove is adjacent to a "potential near-term development" project, renovation of Bellermine Hall.
Grove 2		Grove is adjacent to a "potential long-term development" project, construction of the Campion Ballroom.
Grove 3		Grove is adjacent a "planned near-term development" project, construction of the AA. Lemieux Library Addition.

Source: Seattle University, 2008.



* Potentially impacted plant resources are described in more detail in **Section 3.2.3.1**

Source: *Mithun, EA|Blumen, 2011.*

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Figure 3.2-4

Potential Impacts to Existing Plant Resources

When project-specific environmental review occurs in the future for planned and potential development projects identified in the *Final MIMP*, Seattle University would be required (per SMC 25.05) to inventory all non-native and native trees six inches or greater in diameter (measured four and one-half (4.5 feet above the ground) within the area of impact for construction of the new building. City staff would determine which trees qualify as exceptional and would determine protection requirements at that time. If exceptional trees or trees with a diameter of 2 ft. or greater are determined to be located within the area of impact of a new building, the project would be required to comply with the provisions of SMC 25.05 as described in **Section 3.2.1.3** above.

Seattle University places a high value on its campus gardens, trees, and open spaces areas. Future project development associated with the Seattle University MIMP would emphasize preservation of significant trees, vegetation and open spaces wherever possible, even in the absence of City legal requirements to do so.

3.2.3.2 *Impacts of the Alternatives*

Alternative 1 – No Housing Alternative

Impacts to trees and vegetation would be less than under the *Proposed Action* due to a smaller area of impact and less ground disturbing activities.

Alternative 2 – No Vacation Alternative

Impacts to trees and vegetation would be slightly less than under the *Proposed Action* due to a smaller area of impact and less ground disturbing activities.

Alternative 3 – No MIO Boundary Expansion

Impacts to trees and vegetation would be slightly less than under the *Proposed Action* due to a smaller area of impact and less ground disturbing activities.

Alternative 4 – No Height Increase E of 12th Avenue

Impacts to trees and vegetation would be similar to the *Proposed Action.*

No Action Alternative

The *No Action Alternative* would involve no significant impacts to trees or vegetation.

Cumulative Impacts

No cumulative impacts to plants associated with development in the proposed MIMP are anticipated. Certain existing trees could be removed or affected by adjacent ground disturbance during construction. With implementation of proposed mitigation measures, cumulative impacts to plant species proximate to the site are not anticipated.

3.2.4 Mitigation Measures

The following mitigation measures would be implemented to reduce potential impacts to trees and plant species during and after construction of the proposed buildings.

Construction

The following procedures would be implemented during redevelopment construction activities:

- Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects would attempt to avoid conflicts with significant trees and groves.
- Trees that must be removed to accommodate planned or potential projects would be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11.
- A temporary topsoil erosion and sedimentation control plan and a drainage control plan would be implemented to mitigate construction-related impacts.
- Landscaped areas affected by construction staging or parking would be restored to their existing condition or better following construction.

Operations

No impacts to on-campus plant communities and trees are anticipated as a result of long-term building operation in conjunction with planned and potential MIMP projects. As such, no mitigation is necessary.

3.2.5 Significant Unavoidable Adverse Impacts

Certain existing trees could be removed or affected by adjacent ground disturbance during construction. With implementation of proposed mitigation measures, the *Proposed Action* is not expected to cause significant unavoidable adverse impacts to plant species on-site or proximate to the site.

3.3 ENVIRONMENTAL HEALTH AND NOISE

3.3.1 ENVIRONMENTAL HEALTH

This section describes the existing conditions on the Seattle University campus site and in the site area. Potential impacts to human health from redevelopment under the proposed *Seattle University Major Institution Master Plan* Proposed Action and Alternatives are evaluated. Information from this section was gathered from *The Seattle University Phase II Environmental Site Assessment of the Qwest Property Final Report* (June 26, 2007) and the *Final Cleanup Action Plan for 12th and Cherry* (June 2, 2008).

Overview of Environmental Cleanup Regulations

The Model Toxics Control Act (MTCA) (WAC 173-340) regulations are the main Washington state law that defines how environmental cleanup decisions are to be made. These regulations specify criteria for the evaluation and conduct of a cleanup action and specify how cleanup levels are to be developed for cleanup actions involving soil and groundwater. Under MTCA regulations, any cleanup action must protect human health and the environment, meet environmental standards in other laws that apply, and provide for monitoring to confirm compliance with appropriate cleanup levels.

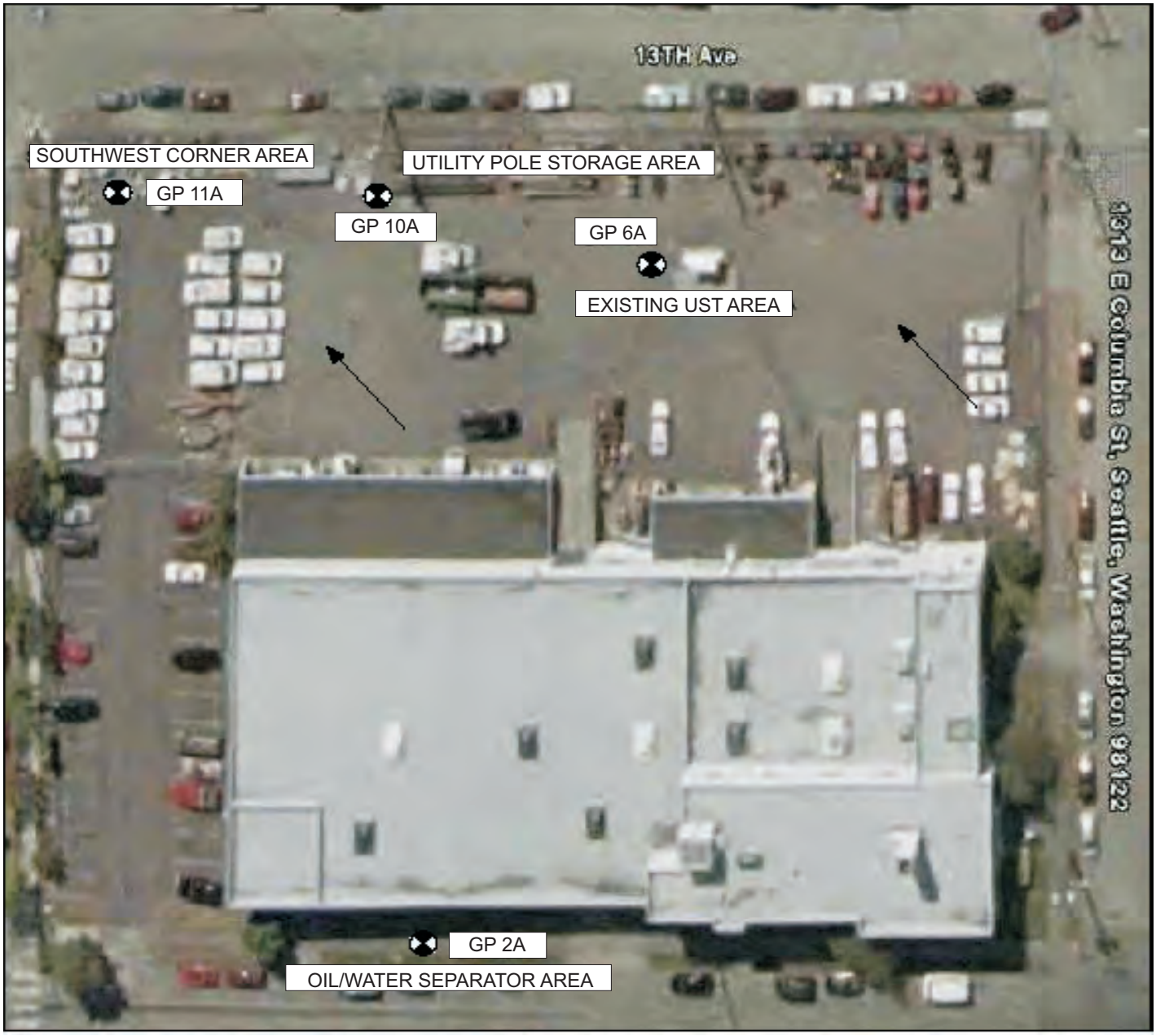
Future land uses are one factor considered as part of cleanup planning under MTCA. Future land uses are considered as part of the development of Remedial Investigation and Feasibility Studies (RI/FS) and Cleanup Action Plans (CAP). RI/FSs include site investigation to determine the nature and extent of necessary cleanup. Then, different potential alternatives for conducting a site cleanup action are defined and one or more preferred alternatives are identified for consideration by DOE. A CAP is the document in which DOE defines the cleanup remedy for a site. The CAP is typically part of a legal agreement (typically a Consent Decree) between the state and lead party conducting the cleanup.

3.3.1.1 Affected Environment

Seattle University was founded on a small parcel located near Broadway and Madison Street within the current campus site in the 1890s. Since that time, the campus has grown and expanded its boundary to incorporate adjacent commercial and residential sites. While the majority of the current campus has no known environmental contamination issues, two on-campus locations have been evaluated for potential contamination due to historical uses prior to acquisition by the University.

1313 East Columbia Street

1313 E Columbia Street is the location of the former Qwest Corporation field operations center and materials warehouse. In June 2007, a Phase II Environmental Site Assessment (ESA) was conducted on the site. The purpose of the Phase II ESA was to characterize the subsurface conditions in specific locations within the Qwest Property. Samples of soil and groundwater were tested in four areas on the site (see also **Figure 3.3-1**).



Source: *EHSI, 2007.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.3-1** **1313 E. Columbia St.**

- The Existing Underground Storage Tank Area: This area includes an underground fuel storage and fuel dispensing system.

- The Utility Pole Storage Area: This area was used for the storage of creosote treated utility poles.

- The Oil/Water Separator Area: The site's stormwater system oil/water separator is located within this portion of the site.

- The Southwest Corner Area: This is the lowest elevation point of the property.

Groundwater and soil test results indicated the following:

- The groundwater sample taken at the Utility Pole Storage Area indicated 0.2µg/L (parts per billion) of mercury. This concentration is well below the MTCA cleanup level of 2.0 parts per billion.

- All soil samples were tested for volatile organic compounds; no positive readings were measured on any of the samples.

- All other analyzed samples had no detectable levels of MTCA metals, petroleum hydrocarbons or PAHs.

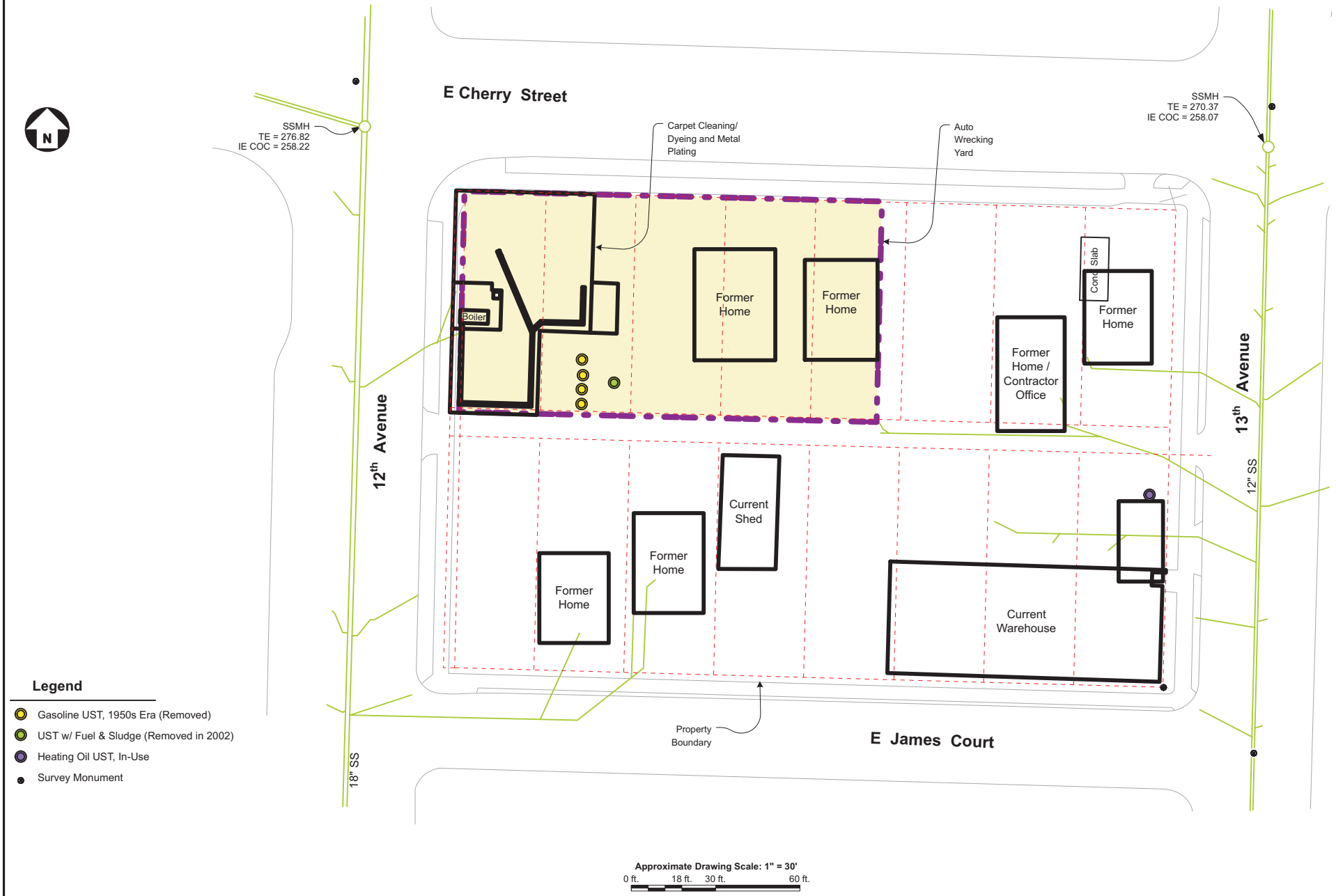
The Phase II ESA concluded that none of the analyzed samples from the four test areas exceeded the MTCA clean up levels and that no readily identifiable environmental liabilities were identified within the Qwest Property testing areas. The Phase II ESA study recommended re-testing of the groundwater in the Utility Pole Storage Area following removal of the utility poles.

1223 East Cherry St. Development

The 1223 E Cherry Street site includes the city block bounded by E Cherry Street, E James Court, 12th Avenue, and 13th Avenue. This site is currently occupied by a small Seattle University storage shed and warehouse, gravel and asphalt surface parking lots and an alleyway. Historical uses on the site include a dry cleaner, a carpet cleaner, a dye works, a metal electroplating facility, residences and an automobile salvage yard (see **Figure 3.3-2**). A former gasoline station was also located adjacent and up gradient to the site on the northeast corner of 1223 E Cherry Street.

Extensive site exploration and remediation work as been completed on the property over the last decade that identified areas of subsurface contamination, primarily from the historic uses located in the northwest portion of the property.

In 2002, a RI/FS was prepared for the site. On June 2, 2008, a CAP was prepared for the site, which includes a summary of applicable state and federal clean-up standards and regulations, procedures for approved clean-up and disposal of contaminated materials and an ongoing compliance monitoring plan to make sure that clean-up is successful. The CAP identified the presence of the following contaminants:



Source: G Logics, 2008.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.3-2** **1223 East Cherry Street**

Soil Contaminants

- An area in the northwest portion of the property has been impacted by petroleum hydrocarbons and chlorinated solvents (and associated degradation products) from the historic dry cleaning and carpet cleaning uses on this portion of the site. Low concentrations of benzene, toluene and isopropyl benzene were also noted.

- Concentrations of lead, cadmium and chromium appear to be elevated in the area of the former metal-plating facility. Of these metals, lead and cadmium levels exceed MTCA cleanup levels.

- Carcinogenic PAH contaminants and low concentrations of PCBs were detected in samples from the area of the former dye works within 8 feet of the ground surface.

- Possible contamination associated with the boiler room located within the warehouse building in the southeast corner of the property were identified to need further review after the warehouse structure is removed.

- It was noted that heating oil tanks associated with former residences on the site could be found during site excavation.

Groundwater Contaminants

- Elevated concentrations of several chlorinated solvents and petroleum hydrocarbon compounds have been found in monitoring wells on the property with the highest levels located in the northwest portion of the site.

- Although elevated concentrations of lead, cadmium and chromium were discovered in soils near the former metal-plating facility, these metals were not detected in groundwater samples from this area.

Other MIMP Areas

No other environmental hazards have been documented in other areas within the proposed MIMP boundary. As with any property, it is possible that previously-undocumented environmental contamination problems could exist at any location on the Seattle University campus. Due to the age and historical uses of certain onsite facilities, some existing structures on the Seattle University campus could contain asbestos-containing materials and/or lead-based paints. Underground heating oil tanks could also be located on some sites.

3.3.1.2 Significant Impacts of the Proposed Action

Implementation of the proposed Seattle University MIMP would include demolition of some on-site buildings, structures and foundations; abandonment or replacement of some utilities; and site excavation for below-ground building features, such as parking structures, basements and elevator shafts. If not remediated, direct contact with any contaminated building materials, soils and groundwater could occur during demolition and construction of the *Proposed Action*. Impacts associated with construction activities are discussed in **Section 3.9**.

3.3.1.3 Impacts of the Alternatives

Alternative 1 - No Student Housing

Impacts to environmental health conditions associated with the *No Student Housing Alternative* would likely be similar to the *Proposed Action*. Under this Alternative, the 1223 E Cherry Street. site may still be developed as student housing. All other potential impacts to environmental health would be similar to the *Proposed Action*.

Alternative 2 - No Alley Vacation

Impacts to environmental health conditions associated with the *No Alley Vacation Alternative* would be similar to the *Proposed Action*. Under this Alternative the 1223 E Cherry Street. site would still be developed as student housing, but the proposed design concept would need to be modified to avoid the existing onsite alley.

Alternative 3 – No MIO Boundary Expansion

Impacts to environmental health conditions associated with the *No MIO Boundary Expansion Alternative* would be similar to the *Proposed Action*.

Alternative 4 – No Height Increase East of 12th Avenue

Impacts to environmental health conditions associated with the *No Height Increase East of 12th Avenue. Alternative* would be similar to the *Proposed Action*.

No Action Alternative

Impacts to environmental health conditions associated with the *No Action Alternative* would likely be similar to the *Proposed Action*. Under this alternative, the 1223 E Cherry Street site may still be developed as student housing. All other potential impacts to environmental health would be similar to the *Proposed Action*.

3.3.1.4 Mitigation Measures

The potential environmental impacts associated with the *Proposed Action* and alternatives are discussed above. Applicable mitigation measures are listed below.

1223 E Cherry Street

Seattle University has prepared a CAP for the remediation or removal of contaminants on the 1223 E Cherry Street site, which includes a summary of applicable state and federal clean-up standards and regulations, procedures for approved clean-up and disposal of contaminated materials, and an ongoing compliance monitoring plan to make sure that clean-up is successful. Measures appropriate to mitigate potential construction impacts associated with environmental health and hazardous materials include the following:

- A MTCA project workplan would be prepared, reviewed and approved by all interested parties.

- Construction activities would be performed in compliance with construction worker safety protocols defined as part of cleanup site institutional controls.

- Onsite demolition of structures and foundations would be observed by a qualified Environmental Health consulting firm and performed in compliance with the soil management provisions of cleanup site institutional controls.

- An underground storage tank and associated underground features located near the warehouse building would be removed and disposed of properly or decommissioned in place by removing any remaining heating oil from the tank, filling the tank with an inert material and capping the tank.

- Known and discovered contaminated soils and dispose/treat the contaminated soils offsite. Confirmation samples would be collected and analyzed by a qualified Environmental Health consulting firm.

- The contractor would manage collected groundwater and rainwater in the remediated excavation. The water would be discharged as specified in the CAP and replacement monitoring wells would be installed, as appropriate.

- A comprehensive site cleanup report would be prepared by a qualified Environmental Health consulting firm and submitted to DOE.

Seattle University Campus

- Prior to development and/or construction activities associated with planned and potential development contained in the MIMP, Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

- Prior to development and/or construction activities associated with planned and potential development contained in the MIMP, Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

- Seattle University would perform followup testing of the groundwater in the Utility Pole Storage Area on the 1313 E Columbia Street site following removal of the utility poles.

3.3.1.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse environmental impacts would result under the *Proposed Action* or the alternatives.

3.3.2 NOISE

3.3.2.1 Affected Environment

Noise Terminology and Descriptors

Noise is sometimes defined as unwanted sound, and the terms noise and sound are used more or less synonymously in this section. The human ear responds to a very wide range of sound intensities. The decibel (dB) scale used to describe and quantify sound is a logarithmic scale that provides a convenient system for considering the large differences in audible sound intensities. On this scale, a 10-dB increase represents a perceived doubling of loudness to someone with normal hearing. Therefore, a 70-dB sound level will sound twice as loud as a 60-dB sound level.

People generally cannot detect sound level differences (increases or decreases) of 1 dB in a given noise environment. Although differences of 2 or 3 dB can be detected under ideal laboratory conditions, such changes are difficult to discern in an active outdoor noise environment. A 5-dB change in a given noise source would be likely to be perceived by most people under normal listening conditions.

When addressing the effects of noise on people, it is necessary to consider the "frequency response" of the human ear, or those frequencies that people hear best. Sound-measuring instruments are, therefore, often programmed to "weight" sounds based on the way people hear. The frequency-weighting most often used to evaluate environmental noise is A-weighting, and measurements using this system are reported in "A-weighted decibels" or dBA. All sound levels discussed in this evaluation are reported in A-weighted decibels.

As mentioned above, the decibel scale used to describe noise is logarithmic. On this scale, a doubling of sound-generating activity (i.e., a doubling of the sound energy) causes a 3-dBA increase in average sound produced by that source, not a doubling of the loudness of the sound (which requires a 10-dBA increase). For example, if traffic along a roadway is causing a 60-dBA sound level at some nearby location, twice as much traffic on this same street would cause the sound level at this same location to increase to 63 dBA. Such an increase might not be discernible in a complex acoustical environment.

Relatively long, multi-source "line" sources, such as roads, emit cylindrical sound waves. Due to the cylindrical spreading of these sound waves, sound levels from such sources decrease with each doubling of distance from the source at a rate of 3 dBA. Sound waves from discrete events or stationary "point" sources (such as a backhoe operating in a stationary location) spread as a sphere, and sound levels from such sources decrease 6 dBA per doubling of the distance from the source. Conversely, moving half the distance closer to a source increases sound levels by 3 dBA and 6 dBA for line and point sources, respectively.

For a given noise source, a number of factors affect the sound transmission from the source, which in turn affects the potential noise impact. Important factors include distance from the source, frequency of the sound, absorbency and roughness of the intervening ground surface, the presence or absence of obstructions and their absorbency or reflectivity, and the duration of the sound. The degree of impact on humans also depends on existing sound levels, and who is listening.

Federal regulatory agencies often use the equivalent sound level (Leq) to characterize sound levels and to evaluate noise impacts. The Leq is the level that if held constant over the same period of time would have the same sound energy as the actual, fluctuating sound. As such, the Leq can be considered an energy-average sound level. But this metric should not be confused with an arithmetic average, which tends to de-emphasize high and low values – because the Leq gives most weight to the highest sound levels since they contain the most sound energy.

Typical sound levels of some familiar noise sources and activities are presented in **Table 3.3-1**.

Table 3.3-1
SOUND LEVELS BY COMMON NOISE SOURCES

Thresholds/ Noise Sources	Sound Level (dBA)	Subjective Evaluations [1]	Possible Effects on Humans [1]
Human Threshold of Pain Carrier jet takeoff at 50 ft	140	Deafening	Continuous exposure to levels above 70 can cause hearing loss in majority of population
Siren at 100 ft Loud rock band	130		
Jet takeoff at 200 ft Auto horn at 3 ft	120		
Chain saw Noisy snowmobile	110		
Lawn mower at 3 ft Noisy motorcycle at 50 ft	100	Very Loud	
Heavy truck at 50 ft	90		
Pneumatic drill at 50 ft Busy urban street, daytime	80	Loud	
Normal automobile at 50 mph Vacuum cleaner at 3 ft	70		Speech Interference
Air conditioning unit at 20 ft Conversation at 3 ft	60	Moderate	
Quiet residential area Light auto traffic at 100 ft	50		Sleep Interference
Library Quiet home	40	Faint	
Soft whisper at 15 ft	30		
Slight rustling of leaves	20		
Broadcasting Studio	10	Very Faint	
Threshold of Human Hearing	0		

Source: EPA 1974 and Others

[1] Note that both the subjective evaluations and the physiological responses are continuums without true threshold boundaries. Consequently, there are overlaps among categories of response that depend on the sensitivity of the noise receivers.

Regulatory Limits

Seattle Noise Code

Development projects associated with the Seattle University *MIMP* are located within the City of Seattle, Washington. Therefore, the noise limits included in the Seattle noise ordinance (Seattle Municipal Code Chapter 25.08) are applicable to the construction and long-term operation of all development proposed as part of the MIMP. This ordinance sets levels and durations of allowable daytime/nighttime operational noise (upper portion of **Table 3.3-2**) and daytime construction noise (lower portion of **Table 3.3-2**). These limits are based on the zoning of the source and receiving properties.

Table 3.3-2
SEATTLE MAXIMUM PERMISSIBLE LEVELS AND CONSTRUCTION NOISE LIMITS (DBA)

Zoning District of Noise Source [25.08.410 & 420 & 425]	Zoning District of Receiving Property		
	Residential Day / Night	Commercial	Industrial
Operational Noise Limits[1]			
Residential	55 / 45	57	60
Commercial	57 / 47	60	65
Industrial	60 / 50	65	70
Daytime Construction Noise Limits[2]			
On-site sources like dozers, loaders, power shovels, cranes, derricks, graders, off-highway trucks, ditchers, and pneumatic equip (maximum+25) [25.08.425 A.1]			
Residential	80	82	85
Commercial	82	85	90
Industrial	85	90	95
Portable equip used in temporary locations in support of construction like chain saws, log chippers, and powered hand tools (maximum+20) [25.08.425 A.2]			
Residential	75	77	80
Commercial	77	80	85
Industrial	80	85	90
Impact types of equipment like pavement breakers, pile drivers, jackhammers, sand-blasting tools, or other impulse noise sources - may exceed maximum permissible limits between 8 a.m. and 5 p.m. weekdays and 9 a.m. and 5 p.m. weekends, but may not exceed the following limits [25.08.425 B]: ▪ L_{eq} (1 hr) 90 dBA ▪ L_{eq} (30 minutes) 93 dBA ▪ L_{eq} (15 minutes) 96 dBA ▪ L_{eq} (7.5 minutes) 99 dBA			

Source: Seattle Municipal Code - 25.08 - Specific sections indicated.

[1] The operational noise limits for residential receivers are reduced by 10 dBA during nighttime hours (i.e., 10 PM to 7 AM weekdays, 10 PM to 9 AM weekends). The operational noise limits are displayed for daytime/nighttime hours.

[2] Construction noise limits apply at 50' or a real property line, whichever is greater. Construction noise is limited to the higher levels listed in the bottom portion of the table during daytime hours only, which are defined as 7 AM to 10 PM weekdays and 9 AM to 10 PM weekends. These limits effectively prohibit construction at night except in special cases.

The noise limits listed in **Table 3.3-2** can be exceeded for certain periods of time: up to 5 dBA for no more than 15 minutes in any hour, up to 10 dBA for no more than 5 minutes of any hour, or up to15 dBA for no more than 1.5 minutes of any hour. Sometimes these exceptions are described in terms of the percentage of time a certain level is exceeded using a statistic called an interval "Ln." For example, the hourly L25 represents a sound level that is exceeded 25 percent of the time, or 15 minutes in an hour. Similarly, L8.33 and L2.5 are the sound levels that are exceeded 5 and 1.5 minutes in an hour, respectively. At no time can the allowable sound level be exceeded by more than 15 dBA, represented by an Lmax noise limit.

Seattle's noise code identifies a number of noise sources or activities that are exempt from the maximum permissible sound levels described in SMC 25.08.410, including sounds created by motor vehicles on public roads (SMC 25.08.480). Sounds created by motor vehicles operated *off* public roads also are exempt from the limits, except when sounds are received in Residential Districts (SMC 25.08.480).

As mentioned previously, the Seattle Noise Code allows noise from temporary, daytime construction activities to exceed the noise limits that apply to operational activities by amounts that vary based on the types of equipment involved. These construction noise limits apply at exterior locations. In order to protect interior commercial uses from excessive levels of construction noise, Section 25.08.425C of the Seattle Noise Code also prohibits construction noise from exceeding more stringent operational noise limits (i.e., the levels shown in the upper portion of **Table 3.3-2**) in the interior of buildings in commercial districts between the hours of 8:00 a.m. and 5:00 p.m. Compliance with this requirement is intended to be assessed after every reasonable effort, including but not limited to closing windows and doors, has been taken to reduce such noise in the interior space.

FHWA/WSDOT Noise Impact Criteria

Because overall noise levels from traffic traveling on public roadways is not considered in the Seattle noise rules, alternate noise guidelines/criteria are presented below.

The Federal Highway Administration (FHWA) has adopted noise standards that apply to traffic noise associated with its projects. These criteria do not apply to this project because they are intended for analyzing effects related to new, expanded, or substantially modified roads controlled by state or federal agencies. However, the FHWA traffic noise criteria and the Washington state implementation of these rules through state policies are discussed below to provide readers a perspective on the noise levels discussed below related to traffic sources.

The FHWA defines a traffic noise impact as a predicted traffic noise level (peak hourly Leq)[1] approaching or exceeding 67 dBA at exterior locations associated with residential uses, or when the predicted traffic noise levels substantially exceed the existing noise levels. FHWA leaves the definition of "approach" to the states. The Washington State Department of Transportation (WSDOT) defines "approaching" the FHWA limits as sound levels within 1 dBA of the criterion level (i.e., 66 dBA for residential properties). WSDOT defines "substantially exceeding" existing noise levels as an increase greater than 10 dBA.

[1] An indication of average noise levels is provided by a noise descriptor known as the equivalent sound level (Leq). The Leq is the level of a constant sound that has the same sound energy as the actual fluctuating sound. As such, it can be considered an energy-average sound level.

Zoning and Land Use

As mentioned previously, the Seattle noise limits are based on the underlying zoning of the source and receiving properties. The properties within the Major Institution Overlay (MIO) District boundary have varied zoning. Most of the property is zoned Residential Multifamily (MR). Facilities within these zones are considered Residential sources when applying the Seattle noise limits. The areas of campus zoned NC2, NC3, and C2 are considered Commercial sources when applying the Seattle noise limits.

Similarly, the surrounding receiving properties include many land use zones. Again, for purposes of applying the noise rule, residential zones (including all MR zones and single family zones) are considered Residential receiving properties, while properties designated NC2, NC3, and C2 are considered Commercial receiving properties.

Because of the variations in zoning throughout the project area, both the operational and the construction noise limits will vary for each different facility included in the MIMP depending on nearby properties. The most stringent noise limits will apply to those facilities or buildings located in an MR zone that are near Residential receiving properties.

Table 3.3-3 displays the zoning of each new or expanded facility or building included in the MIMP. Buildings proposed for renovation only and buildings for which no nearby sensitive receiving properties have been identified are not included. **Table 3.3-3** also identifies the daytime operational noise limit applicable to each new or expanded facility. For receivers in residential zones, the noise limits during nighttime hours (10 PM to 7 AM weekdays, 10 PM to 9 AM weekends) would be 10 dBA lower than shown in the table. During daytime construction, the applicable noise limits would be 20 to 25 dBA higher than shown in **Table 3.3-3**, depending on the type of construction equipment in use (See **Table 3.3-5**).

Table 3.3-3
ZONING OF SOURCE AND RECEIVING PROPERTIES FOR NEW OR EXPANDED FACILITIES

Expanded or New Facilities	Zoning	Nearby Receivers/Zoning	Seattle Daytime Noise Limit[1]
Planned Near-Term Projects			
Seaport (Academic or Recreation/Sports)	MR	Adjacent mixed-use (NC2) Residences north of Columbia (MR)	57 55
824 12th Avenue Building	NC2	Adjacent residences to east (MR)	57
12th & Cherry Housing	MR & NC2 (Use MR)	Residences south of James (MR)	55
Connolly Center	MR	Residences north of Cherry (MR)	55
Academic & Housing at 12th and Madison	C2	Seattle Academy (NC3)	60
Logan Field Parking & Retail	MR	Residences south of Jefferson (MR)	55
Potential Near-Term Projects			
Academic & Law School Expansion	MR	Mixed-use east of 12th (NC2)	57
Academic & Housing at 12th and Spring	NC3	Residence east of 12th (NC2)	60
Columbia & Broadway Building	NC3	Hospital east of Broadway (NC3 and MR)	60 and 57
Potential Long-Term Projects			
12th & James Retail	MR	Mixed-use east of 12th (NC2)	57
Academic Building at Broadway & Madison	NC3	Mixed-use north of Madison (NC3)	60
Student Housing/Office/Mixed Use at 13th Avenue	MR & NC2 (Use MR)	Adjacent mixed-use (NC2) Residences north of Columbia (MR)	57 55
Campion Ballroom	MR	Residences south of Jefferson (MR)	55
Addition to Connolly Center	MR	Residences south of Jefferson (NC2) Residences south of Jefferson (MR)	57 55
1313 E Columbia Street	MR	Residences east of 14th (MR)	55
824 12th Avenue	NC2	Adjacent residence to east (MR)	57

[1] Noise limits shown here apply to long-term operational noise during daytime hours (i.e., 7AM to 10PM weekdays; 9AM to 10PM weekends and holidays). Construction noise limits are higher by 20 to 25 dBA during daytime hours, depending on type of equipment in use.

Existing Sound Levels

The existing acoustic environment in and around Seattle University is typical of an urban setting, consisting of traffic from local roads, voices, aircraft, and other miscellaneous sources. The noise study focused on areas where MIMP development could have the greatest potential to impact off-site noise-sensitive receivers.

To characterize the existing acoustic environment, short-term (i.e., 15-minute) sound level measurements were taken in areas representative of off-site receivers potentially affected by elements of the proposed project. These areas generally consist of locations where Seattle University facilities or traffic could result in a noticeable noise increase. Descriptions and results of the sound level measurements are shown in **Table 3.3-4** with locations depicted in **Figure 3.3-1.**

Table 3.3-4
MEASURED EXISTING SOUND LEVELS

SLM Location	Time	L_{eq}	L_{25}	L_8	L_2	L_{max}
SLM 1[1]	10:01	63	63	67	71	80
SLM 2[2]	10:26	64	65	67	70	80
SLM 3[3]	10:49	60	60	64	67	80

Source: Sound Level Measurements by ENVIRON International Corp., 2008

Notes:

1 SLM 1 was taken on the southeast corner of E Jefferson Street and 11th Avenue, approximately 20 feet south of E Jefferson Street. Primary noise sources included traffic on E Jefferson Street, airplanes, voices, lawn mowing, distant traffic from other roads, and train horns. The measurement is representative of receivers along the south-side of E Jefferson Street.

2 SLM 2 was taken near the northwest corner of E Cherry Street and 14th Avenue, approximately 60 feet west of 14th Avenue and approximately 34 feet north of E Cherry Street. Noise sources noted during the measurement included traffic on E Cherry Street, 14th Avenue, and other distant roads, vehicle acceleration, car horns, distant train horns, and airplanes. The measurement is representative of residential receivers east of 14th Avenue, north of E Cherry Street.

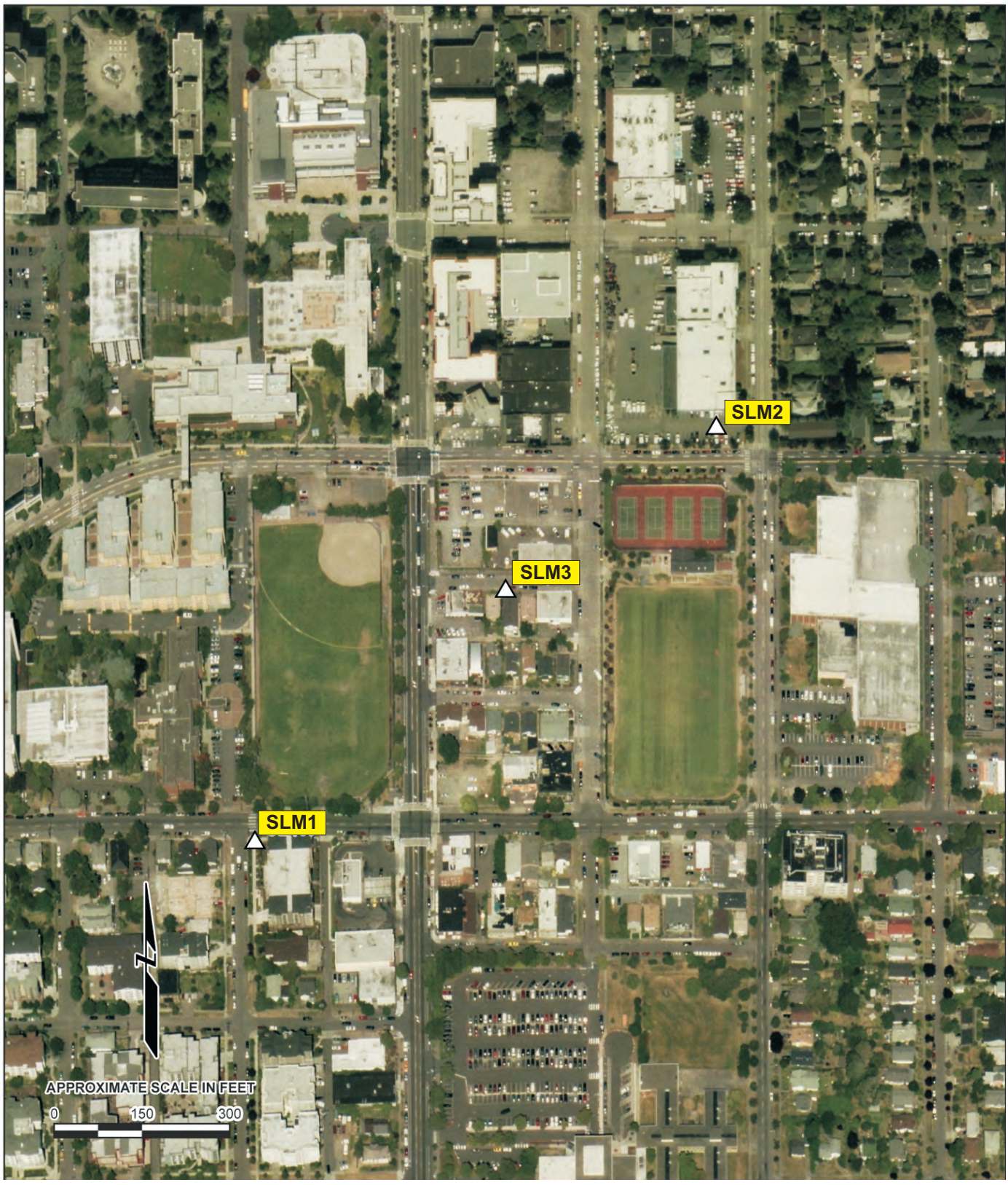
3 SLM 3 was taken on the south-side of E James Court, about midway between 12th and 13th Avenues. The measurement is representative of existing receivers on this road and on E Barclay Street between 12th and 13th Avenues. Noise sources included traffic, mostly on distant roads, airplanes, cars starting and accelerating, voices, and distant garbage collection.

3.3.2.2 Significant Impacts of the Proposed Action

Certain elements of the *Proposed Action* have the potential to result in noise impacts at nearby residential and noise-sensitive commercial receivers. These elements could include noise from increased traffic due to new project-related development, noise from proposed parking garages, and noise from dormitories (voices, music, etc.). The following discussion identifies the potential for these elements to result in noise impacts. Construction noise impacts are discussed in **Section 3.9**.

Project-Related Traffic

Traffic volumes on area roadways are expected to increase minimally under the *Proposed Action*. Comparisons of project-related traffic volumes in the future (2028) with and without the proposal indicate full development of the MIMP would result in either slight increases of 0 to 1 dBA or very slight (less than 0.5 dBA) decreases in traffic noise from area roadways. Changes of 0 to 1 dBA would not be expected to be discernible. Therefore, no significant impacts are anticipated from changes in traffic volumes due to the proposal.



Source: *Environ, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.3-3** **Sound Level Measurement Locations**

Parking Garage Noise

The proposed Seattle University MIMP would include only minimal capacity changes in most onsite parking facilities; therefore, no new significant noise impacts would be anticipated from most of these facilities. Two large existing parking facilities, the Broadway Garage and the Connolly Center, would be demolished as a result of the proposed MIMP. One new parking facility would be constructed under Logan Field, increasing that facilities parking capacity from 30 vehicles to 855 vehicles. The proposed Logan Field parking garage would be the only parking facility with potential noise impacts.

Logan Field Parking Garage

Based on Federal Transit Administration (FTA) noise screening criteria, parking garages greater than 125 feet from residences (as measured from the center of the garage) are unlikely to result in noise impacts. The center of the Logan Field parking garage is estimated to be at least 300 feet from the nearest off-site residences south of Logan Field. These residences include condos and apartments. Therefore, noise impacts to these offsite residences from vehicles accessing the Logan Field parking garage are expected to be minimal. (Potential noise impacts resulting from increases in traffic volumes on access routes to the garage are discussed separately in the previous **Project-Related Traffic** section.)

Underground parking facilities, such as Logan Field, typically require large ventilation systems, which can be potential new sources of noise. Logan Field garage ventilation is proposed to be provided by three exhaust fans located on the western edge of the garage. Depending on the specific ventilation system design and equipment, noise from the ventilation system could result in impacts to nearby residential uses.

The ventilation system equipment and design would comply with the City of Seattle's noise limits. Because the ventilation equipment would likely need to operate before 7AM or after 10PM (considered nighttime hours), the noise limit at the nearby residences would be 45 dBA (i.e., Logan Field and nearby residences are zoned MR and are considered Residential source and receiving properties). Because the ventilation fans would be on the western side of Logan Field, the off-site residences with the most potential for noise impacts from the equipment would be residences south of Logan Field and Jefferson Street. In addition to the off-site residences, potential noise impacts from this equipment should be taken into consideration at the nearer Murphy Apartments and Chardin Hall residences on the SU campus.

Mechanical Equipment

In addition to the Logan Field garage, other new and renovated buildings would likely require mechanical equipment for heating, ventilation, and cooling (HVAC) systems. This type of equipment is considered a potential noise source by the City of Seattle because exterior installation of this type of mechanical equipment has the potential to impact other nearby uses, particularly if those uses are residential.

Because of the conceptual nature of the MIMP, no project-specific details are available at this time regarding the types and locations of such equipment; therefore, no quantitative analysis is possible at this time. Noise from any new HVAC equipment provided as part of the proposed MIMP would be required to meet Seattle's noise limits. Because mechanical equipment often

operates all or much of the day and night, the nighttime noise limits would apply to any nearby residential receiving properties zoned for residential use, and on-campus student housing. In particular, the north and east sides of the campus are bordered by residential uses. The noise limit for Residential receiving properties would be 47 dBA if the HVAC equipment were located in a commercial zone and 45 dBA if the equipment were located in a residential zone (**Table 3.3-3**).

Athletic and Recreational Facilities

Under the proposed MIMP, the Connolly Center facility located at Cherry & 14th would be expanded. However, the recreational and athletic activities associated with the Center would be similar to events that occur today, the number of participants or spectators for any single event would not increase substantially (i.e., more than double), and the activities would occur inside the Center building. Therefore, no significant noise impacts are anticipated from an expanded Connolly Center.

Two athletic fields, Logan and Championship, are currently located in the southern portion of campus on E Jefferson Street. The current configuration of the fields and the types of activities hosted onsite are not anticipated to change significantly in the future under the *Proposed Action*. Although additional bleachers are proposed for the softball field at the north-end of Logan Field, the bleachers are not expected to substantially increase (i.e., more than double) the spectator capacity. For spectator events, crowd noise is often the loudest noise source. Even a doubling of the spectator capacity would only result in an increase of 3 dBA during the games -- an increase which is unlikely to be noticed in this active, urban environment. Therefore, no significant noise impacts on nearby uses, such as the adjacent Archbishop Murphy Apartments, are anticipated from increased spectator capacity at Logan Field.

New Student Housing Facilities

The proposed MIMP identifies five new student housing facilities on the Seattle University campus.

- Two of the new housing facilities would be located on the corner of 12th Avenue and E Madison Street, a busy arterial with heavy traffic and a resulting loud urban environment. These facilities are surrounded by property zoned NC3 for commercial uses with no residential receivers. The nearest sensitive use is the Seattle Academy, a school that is located on the east-side of 12th Avenue. Given its location on 12th Avenue and its neighboring commercial activities and exposure to commercial noise levels, the school is not expected to be affected by typical noise from a residential facility. However, occasional louder noises associated with the housing facilities (e.g., garbage/recycling collection) could cause occasional disturbances at the school.

- A third new housing facility is proposed on the west-side of 12th Avenue between Marion and Spring Streets. The nearest off-campus properties are zoned NC2 for commercial uses, although one mixed-use (i.e., commercial and residential) property is across 12th Avenue from the proposed new housing facility. Given its location on 12th Avenue and its neighboring commercial activities and exposure to commercial noise levels, this mixed-use property is not expected to be affected by noise from a residential facility.

- A fourth proposed new housing facility, 12th & E Cherry, would replace an existing parking lot between E Cherry Street and E James Court, between 12th and 13th Avenues. There are multiple residences in the MR (i.e., Residential) zone south of E James Court that could be affected by "operational" noise from a new housing facility.

- The fifth new housing facility is proposed on the east-side of 13th Avenue between E Cherry and E Columbia Streets. This building abuts mixed-use property (zoned NC2) that contains second-story residences on west-side. There is also a residential property (zoned MR) across E. Columbia Street from the proposed housing. Residents in either of these nearby properties could potentially be affected by noise from the new student housing.

Noise in and from student housing facilities is typically controlled through self-policing and by campus authorities because noise inside the facilities typically has greater impact on other residents in the building than on neighbors in adjacent buildings. However, there may be occasions when noise from the new student housing facilities could affect nearby neighbors.

Another noise source associated with student housing facilities is garbage and recycling collection. Although the new facilities are not planned in enough detail to quantitatively address potential garbage/recycling collection noise, the following information regarding these collections is available. SU collections occur after 7AM, and generally between 7AM and 6PM. If noise from collection activities negatively impact nearby uses, the University would, to the extent possible, work with the vendors to modify the collection schedule. To avoid possible impacts, the University could also consider placing dumpsters and collection receptacles in locations shielded from nearby sensitive receivers.

3.3.2.3 Impacts of the Alternatives

Alternative 1 - No Student Housing Alternative

Due to the lack of sufficient onsite housing for students assumed under the *No Student Housing Alternative*, additional vehicle trips on area roadways would be anticipated, resulting in greater traffic noise levels at some area receivers. However, the projected increase in traffic volumes and the resulting projected increases in traffic sound levels associated with this alternative would be minimal. The greatest projected traffic noise increase by 2028 -- compared to the existing conditions -- is 1 dBA, which is unlikely to be discernible. Therefore, no traffic-related noise impacts are expected with the *No Student Housing Alternative*.

Assumptions regarding noise impacts associated with new parking garage facilities, mechanical equipment and athletic/recreational fields would be similar to the *Proposed Action*.

Alternative 2 - No Alley Vacation Alternative

Assumptions regarding noise impacts associated with the *No Alley Vacation Alternative* would be similar to the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

Assumptions regarding noise impacts associated with the *No MIO Boundary Expansion Alternative* would be similar to the *Proposed Action* because no specific development is presently identified for the proposed MIO boundary expansions.

Alternative 4 – No Height Increase East of 12th Avenue

Assumptions regarding noise impacts associated with the *No Height Increase East of 12th Avenue. Alternative* would be similar to the *Proposed Action*.

No Action Alternative

The *No Action Alternative* would entail no new plans for construction or renovation of facilities. No new operational noise impacts would be associated with the *No Action Alternative*. However, building and renovation projects identified in the existing MIMP could be expected to continue.

Cumulative Impacts

No cumulative environmental health impacts associated with development in the proposed MIMP are anticipated. Proposed development would conform to federal and state environmental health requirements, as well as conform to the City's Seattle noise limits associated with adjacent properties. Noise impacts due to traffic, other parking facilities, expanded athletic facilities, or new student housing facilities are expected to be minimal and/or intermittent. Cumulative impacts of development associated with the University's Final MIMP, as well as further intensification within the urban center as a result of development associated with other nearby major institutions and future development, could at times result in increases in ambient noise levels in this portion of the City. Specific noise impacts, however, would be addressed on a project-by-project basis once a proposed development project is well defined.

3.3.2.4 Mitigation Measures

Potential noise impacts could result from new HVAC equipment at the Logan Field parking facility, mechanical equipment associated with new or renovated facilities and new student housing facilities (and associated garbage/recycling collection).

- To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones, not just at adjacent commercial locations. More distant residential receivers may present more of a challenge for compliance with the Seattle noise limits due to the 10-dBA reduction in limits during nighttime hours (i.e., between 10PM and 7AM) for these properties.

- The exhaust vents proposed for the new Logan Field Garage, care should be taken to select and place these units in such a manner as to protect residential housing on the

Seattle University campus just west of the field, as well as at the nearest off-site residences south of the field and E Jefferson Street.

- Potential for impacts due to new student housing facilities would be minimized by the Seattle University's Code of Conduct rules of behavior. These rules include the following language regarding respect for the surrounding community:

  > "Students are expected to uphold its values by maintaining a high standard of conduct. Inconsistent with this is behavior that detracts from the community, is irresponsible, and compromises the health and safety of community members; it will be referred to the conduct process."

  Additional language states

  > "At no time does anyone have the "right" to make as much noise as s/he may want to make while on campus because an atmosphere conducive to study must be maintained. Due to the close living conditions in the halls, "respect" for neighbors and others on the floor or in the hall should be taken into account at all times. This is to say, should the amount of noise any group or individual is making become offensive to other persons/groups in the hall, or in neighboring buildings, students will be asked at any time to lower the noise level, and/or discontinue the loud activity. Residents have a "responsibility" to comply with these requests."

- With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University should work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.

3.3.2.5 Significant Unavoidable Adverse Impacts

The greatest potential for operational noise impacts from the proposed MIMP is from new ventilation equipment, particularly equipment associated with the new parking garage under Logan Field. Care should be taken in the selection, design, and placement of the equipment to ensure that all City of Seattle noise limits are met at nearby properties. No significant unavoidable adverse noise-related impacts are anticipated.

Noise impacts due to traffic, other parking facilities, expanded athletic facilities, or new student housing facilities are expected to be minimal and/or intermittent. No significant unavoidable adverse noise-related impacts are anticipated.

3.4 LAND USE

This section of the Final EIS describes the existing land use patterns on the Seattle University campus site and in the site vicinity and analyzes the potential land use impacts and mitigation measures that could result from the proposed *Major Institution Master Plan* (MIMP). A discussion of the project's Relationship to Plans, Policies and Regulations is also included.

3.4.1 Affected Environment

Existing Land Uses

Campus Land Uses

The Seattle University campus encompasses an area of approximately 48 acres and is located on Capitol Hill just east of Downtown Seattle between First Hill and the Squire Park neighborhood. For the most part, the campus generally slopes downward to the east from Broadway to 12th Avenue with the area between 12th and 15th Avenues being relatively flat; east of 15th Avenue the topography rises. As depicted in **Figure 3.4-1**, the general pattern of land use on the campus includes:

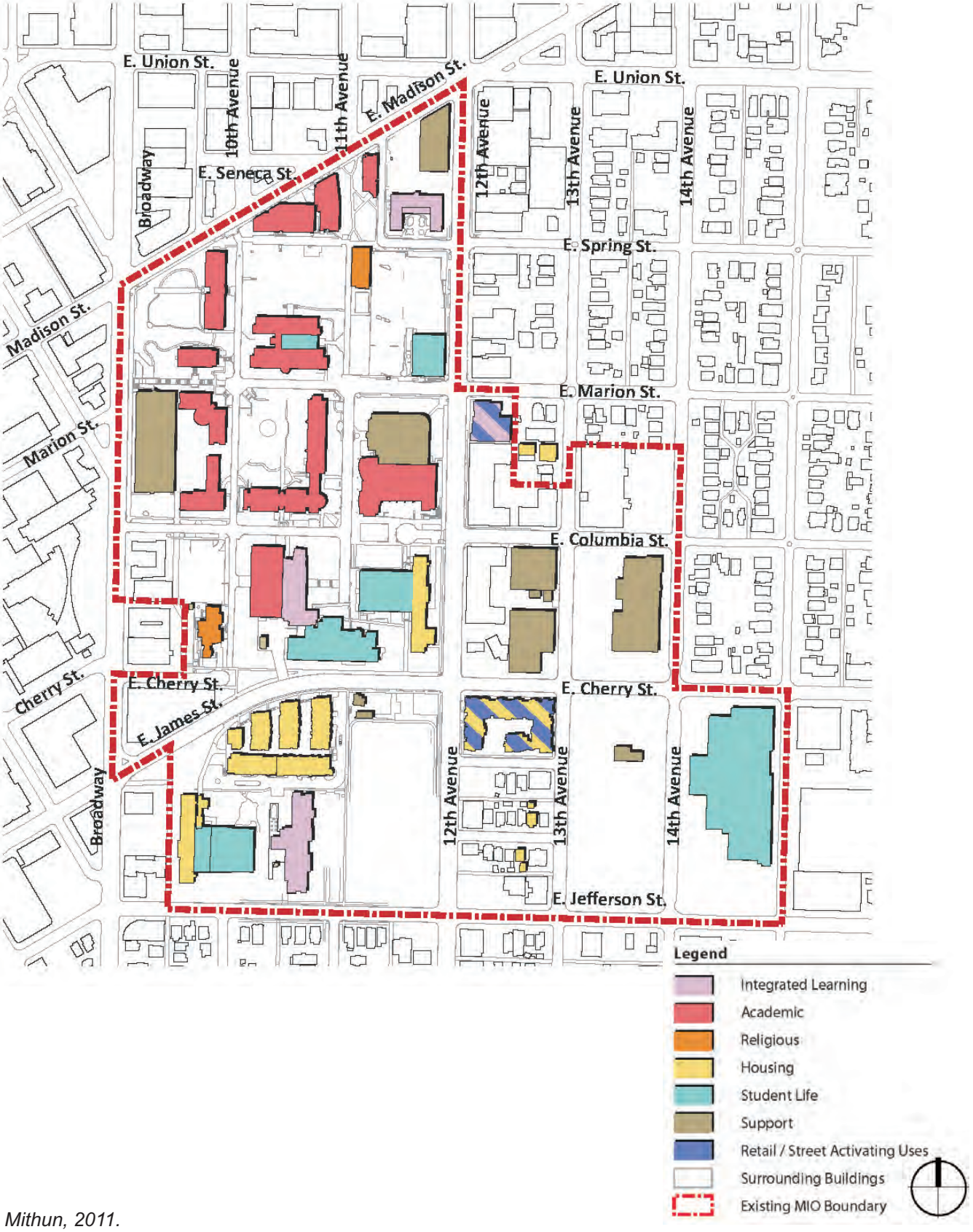
- **Buildings** – The campus consists of 37 buildings totaling approximately 2,044,000 gross square feet. A majority of the buildings are located north of James Street/Cherry Street, with development centered around the main Quad.

- **Surface Parking Lots and Garages** – Thirteen parking areas are located throughout the Seattle University campus including six surface parking lots, three parking garages (Murphy Garage, Broadway Parking Structure, and Broadway Garage), and parking associated with select residence halls.

- **Playfields and Open Space Areas** – Including Logan Field and Championship Field, both located south of E Cherry Street and the Quad, Union Green and the St. Ignatius Chapel Plaza, located in the northern portion of central campus.

Table 3.4-1 provides an overview of the existing campus land use pattern. The predominant campus land use (approximately 39 percent of the total campus area) is open space areas; pedestrian walkways/plazas and sports hardscapes also contribute to the sense of open space on campus (11.7 percent). University buildings comprise approximately 27 percent of the campus area while parking lots and roadways account for approximately 22 percent of the area.

Uses within the existing campus buildings include: academic (classrooms, labs, etc.), student support facilities (library, student center, student center pavilion, university services, etc), student residence halls/apartments, administrative offices, athletic facilities, and the Chapel of St. Ignatius. Academic uses are primarily located in the central campus area (between Madison Street and Cherry Street). Housing uses are generally located in the southern portion of campus (south of Cherry Street). Student life and support uses are located in various locations throughout the campus area.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.4-1** **Existing Campus Land Uses**

Existing open space areas, including the Quad, Union Green and the St. Ignatius Plaza are all located in the north central portion of campus (north of Columbia Street). These areas primarily serve as locations for passive recreational uses. Logan Field and Championship Field -- which are home to some of the University's athletic teams, as well as being used for recreational student use -- are both located in the south portion of campus (south of E Cherry Street).

Table 3.4-1
EXISTING CAMPUS LAND USE PATTERNS

Land Use	Area in Acres	Percent of Total
Landscaping/Open Space Areas[1]	18.7	38.9%
Pedestrian and Sport Hardscapes[2]	5.6	11.7%
Buildings	13.2	27.4%
Vehicle Access Roadways	4.4	9.3%
Vehicle Parking Lots	6.1	12.7%
Total	**48**	**100%**

Source: Mithun, 2008.

The existing population at Seattle University includes approximately 7,529 students (6,764 FTE), 663 faculty members (536 full-time equivalent [FTE]), and 659 staff members (641 FTE). Of the total students on campus, approximately 1,728 live in student housing complexes on the University campus.

Land Uses in the Vicinity of the Campus

The Seattle University campus is located in a highly developed urban area, which contains a mixture of medium to high-density development. General development surrounding the campus includes: multifamily residential uses, commercial and mixed use buildings, as well as institutional uses (e.g. hospitals, schools, and government, etc.). Some single family residences are also located to the south and east of the campus (see **Figure 3.4-2** for an illustration of existing uses in the vicinity of the site).

The area north of the campus contains primarily low-level (one to three stories) and mid-level commercial development (four to six stories). Immediately north of the campus are primarily one and two-story commercial and retail uses. A six-story Silver Cloud Inn hotel is located at the northeast corner of Broadway and Madison St.; a three-story commercial building and three-story medical office building are located further north on Broadway. Seattle Central Community College is also located approximately four blocks to the north. Further to the northwest is the 33-story First Hill Plaza along with a proposed 15-story mixed use condominium (MUP #2307655 / DPD Project #6100902).

[1] Areas in this category include landscape areas, lawn areas, and athletic fields.
[2] Areas in this category include pedestrian walkways/plazas and sport courts (basketball/tennis, etc).

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.4-2** **Existing Surrounding Land Uses**

Immediately west of the Seattle University campus (across Broadway) is Swedish Medical Center's First Hill campus. The Swedish First Hill campus contains multiple large scale buildings (ranging from 10 to 14 stories) and is bounded by Madison Street on the north, Broadway on the east, James Street on the south, and Minor Avenue on the west. Further to the northwest is Virginia Mason Medical Center and O'Dea High School. Interstate 5 is located approximately 0.5 miles west of the Seattle University campus.

The area south of Seattle University is comprised of a variety of land uses including multifamily residences, commercial and office uses, government uses and a hospital. Immediately south of the campus are multifamily residences ranging from two to six stories. Commercial and office uses are located along Broadway and 12th Avenue. The King County Youth Correctional Facility is located approximately one block south of campus on 12th Avenue. Harborview Medical Center is located approximately two blocks south/southwest of the campus.

The area east of campus is made up of a mixture of land uses. Commercial and mixed use buildings are located immediately east of the main campus area, across 12th Avenue; the Seattle Academy is also located adjacent to the north-end of campus along 12th Avenue, directly south of Madison Street. The Seattle Academy serves students in grades 6 through 12 and is primarily comprised of five buildings: the Vanderbilt Building, the Cardinal Union Building, the Temple Building, a gymnasium, and an Arts Center. The Seattle Academy employs a staff of approximately 83 people and has an enrollment of roughly 590 students. Single family and multifamily residences are located further to the east, beyond 13th Avenue. Swedish Medical Center's, Cherry Hill Campus is located immediately east of the University's Connolly Center, beyond 15th Avenue, and includes multiple mid-rise structures, along with a five-story parking garage. Seattle University's Nursing Clinical Performance Lab is located within the Swedish-Cherry Hill campus.

Building Characteristics (Height and Bulk)

Site

The Seattle University campus contains a variety of building types and sizes ranging from low-rise (one to three stories) administrative and support facilities to mid-rise (four to twelve stories) academic, student housing and support facilities. A majority of the taller campus buildings are located west of 12th Avenue and include the twelve-story Campion Residence Hall, the 10-story Bellarmine Residence Hall, and the six-story Engineering Building, Bannan Science Building and Pigott Building. In general, buildings on campus exemplify a diversity of architectural styles.

Site Vicinity

The characteristics of buildings surrounding the Seattle University campus vary depending on location and the nature of the structure's use. The area to the west of campus (beyond Broadway Avenue) is characterized by numerous mid-rise and high-rise structures, including buildings associated with the Swedish's First Hill Campus (eight to fourteen stories) and the First Hill Plaza (33 stories). The area north of campus is characterized by primarily low-rise commercial/retail buildings and mid-rise commercial, office and mixed-use buildings. Buildings to the east of campus are generally single family residences or low to mid-rise multifamily residences; as noted, the Swedish Cherry Hill Campus is also located in this area and includes mid-rise and high-rise structures ranging from three to eight stories in height. The area to the south of campus is primarily characterized by single family residences and mid-rise multifamily

residences; some low-rise commercial/retail uses are located along 12th Avenue. The King County Youth Correctional Facility is located further south and includes a collection of two-story buildings on the perimeter of the site, surrounding the main, five-story structure.

Existing Zoning/Major Institution Overlay

Existing Zoning

Figure 3.4-3 depicts existing zoning on-campus. In general, existing underlying zoning designations on the Seattle University campus consist of a range of commercial and multifamily designations. The majority of the central campus area (between 12th Avenue and Broadway) is designated as Residential Multifamily Midrise (MR). However, areas adjacent to Broadway are designated Neighborhood Commercial 3 -85' (NC3-85), while portions of the area along 12th Avenue and south of E Madison Street are zoned Commercial 2-65' (C2-65) and Neighborhood Commercial 3-65' (NC3-65).

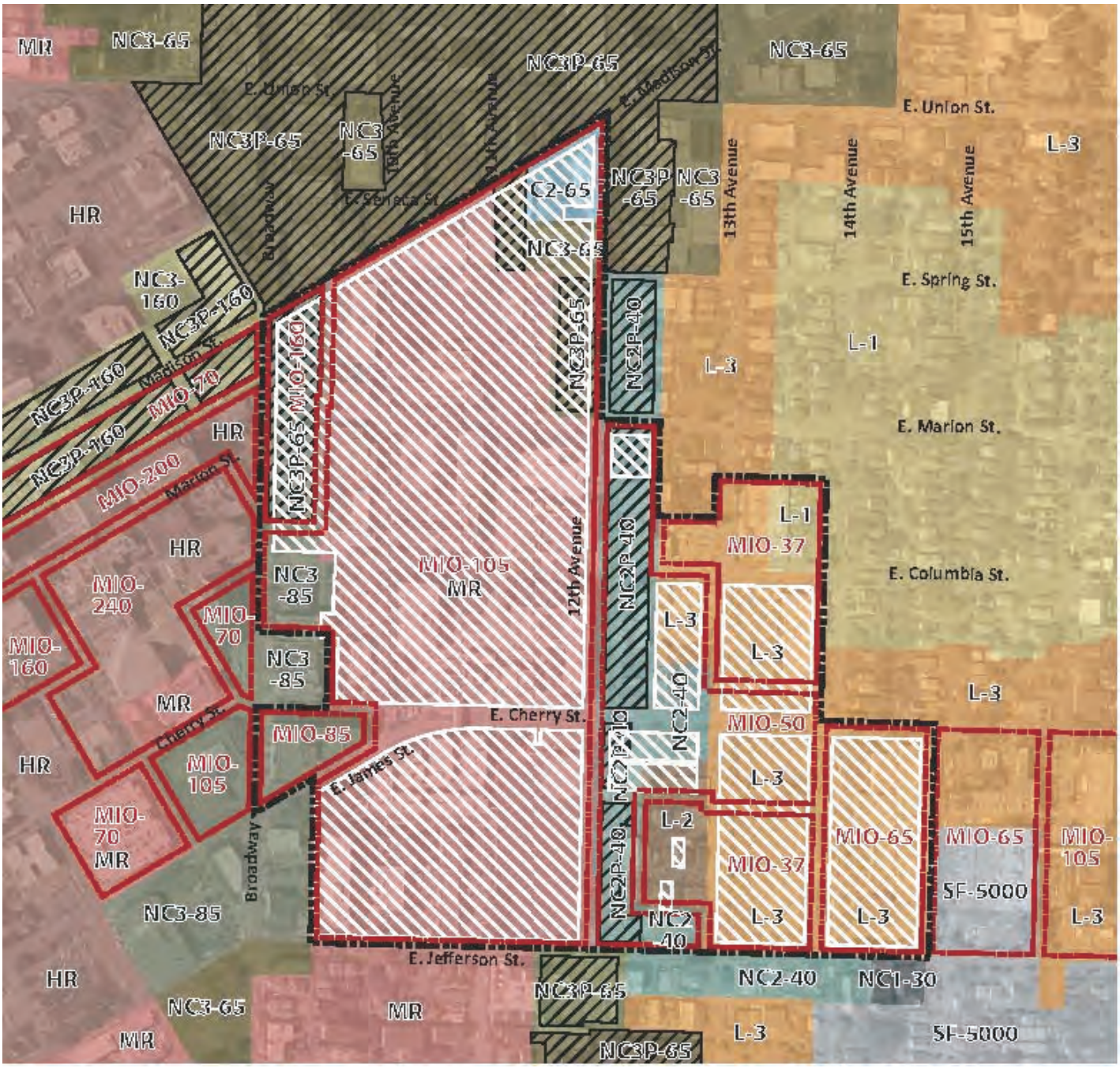
Areas immediately east of 12th Avenue are zoned Neighborhood Commercial 2-40' (NC2-40). The area further east, along 13th Avenue and beyond, zoning is primarily Residential Multifamily Lowrise 3 (L-3), with a small portion of Residential Multifamily Lowrise 1 (L-1) located north of E Columbia Street and a portion of Residential Multifamily Lowrise 2 (L-2) located west of 13th Avenue (see **Figure 3.4-3**).

Existing Major Institution Overlay (MIO)

In 1997, Seattle University's existing MIMP was approved and, thereby, established the existing MIO boundary and the overlay zoning for the campus. Height limits on-campus range from 37 feet to 160 feet. The maximum height limits on campus (MIO-160) are located along Broadway between E Madison Street and E Columbia Street; the majority of the remaining campus area between Broadway and 12th Avenue is zoned MIO-105. Areas east of 12th Avenue are primarily zoned MIO-50; areas with zoning designations of MIO-37 and MIO-65 are also located further to the east (refer to **Figure 3.4-3** for the existing MIO boundary and overlay zoning). The total area included within the existing MIO boundary is approximately 70.9 acres, which includes public rights-of-way. Approximately 68 percent of this area is owned by Seattle University, 23 percent is owned by the City of Seattle (public rights-of-way) and 10 percent is owned by other private entities.

3.4.2 Significant Impacts of the Proposed Action

The following impact discussion is divided into direct and indirect impacts. Direct impacts associated with the proposed MIMP relate to construction impacts, conversion of land uses, an increase in site density, changes in activity levels (i.e. increased noise, traffic and pedestrian activity), and compatibility of proposed new land uses on-campus with surrounding land uses. Indirect land use impacts can include peripheral development and/or changes in the character or quantity of existing land uses in the area.



Neighborhood Commercial 3-160' (NC3-160)
Neighborhood Commercial 3-85' (NC3-85)
Neighborhood Commercial 3-65' (NC3-65)
Neighborhood Commercial 3-40' (NC3-40)
Neighborhood Commercial 2-40' (NC2-40)
Neighborhood Commercial 1-30' (NC1-30)
Commercial 2 - 65' (C2-65)

Residential Multifamily Highrise (HR)
Residential Multifamily Midrise (MR)
Residential Multifamily Lowrise 3 (L-3)
Residential Multifamily Lowrise 2 (L-2)
Residential Multifamily Lowrise 1 (L-1)
Residential Single-Family 5,000 sf (SF 5000)
Pedestrian Designated Overlay (P suffix)

Source: *Mithun, 2011.*

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Figure 3.4-3

Existing MIO Boundary and Zoning

Direct Impacts

Proposed Campus Land Uses

Implementation of the MIMP would result in the intensification of uses on-campus as a result of new building development, remodeling and intensifying development associated with existing buildings, and the modification and addition of parking areas. It is anticipated that full development of the MIMP would occur over roughly a twenty-year time period and would double the existing building area on the campus. Technically, development under the MIMP is proposed in three phases: planned Near Term projects (up to four years), potential Near Term projects (up to seven years) and potential Long Term projects (eight to eighteen years).

The pattern and types of land uses on campus would not change significantly under the *Proposed Action*; however, building density and building heights would likely change as a result of the proposed Major Institution Overlay (MIO) zoning. The new MIO zoning would allow increased height limits along Broadway (between Cherry Street and Columbia Street) and along the eastern portion of campus between E Marion Street and E Jefferson Street. 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 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 addressing concerns about building heights raised by neighboring residents.

Seattle University indicates that they believe that the boundary and height increases that are proposed as part of the Final MIMP represent the minimum necessary to meet the University's Near-Term and Long-Term development plans. Urban campuses are beginning to soften their boundaries, moving away from the monastic model of a hard separation from the community. Recent long-term visions have included stronger integration with the surrounding urban context (the UW Campus Master Plan is one example). The University's vision for this plan east of 12th is to integrate with the surroundings by respecting the existing street grid. Open space currently exists in the form of athletic fields. Additional open space may include increased setbacks, landscaping, street narrowing and/or pocket parks. Building density and heights assumed under the *Proposed Actions* would be considered the maximum feasible density. Many of the proposed facilities would include both academic, administrative, residential and student life uses and would be intended to improve integration within the campus and the surrounding community. Academic and student life uses benefit from being ground-related. This encourages interaction with the broader campus, strengthening a sense of community overall, and eases movement between classes (large numbers of students cannot be easily transferred between floors using elevators). Some uses, such as housing, administration, and research can function better than academic uses on upper floors. In addition, architectural elements such as clock towers also need greater height. For this reason, projected academic space needs are assumed to generally occur on the first four floors. Functions above four floors are typically residential, administrative and/or research-type uses. The resulting development density proposed in this plan reflects these functional requirements.

Despite the addition of several new buildings and modifications to existing buildings, the amount of usable open space on campus would actually increase by 3.6 percent under the *Proposed*

Action. This is due in part to the fact that numerous surface parking lots, along with the Broadway Parking Garage, would be replaced in whole or in part with new usable open space. **Table 3.4-2** includes a summary of the changes to the existing land uses on campus as a result of the *Proposed Action*. **Figure 3.4-4** provides an illustration of proposed land uses on-campus under the MIMP.

Table 3.4-2
CHANGES TO CAMPUS LAND USE PATTERN UNDER THE PROPOSED ACTION

Land Use	Existing Area (ac.)	Percent of Total	Proposed Land Use Area (ac.)	Percent of Total	Percent Change
Landscaping/Open Space Areas[3]	19.2	40	19.7	41	+1%
Pedestrian and Sport Hardscapes[4]	7.2	15	7.7	16	+1%
Buildings	13.0	27	18.7	39	+12
Vehicle Access Roadways and Parking Lots[5]	8.6	18	1.9	4	-14
Total	**48**	**100**	**48**	**100**	

Source: Mithun, 2008.

Land use changes under the MIMP would occur incrementally over time as development on the campus progresses. Full implementation of the MIMP would involve new construction and/or additions/renovation to approximately 34 buildings and facilities over the 20-year time period. The total net additional square footage proposed by the MIMP would be approximately 2,145,000 square feet over that time frame. Development on-campus would contain uses and functions that support the mission of the University (i.e. academic uses, student support, student housing, and administrative space) or are functionally – integrated with Seattle University.[6]

Development under the proposed MIMP is divided into Near-Term Development (to be completed within approximately seven years) and a Long-Term Development (to be completed within 18 years); Near-Term Development is further divided into planned projects and potential projects. Under the City of Seattle's MIO Code, planned projects are defined as "development which the Major Institution has definite plans to construct," while potential development projects are less definitive.

3 Areas in this category include landscape areas, lawn areas, and athletic fields.
4 Areas in this category include pedestrian walkways/plazas and sport courts (basketball/tennis, etc).
5 Areas in this category do not include public rights-of-way.
6 Per the City of Seattle's MIO Code, functionally-integrated uses are those that are substantially related to the central mission of Seattle University or that primarily and directly serve the users (students, faculty, staff and visitors) or the University.

Source: *Mithun, 2011.*

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Construction Impacts

Proposed development under the Near-Term and Long-Term would result in temporary construction-related impacts to surrounding land uses. Site preparation and construction of infrastructure and buildings would result in periodic impacts to adjacent land uses over the 20-year development period of the MIMP. Construction-related impacts would include additional amounts of air pollution as a result of dust and emissions from construction equipment and vehicles; increased amounts of dust associated with clearing, grading and demolition activities; increased noise levels from construction activities; vibration associated with vehicle movement and construction activity; and, increased traffic associated with construction vehicles and construction workers. Although construction activities would occur incrementally over the roughly 20-year development period, such activity would move around the site and could result in temporary impacts to adjacent uses when site construction occurs near the boundary of the site or is in closest proximity to those adjacent uses. These construction-related impacts would be temporary in nature and would cease once construction of the proposed projects is completed.

Near-Term Development

Proposed Campus Land Uses. The proposed Near-Term Development would include 21 total projects, representing a net increase of approximately 1.2 million square feet to the campus area. Projects included in the Near-Term would add new and renovated academic uses, student support facilities and housing; improve pedestrian access across James/Cherry Street; enhance open space and pedestrian pathways; strengthen the University's presence along 12th Avenue; and, replace surface parking with structured parking and increase open space. **Table 3.4-3** provides a breakdown of proposed Near-Term Development.

Table 3.4-3
PLANNED AND POTENTIAL NEAR-TERM PROJECTS

Near-Term Projects/Renovations	Net Additional Square Footage	New Development or Renovation
PLANNED NEAR-TERM PROJECTS		
1313 E. Columbia*	0	Renovation
Law School Annex (Academic)*- 1215 E Columbia	5,000	Both
824 – 12th Ave. Bldg.*	5,000	Both
Library Addition*	35,000	Both
1223 & E. Cherry St. Redevelopment*	160,000	New
Academic & Housing at 12th & E. Madison St.	55,000	Both
Administration Bldg. (10th & E. Madison)	0	Renovation
Connolly Center at 14th & Cherry St.*	80,000	Both
New Logan Field Underground Parking	130,000	New
New Logan Field Retail	30,000	New
Xavier Global House	5,000	Both
TOTAL NEW SQUARE FOOTAGE	**505,000**	
POTENTIAL NEAR-TERM PROJECTS		
Academic Building at 10th & Columbia	100,000	New
Academic & Housing on 12th & Spring	95,000	New
Bellarmine Hall	0	Renovation
Academic & Law School Expansion	120,000	New
Bannan Science	50,000	New
Columbia & Broadway Bldg.	350,000	New
Campion Hall Renovation	0	Renovation
Garrand	0	Renovation
Casey	0	Renovation
Loyola	0	Renovation
TOTAL NEW SQUARE FOOTAGE	**715,000**	
COMBINED TOTAL NEW SQUARE FOOTAGE	**1,220,000**	

Source: Mithun, 2008.

Development under the Near-Term would be primarily located along the campus' main access connections in an effort to strengthen the University's presence in these areas. As such, a large portion of development within the Near-Term would be centered along the 12th Avenue corridor; a majority of the remaining development proposed within the Near-Term plan would be located along Broadway and Cherry Street. Development in these areas would increase the building density and building heights, compared to existing conditions.

In order to accommodate the proposed Near-Term Development, it is assumed that two buildings would be required to be demolished as part of the proposed campus development. These buildings include the 605-13th Avenue building (to allow for development of the 12th and Cherry Housing project) and the 824-12th Avenue building (to allow for development of the new 824-12th Avenue building). Two additional buildings could also potentially be demolished as

part of potential Near-Term Development. These buildings could include the Broadway Garage (for the Columbia and Broadway building) and the University Services building (for the Academic and Law School Expansion).

A number of the projects under the Near-Term that would be located along 12th Avenue (Academic and Housing at 12th & Madison, 824 12th Avenue, Xavier Global House, Academic and Law School Expansion, and Academic and Housing at 12th & Spring) would provide an increase in integrated learning uses. The concept of integrated learning supports the University's mission and includes mixed-use buildings with housing, academic and common/support space that combines academic, social and spiritual development. Additional development on 12th Avenue (south of Columbia Street) would be primarily retail/commercial and housing uses (Bellarmine Hall, 12th & Cherry Housing and Logan Field Retail). The Logan Field Underground Parking Garage would also be located in this area, which would provide a major increase in parking for the University. Approximately 855 parking stalls would be provided in this below-grade garage; the athletic field uses would also be restored at the street-level.

The University indicates that the height increases that are proposed for portions of the campus east of 12th Ave. are necessary to provide the flexibility necessary to implement mixed-use development (retail, academic and student housing) in this area. Buildings with academic uses now have greater floor-to-floor heights than structures in the past. The reason for this is to allow for flexibility in use, the demands of information technology, and for sustainability. The Final MIMP notes that emerging building types that support a range of sustainable features are frequently taller and narrower structures. This allows for greater natural light and ventilation, improved occupant well-being and decreased heating and cooling loads, as well as providing for more ground-level open space. The Final MIMP includes the following development limitations aimed at lessening impacts associated with differing building heights:

- street-level building setbacks are proposed along several streets; the setbacks vary based on the specific street frontage and range from 10 ft. to 15 ft. from the right-of-way;

- upper-level building setbacks of 25 ft. (measured from the street-level setback) are proposed along portions of the west-side of 14th Ave. and the north boundary of the MIO that is between 13th Ave. and 14th Ave.;

- a conditioned height limit of 55 ft. is proposed for the segment of 14th Ave. between E. Columbia St. and south of E. Marion St.;

- a change in the method of height measurement is proposed for the segment of 14th Ave. between E. Columbia and E. Cherry Streets; and

- 15-foot street-level setbacks and 25-foot upper-level setbacks (total upper-level setback is 40 ft.) are proposed from south of E. Marion St. to E. Cherry St. Cross-sections between 13th Ave. and 14th Ave. are depicted in **Figure 3.5-1** through **3.5-3** of the **Aesthetics** section of this Final EIS.

Proposed development on the west-side of campus would be primarily comprised of integrated learning and retail uses along Broadway (Columbia and Broadway Building) with academic uses (Bannan Science, Garrand, and Casey) located in the central portion of the campus. Open space/underground parking uses (Green Over Parking) would also be located in the central

campus area at the existing E Marion Street Lot; this project would create new underground parking that would allow for the creation of additional usable open space around the Chapel of St. Ignatius. Parking would also be integrated into the Columbia and Broadway Building.

Areas of proposed development on the south-side of campus would include the aforementioned retail/commercial, housing and open space/parking uses along 12th Avenue, as well as housing and student life uses (Campion Hall, Connolly Center).

Proposed development on the east-side of campus (beyond 12th Avenue) would include integrated learning uses (Seaport and 1212 E Columbia), as well as student life uses associated with the Connolly Center.

Relationship to Surrounding Uses. As a result of proposed development within the Near-Term, it is assumed that the total population on the Seattle University campus would increase by approximately 1,200 to a total of 10,070 people. Proposed development would increase the total faculty population to approximately 720 (645 FTE), while the amount of staff on-campus would increase to approximately 800 (720 FTE). Within the Near-Term, it is assumed that the student population on-campus would increase by approximately 550 commuter students to a total of 6,350 (5,775 FTE). New student housing proposed in the Near-Term would result in an increase of approximately 475 resident students -- to a total of 2,200. **Table 3.4-4** illustrates the comparison between existing campus population, near-term population and long-term population.

Table 3.4-4
EXISTING AND PROPOSED CAMPUS POPULATIONS

Population Group	Existing Population (2007)		Master Plan Near-Term Population		Master Plan Long-Term Population	
	FTEs	Population	FTEs	Population	FTEs	Population
Faculty	536	663	645	720	700	775
Staff	641	659	720	800	800	925
Commuter Students	5,036	5,801	5,801	5,775	6,500	6,900
Resident Students	1,728	1,728	2,200	2,200	2,700	2,700
Total	**7,300**	**8,851**	**9,340**	**10,070**	**10,700**	**11,300**

Source: Seattle University, 2008.

The increase in population on the site associated with proposed Near-Term Development would result in increased activity levels on-campus. The general nature of increased site activity on-campus would be reflective of the existing University campus, including pedestrian and vehicular traffic and recreational activities. The overall site activity and increases associated with the Near-Term would be compatible with the surrounding dense, urban environment. Increases in activity levels could also potentially benefit surrounding businesses through increased support and patronage from the additional population and activity associated with the Near-Term.

Proposed land uses that would be developed within the Near-Term plan would consist a mix of academic, residential, parking, and administrative buildings and would be generally compatible

with the existing institutional, commercial and mixed use buildings located along 12th Avenue, Broadway, Cherry Street and Madison Street surrounding the University campus. Proposed development at the north-end of campus would consist mostly of new academic and residential buildings that would result in increased building density and building heights, and would also include renovations to existing structures. These uses would be compatible with adjacent commercial and mixed-use buildings to the north; no significant land use impacts are anticipated.

Proposed new buildings along the western portion of campus could potentially include new academic and integrated learning buildings and would provide a significant increase in building density and building heights, while also including the renovation of some existing structures. Proposed uses and building sizes would be generally compatible with existing institutional and commercial development located across Broadway to the west of campus and, as such, no significant land use impacts are anticipated.

New development at the south-end of campus (south of Cherry Street), would increase building density in the area through new residential building development and renovations/additions to existing structures; a significant increase in parking would also be provided in the area as part of the Logan Field Underground Parking Addition. Development in this area of campus would be generally compatible with surrounding land uses adjacent to the south-end of campus. Nonetheless, proposed development could include greater density and building heights than some of the existing residential uses in this area. These impacts though are not anticipated to be significant, however.

Proposed development at the east-end of campus, surrounding the 12th Avenue corridor would potentially consist of new academic and residential buildings that could provide a significant increase in building density and building heights. The proposed land uses in this area of campus would be compatible with the existing mixed-use, commercial, and retail uses that are adjacent to the campus in this area. In addition, increased open space would be provided in this area of campus through the Green Over Parking development to the East Marion Parking Lot; this additional open space would provide increase recreational opportunities for the campus population as well as the surrounding community. As a result, no significant land use impacts are anticipated.

Proposed development on-campus that would be located further to the east (along 14th Avenue) would consist mostly of a building remodel and an eventual addition to the Connolly Center athletic and recreational facility, as well as a remodel and addition to the 824-12th Avenue building. This development would have a greater density and scale than that associated with existing single-family residential uses in this area along the east side of 14th Avenue; however, due to the fact that these proposed projects would primarily consist of renovations to existing uses under the Near-Term, no significant land use impacts are anticipated.

Long-Term Development

Proposed Campus Uses. Proposed Long-Term Development would include 11 projects, representing a net increase of approximately 815,000 square feet to the campus area. Projects included in the Long-Term Development would further additional renovated and new academic uses, student support facilities, and housing to augment Near-Term Development. Proposed Long-Term Development projects would meet the University's mission and goals through the following measures: increase the University's presence at the intersection of Broadway and

Madison; continue to support the emergence of a strong pedestrian and community presence along 12th Avenue; provide additional housing and integrated learning space; and, replace surface parking with structured parking and increase open space. **Table 3.4-5** provides a breakdown of the development projects proposed under the long-term plan.

Within the Long-Term, proposed development would be primarily located along the campus' north boundary (adjacent to Madison Street) and along the 12th Avenue corridor to augment development proposed under the near-term plan. Additional development is also proposed along the south and east campus boundaries, as well as within the central campus area. Proposed development in these areas, particularly along Madison Street and 12th Avenue, would increase the building density and building heights when compared to existing conditions; however, in general it is anticipated that such increases would be compatible with the existing buildings and land uses in the vicinity of campus.

It is assumed that potential Long-Term Development could require the demolition, partial demolition or renovation of up to three buildings on the University campus. These potential buildings could include the Seaport Building and 1218 E Cherry Building (for development of the Student Housing/Office/Mixed Use Building at 13th Avenue) and 1313 E Columbia (for the new 1313 E Columbia Building). Portions of the existing Lynn Building could be demolished and other portions preserved as a historic landmark (to allow for development of the Academic and Housing on Madison project).

Long-Term Development at the north-end of campus would be comprised of integrated learning uses (Academic Building at Broadway and Madison and Academic and Housing on Madison). These new uses would increase the level of development and density on the University's northern boundary and also enhance the University's presence at the Broadway and Madison intersection.

Table 3.4-5
POTENTIAL LONG-TERM PROJECTS

Long-Term Projects/Renovations	Net Additional Square Footage	New Development or Renovation
Student Housing/Office/Mixed-Use at 13th Ave.	185,000	New
12th & E. James Retail	15,000	New
Academic and Student Services, Addition to Student Center Pavilion (11th & E. Columbia)	25,000	New
Green Over Parking	0	New
Student Center (entrance onto E. James)	0	Renovation
Student Center	25,000	New
Academic & Housing on E. Madison	75,000	Both
Academic Building at Broadway & E. Madison	100,000	New
Executive Education/Conference & Events (12th & E. Marion)	25,000	New
Campion Ballroom	20,000	New
Addition to Connelly Center	85,000	New
1313 E. Columbia	280,000	New
824 – 12th Ave.	90,000	New
TOTAL NEW SQUARE FOOTAGE	**925,000**	

Source: Mithun, 2008.

Additional development along 12th Avenue is also proposed under the Long-Term to further enhance the University's presence within this corridor and develop a strong pedestrian and community focus in this area. Development proposed in this area would include a mix of integrated learning uses (Academic and Student Services Addition and Student Housing, Office and Mixed Use at 13th), student life uses (Student Center and Executive Education/Conference and Events), and retail/commercial uses (12th and James Retail).

Further development under the Long-Term would include the renovation of new student life uses at the south end of campus (Campion Ballroom) and new student life and integrated learning uses along the eastern edge of campus (Connolly Center and 1313 E Columbia).

Relationship to Surrounding Uses. Proposed development within the Long-Term would increase the total campus population by approximately 1,200 to a total of 11,300 (10,700 FTE). The total faculty population would increase to approximately 775 (700 FTE), while the amount of staff on-campus would increase to approximately 925 (800 FTE). When compared to the Near-Term projections, Long-Term Development would result in an increase of an additional 550 commuter students to a total of 6,900 (6,500 FTE). New student housing proposed in the Long-Term would result in an increase of approximately 500 resident students to a total of 2,700. Refer to **Table 3.4-4** for a comparison between the existing campus population, Near-Term population and Long-Term population.

Similar to the Near-Term, activity levels on campus would increase as a result of the increased population on-campus in conjunction with the proposed Long-Term Development. The general nature of increased site activity on-campus would be reflective of the existing University campus, including pedestrian and vehicular traffic and recreational activities. The overall site activity and increases associated with the Long-Term plan would be compatible with the surrounding dense, urban environment. Increases in activity levels could also potentially benefit surrounding businesses through increased support and patronage from the additional population and activity associated with the long-term plan.

As with the proposed Near-Term Development, under the Long-Term projects would be generally compatible with the surrounding mixed-use, institutional, and commercial/retail uses located on the perimeter of the Seattle University campus (along Broadway, Madison Street and 12th Avenue). Building development along the north portion of campus, adjacent to Madison St., would increase building density and building heights in this area of campus. Proposed development in this area would be compatible with existing surrounding commercial and mixed uses and no significant land use impacts are anticipated.

Long-Term Development along the western portion of campus would be limited to the renovation of existing buildings. As a result no net additional square footage would be added in this area of campus and, therefore, no significant impacts to adjacent land uses are anticipated.

Proposed development at the south-end of campus would include new student life uses that would increase building density in this area of campus. New development would be similar to existing commercial and multifamily development in the area, but would be greater than a majority of the existing single family residential uses.

New Long-Term Development along the east-end of campus, surrounding the 12th Avenue corridor, would further increase building density and building heights in this area of campus.

New development would be similar to existing mixed-use, commercial and retail uses that are adjacent to this area of campus and no significant land use impacts would be anticipated.

Proposed development that would be located further to the east-end of campus (13th Avenue and beyond) would provide significant increases in building density and building heights. For example, currently, the University is considering three potential alternative uses for the 1313 E Columbia site, although other uses could emerge in the future. The proposed uses include: *1)* an event center that seats up to 5,000 people; *2)* student housing that could accommodate approximately 450 beds; or *3)* potentially 280,000 sq. ft. of academic classroom space (science and lab space). In all three cases, a 65' height limit is required to accommodate the proposed uses. These proposed uses would be similar in density and FAR to surrounding commercial and multi-family uses. Uses would be greater and more intensive than adjacent single-family residential uses. However, additional setbacks are required along 14th Avenue between E. Marion and E. Cherry Streets in response to the single-family houses opposite the MIO boundary (15 feet at the street and an additional 25 feet upper level setbacks beginning at 40 feet in height) are provided opposite current single-family structures. The setbacks were developed per detailed discussions with the CAC. The timing, feasibility, and nature of this development are yet to be determined.

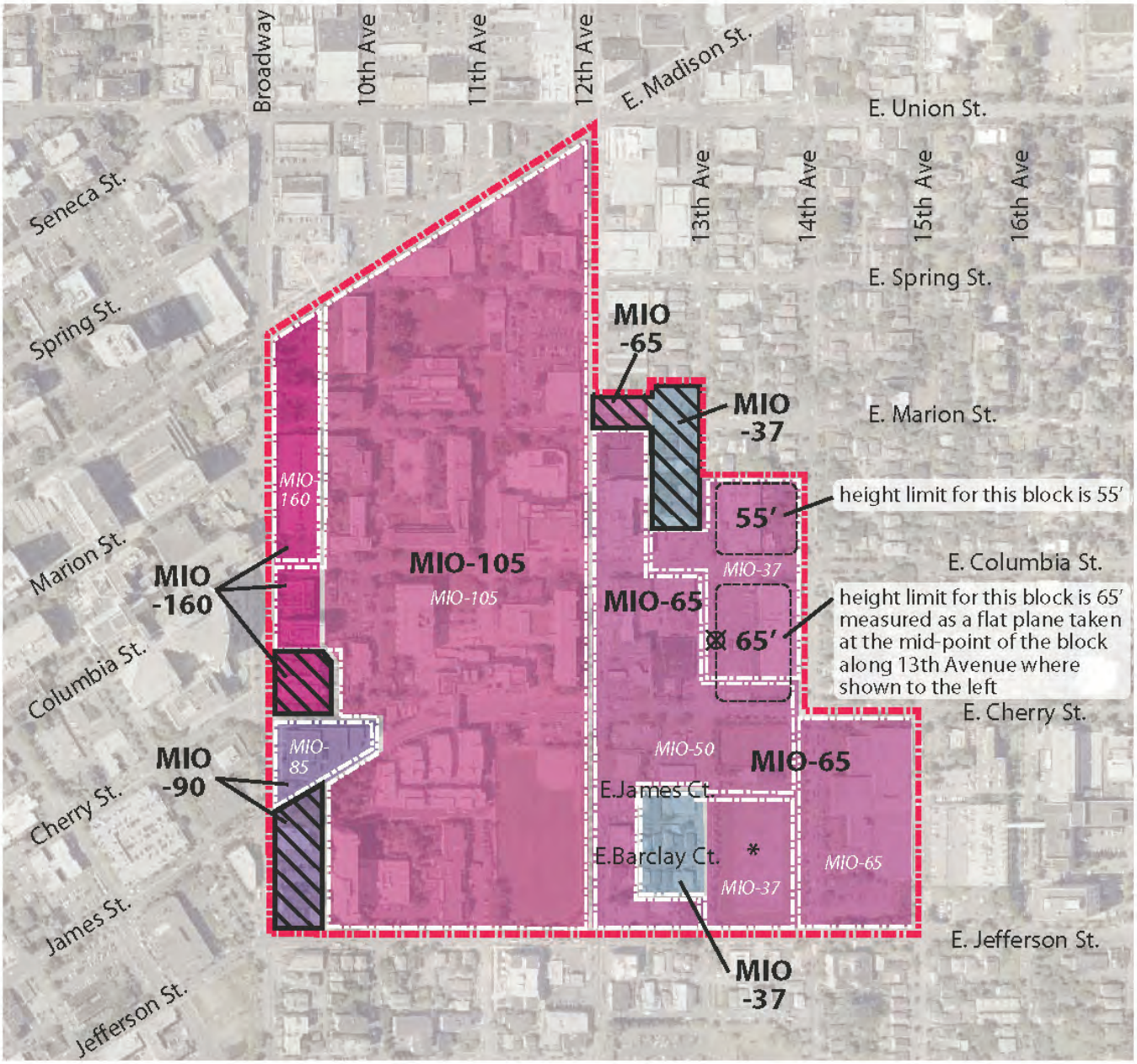
Proposed Zoning/Major Institution Overlay

Proposed MIO Boundary Expansion. Under the proposed MIMP, the MIO boundary for the Seattle University campus would be expanded to include an additional 2.4 acres of property. Proposed expansions to the MIO boundary would be located along Broadway between Cherry Street and Columbia Street; along Broadway between Jefferson Street and James Street; and, along the east-side of 12th Avenue between Marion Street and Spring Street (See **Figure 3.4-5** for an illustration of the proposed MIO boundary). Under the proposed boundary expansion, Seattle University would own approximately 64 percent of the total area within the MIO boundary, 24 percent would be owned by the City of Seattle as public right-of-way, and 12 percent would be owned by private entities.

The proposed MIMP indicates that the University does not project any specific property acquisition within the expanded areas; however, acquisitions could occur in the future. The purpose of the expansion of the MIO boundary would be to provide the University with additional flexibility and the opportunity to form partnerships for future growth and development. By expanding the boundary, the University indicates that it would also have the opportunity to help the neighborhood create a more vital and engaged urban village.

Proposed MIO Zoning

In addition to the proposed MIO boundary expansion, the MIMP also proposes new MIO zoning and height limits. The new height limits would allow for increased building heights in the areas along Broadway, as well as areas east of 12th Avenue. The entire area adjacent to Broadway between Madison Street and Cherry Street would be zoned MIO-160 (160-foot building height limit); the area along Broadway between Cherry St. and Jefferson St. would be zoned MIO-85. The MIO-105 zone would remain for the area west of 12th Avenue. All areas east of 12th Avenue would be changed to MIO-65 zone. See **Figure 3.4-5** for an illustration of the proposed MIO zoning.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.4-5** **Proposed MIO Boundary and Zoning**

Proposed changes in height limits are intended to provide a buffer from the higher-density Swedish First Hill campus properties located along west-side Broadway, as well as provide flexibility to implement mixed-use development east of 12th Avenue. In addition, the increase in building heights would allow the University to investigate the potential use of buildings with more sustainability features, as these types of buildings typically require taller building heights to accommodate natural light and ventilation features, decrease heating and cooling loads and preserve more open space.

Indirect/Cumulative Impacts

Proposed development under the MIMP would result in increased population (students, faculty and staff) on the Seattle University campus. Surrounding businesses may see an increase in demand for services as result of the increased population, particularly from those students residing on campus. Businesses that could experience increased demand include: retail, restaurants, coffee shops, personal services (barber, dry cleaning, etc), banking/financial services, gas stations, and entertainment services. The increase in the number of students residing on-campus could also result in a lessening in demand for multifamily housing in the general vicinity of campus as University students would have additional housing opportunities and the possibility of residing on-campus. Proposed new development on-campus could also indirectly influence the timing associated with redevelopment of properties surrounding the campus.

Proposed development under the MIMP, along with future development in the area (particularly institutional development at the Swedish First Hill campus and at Swedish's Cherry Hill campus), would contribute to cumulative employment/population growth and intensity of land uses in the area. The *Swedish First Hill Campus Final MIMP* identifies six planned projects and three potential projects that would occur on their campus in the next 15 years. Planned development would account for approximately 950,000 square feet of net new chargeable space; projects would include the replacement of four hospital buildings, a medical office building and a central support facility. Potential projects would add approximately 270,000 square feet of net new chargeable space in the form of a medical office building, a hospital replacement building and a central support facility. Projects on the First Hill campus would be generally taller and have greater density than those that are currently located or proposed on the Seattle University campus. Certain planned projects on the First Hill campus are already under construction including the replacement of one hospital building on the corner of James Street and Broadway.

The Swedish Cherry Hill campus currently has two projects that are under construction including the development of a new three-level underground parking garage and development of a new approximately 35,000 square foot, four-story medical office building. The proposed office building would be comparable in size to development that is proposed on the Seattle University campus. It is anticipated that an update of the MIMP associated with Swedish Medical Center - Cherry Hill will occur within the next several years.

3.4.3 Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

Under *Alternative 1*, the University assumes increased growth in the overall student population on-campus, which would be comparable to the *Proposed Action*. However, as part of this alternative, there would be no increase in on-campus student housing as part of the proposed MIMP. Similar to the *Proposed Action*, it is anticipated that development associated with *Alternative 1* would occur within two phases over an approximately 20-year time period; changes on campus would occur incrementally.

In general, land use impacts related to campus development under *Alternative 1* would be similar to those described under the *Proposed Action*. However, with no increase in on-campus student housing, certain Near-Term and Long-Term Development would not be constructed. This would include housing projects such as 12th & Cherry Housing, as well as the housing components of select integrated learning projects such as Academic and Housing at 12th & Madison, Academic and Housing on 12th & Spring, Academic and Housing on Madison, and Student Housing/Office/Mixed Use at 13th Avenue. As a result, building density in areas where these projects were proposed would likely be lower than under the *Proposed Action*.

Activity levels on the Seattle University campus would be similar to those described under the *Proposed Action* due to the comparable student campus population levels that are assumed for this alternative. However, with no increases in on-campus student housing, approximately 1,000 students (see **Table 3.4-4** for campus population totals) who are assumed to live on-campus under the *Proposed Action* would be required to live in off-campus residential areas.

No increase in on-campus housing under *Alternative 1* would also result in an increased demand for off-campus housing in the vicinity of campus. Due to the large supply of multi-family housing in the vicinity of the campus, as well as in the First Hill/Capitol Hill area in general, it is anticipated that the local housing market would be able to accommodate this increased demand and that no significant adverse environmental impacts would occur.

The increased number of students living off campus would result in an increased number of student trips to and from campus for classes and other activities. Students would be anticipated to travel to campus via automobile, bus, bicycle or walking, depending on the distance from campus (see **Section 3.8**, Transportation, for further details on potential transportation impacts).

Alternative 2 – No Street or Alley Vacations

Under this alternative, no street or alley vacations would occur; however, all campus development that is anticipated as part of the *Proposed Action* would occur within the timeframes outlined above. Changes would occur incrementally over the approximately 20-year time period.

In general, land use impacts under *Alternative 2* would be similar to those described under the *Proposed Action*. Elimination of the street or valley vacations that are included under the *Proposed Action* would not impact the building development assumed for *Alternative 2*. Proposed land uses, building density and building heights would be same as those described under the *Proposed Action*. The projected campus population associated with the proposed

Near-Term and Long-Term Development would also be the same as under the *Proposed Action*. As a result, it is anticipated that all direct and indirect impacts that would result from land use development under *Alternative 2* would be similar to the *Proposed Action* and no additional significant unavoidable adverse land use impacts would be anticipated.

Alternative 3 – No MIO Boundary Increase

Under this alternative, the existing MIO boundary would remain and no boundary expansion would occur at this time (two areas along Broadway and one area east of 12th Avenue). Proposed campus development associated with the *Proposed Action* would not include any development within these expansion areas. It is assumed that all development under *Alternative 3* would occur as described under the *Proposed Action* and within the time frames outlined above.

In general land use impacts from development under *Alternative 3* would be similar to those described under the *Proposed Action* due to the similar nature of the development programs. However, the purpose of the MIO expansion is not simply to support planned projects, but to also allow sufficient flexibility for the University to acquire strategic parcels should such opportunities arise in the future. The elimination of the MIO boundary expansion would preclude more unified development from potentially occurring in the future along Broadway and 12th Avenue.

Alternative 4 – No Height Increases East of 12th Ave.

Under this alternative, no building height increases would occur east of 12th Avenue. Campus development would be similar to the *Proposed Action*; however, building development east of 12th Avenue would meet current building height limitations.

Development east of 12th Avenue under *Alternative 4* would differ from the *Proposed Action* due to the restriction on height increases. Two proposed projects included as part of the *Proposed Action* would not be feasible under the existing height limitations. These projects include the Student Housing/Office/Mixed Use at 13th Avenue and 1313 E Columbia. The 13th Avenue Building is proposed to be approximately 65 feet and contain 185,000 square feet of area. Under *Alternative 4*, existing height limitations would restrict the building to a 50-foot height limit, therefore, requiring that the building be reduced by approximately one floor (equivalent to approximately 31,000 square feet or 45 beds).

It is proposed that portions of the 1313 E Columbia building would be approximately 65 feet and the complex would contain approximately 280,000 square feet that could be used for student housing, academic uses, or an events center. Under height limitations, this building would be restricted to a 37-foot height limit. For student housing purposes, this height limitation would reduce the number of potential bedrooms by approximately 225 beds. For academic purposes, the height requirements would limit the building to two-stories and would require an additional 140,000 square of building area at another location. An event center would not be feasible with a 37-foot height limit; approximately 280,000 square feet of area would be required elsewhere.

Maintaining existing building heights east of 12th Avenue would allow for lower buildings and would reduce the potential for building mass-related impacts on adjacent properties. In addition, building shadows would be reduced for those properties adjacent to the proposed 13th Avenue

building and 1313 E Columbia. However, due to the lower height limits under this alternative, either more intensive on-campus development would be required west of 12th Avenue or further expansion of the University's MIO boundaries would be needed.

An increase in campus development intensity west of 12th Avenue would result in changes to three potential development projects (see **Figure 2-11**). The potential 12th & Spring Building would increase from 65 feet in height to 105 feet, while the Law School Expansion would increase from 75 feet to 105 feet (MIO zoning allows development up to 105 feet). In addition, the Academic Building at Broadway & Madison would increase from approximately 50 feet in height to 105 feet under this Alternative (MIO zoning allows for a height of 160 feet). Modifications to these projects would result in an increase in building density and heights on these sites and would increase the intensity of building development on the campus edges adjacent to 12th Avenue and Broadway.

Instead of intensifying campus development west of 12th Avenue the MIMP also examines further expansion of the MIO boundary under this Alternative. Two boundary expansion areas would be required including between 12th Avenue and 13th Avenue to Spring Street and between 13th Avenue and 14th Avenue to Marion Street. (see **Figure 2-12**). These additional expansion areas would potentially increase campus development to the north and east of the existing MIO boundary and adjacent to existing residential areas. Potential development within this expanded area could result in land use impacts to the adjacent area.

No Action Alternative

Under the *No Action Alternative* only minimal growth in student, faculty and staff population would occur and no new building construction would take place on campus. The distribution and character of land uses and buildings would remain similar to the existing character. However, building remodeling would continue to occur in the future as some buildings on-campus could require improvements in order to accommodate the expected enrollment; such projects would not be anticipated to change the overall land use character of the buildings or the campus in general. Existing open space areas would also be more intensely utilized as the on-campus population gradually grows.

Cumulative Impacts

Cumulative impacts to Land Use, as a result of development associated with the Final MIMP have already been anticipated in the City's *Comprehensive Plan*, and impacts from that development have subsequently been evaluated in the environmental review that occurred for that plan. Over the long-term, it is anticipated that development associated with Seattle University's Final MIMP would be consistent with the City of Seattle's *Comprehensive Plan* and development goals, in that they would include substantial amounts of development within the First Hill Urban Center that would consist of new University uses as well as housing, retail and mixed-use development. Existing and proposed open space areas on the campus would serve not only the students and staff, but the surrounding community as well. Additionally, a key element of the Final MIMP is aimed at reducing the number of students, faculty and staffcommuting to campus by providing increased levels of on-campus housing that would help to reduce the number of vehicular trips to campus, as well as disincentives to the use of SOV's. In an effort to reduce the number of trips to campus, the proposed MIMP includes a

transportation management plan that would encourage the use of transit, bicycling, and walking a means to access the campus.

3.4.4 Mitigation Measures

Ultimately, the guidelines and development standards of the MIMP would guide redevelopment of the Seattle University campus over the long-term. These plans, regulations and standards, along with individual project review by the University and the City, would serve as mitigation to preclude potential significant land use impacts from future redevelopment and ensure compatibility among site uses and uses in the site vicinity. Mitigation measures for indirect land use impacts (i.e. noise, transportation, aesthetics, etc) are addressed in their respective sections of this Final EIS and through applicable City codes.

3.4.5 Significant Unavoidable Adverse Impacts

Proposed redevelopment on the Seattle University campus would result in an intensification of development on campus and increased on-campus population. Activity levels on campus and in the vicinity of campus would also increase in conjunction with on-campus population. Development under the *Proposed Action* could result in the potential demolition of up to eight existing structures. However, these impacts are not considered to be significant.

3.4.6 Land Use – Relationship to Adopted Land Use Plans, Policies and Regulations

Information in this section addresses the relationship of the Proposed Action and development alternatives to adopted land use plans, applicable policies and regulations. Specific documents that are referenced include:

- City of Seattle Comprehensive Plan;
- Central Area Neighborhood Plan (Including the 12th Avenue Urban Center Village);
- First Hill Neighborhood Plan;
- Pike/Pine Neighborhood Plan;
- Capitol Hill Neighborhood Plan;
- 12th Avenue Development Plan;
- Swedish Medical Center/First Hill Campus Major Institution Master Plan;
- Swedish Medical Center/Cherry Hill Campus Major Institution Master Plan;
- City of Seattle Land Use Code; and,
- City of Seattle Alley Vacations Criteria.

City of Seattle Comprehensive Plan

Summary: The City of Seattle's *Comprehensive Plan* was adopted in 1994 to meet the requirements of the State Growth Management Act (GMA) and has been amended nearly every year. The plan contains elements that are required by GMA, Multiple Urban Center concepts associated with the Multi-County Planning Policies (PSRC, 1993), King County's Countywide Planning Policies (King County, 1992), and Seattle's Framework Policies (Seattle, 1992).

GMA also requires a 10-year review of the 20-year plan with action taken to revise the plan, if necessary, which was completed by the City in December 2004. The latest update has included the City working with King County, other cities in the County, and the Growth Management Planning Council to establish new growth estimates. In addition, during the update process the City's Planning Commission and City Departments analyzed the effectiveness of policies contained in the current plan, and an extensive community outreach/public participation effort occurred. The following is an overview of applicable policies that are contained in the updated *Comprehensive Plan*.

Existing Comprehensive Plan

The City's updated Comprehensive Plan consists of eleven major elements – urban village, land use, transportation, housing, capital facilities, utilities, economic development, neighborhood, human development, cultural resources, and environment. Each element contains goals and policies that are intended to "guide the development of the City in the context of regional growth management" for the next 20 years. While each element affects development on and adjacent to the Seattle University campus, the Urban Village and Land Use Elements are the most relevant. The Seattle University campus is located within the 12th Avenue Urban Center Village.

The Urban Village Element includes the following major components:

- Urban Village Strategy;
- Distribution of Growth;

- Open Space Network; and,
- Annexation

The Land Use Element includes the following major components:

- Citywide Land Use Policies;
- Land Use Categories; and,
- Location Specific Land Use Categories

The following goals and policies from the Urban Village and Land Use Elements are most applicable to proposed development on the Seattle University campus.

Urban Village Strategy

Goal UVG4 – Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation, and other transportation demand strategies, especially within urban centers and urban villages.

Goal UVG5 – Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use, and cohesive community development.

Policy UV2 – Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping mixed-use urban village communities thrive, focused transportation demand strategies, vital business districts, a range of housing choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.
Policy UV18 – Promote the balance of uses in each urban center or urban center village indicated by one of the following designations, assigned as follows: Mixed residential and employment; 12th Ave. Urban Center Village.

Goal UVG32 – Plan for urban centers to receive the most substantial share of Seattle's growth consistent with their role in shaping the regional growth pattern.

Discussion: Based on the mix of activity and intensity of development, key areas of the City have been identified as Urban Centers/Urban Villages, Hub Urban Villages, Residential Urban Villages, and Neighborhood Anchors. There are six designated Urban Centers within the City (each consists of several Urban Center Villages) and two designated Manufacturing/Industrial Centers. The City also has six designated Hub Urban Villages and 18 Residential Urban Villages. In general, there are concentrations of employment, commercial development and/or mixed-use. The Seattle University campus is located within the 12th Avenue Urban Center Village, which is a part of the First Hill/Capitol Hill Urban Center.

As one of the City's 13 designated major institutions, development on the Seattle University campus is addressed through the University's Major Institution Master Plan (MIMP). The *Proposed Action* includes adoption of an updated MIMP to guide development on the campus. Development under the *Proposed Action* would provide a range of densities and uses on the Seattle University campus, while promoting walkable areas (particularly along 12th Avenue) and providing a range of open space and recreation opportunities.

Major Institutions

Goal LUG32 – Maximize the public benefits of major institutions, including health care and educational services, while minimizing the adverse impacts associated with development and geographic expansion.

Goal LUG33 – Recognize the significant economic benefits of major institutions in the City and the region and their contributions to employment growth.

Goal LUG34 – Balance each major institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods.

Goal LUG35 – Promote the integration of institutional development with the function and character of surrounding communities in the overall planning for urban centers.

Policy LU182 – Establish Major Institution Overlays (MIO) to permit appropriate institutional development within boundaries while minimizing the adverse impacts associated with development and geographic expansion. Balance the public benefits of growth and change for major institutions with the need to maintain the livability and vitality of adjacent neighborhoods. Where appropriate, establish MIO boundaries so that they contribute to the compatibility between major institution areas and less intensive zones.

Discussion: Seattle University provides private higher-educational services for greater Seattle community and beyond. The *Proposed Action* involves the adoption of an updated MIMP that will guide development on the campus. The proposed MIMP includes development that is anticipated to occur within two planning phases: Near-Term Development (up to 7 years) and Long-Term Development (8-18 years). An estimated net increase of approximately 1.9 million square feet of on-campus building space is proposed (1.1 million in the Near-Term and 815,000 in the Long-Term). The *Proposed Action* would also provide residential housing for students in eight separate new or renovated buildings.

A key objective of the MIMP is to provide a physical environment that promotes a positive relationship with the community. Effects of planned and potential development on adjacent neighborhoods are addressed throughout the Final EIS.

Policy LU183 – Allow modifications to the underlying zone provisions in order to allow major institutions to thrive while ensuring impacts of development on the surrounding neighborhood are satisfactorily mitigated.

Discussion: This policy provides the basis for the MIO District. The purpose of the MIO District is to permit appropriate growth within the campus boundaries while minimizing the adverse impacts associated with development and geographic expansion. Several modifications to underlying development code provisions are proposed, including a rezone of a portion of the MIO-105 zone to MIO-160 and a rezone of MIO-50 and MIO-37 areas to MIO-65. The proposed Final MIMP also includes a slight expansion of the campus MIO boundaries including along Broadway near Cherry Street and Jefferson Street and along 12th Avenue between Spring Street and Marion Street. However, despite the expansion of the MIO boundary, the University has no plans to purchase additional property at this time.

Policy LU181 – Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institution overlay zones.

Discussion: The *Proposed Action* would involve adoption of an updated MIMP to guide development of the Seattle University campus.

Policy LU187 – Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives.

Discussion: Consistent with the provisions of Section 23.69.032B of the City's Land Use Code, Seattle University has established a Citizen Advisory Committee (CAC). The CAC participated in the formulation of the existing MIMP and has assisted in the formulation of the proposed MIMP to help assure that concerns of the community and the institution are considered. The primarily role of the CAC is to work with the University to produce a master plan that meets the needs of the institution, addresses the concerns of the surrounding community, is consistent with the intent of the Seattle *Comprehensive Plan,* and satisfies the provisions of the City's Land Use Code. CAC meetings are open to the public. A public meeting was conducted as part of the scoping process associated with the Draft EIS.

Policy LU202 – The master plan should establish or modify boundaries, provide physical development standards for the overlay district, define the development time period; and describe a transportation management program.

Discussion: The *Proposed Action* proposes a modification to the existing MIO boundary establish as part of the existing Seattle University MIMP. The new MIO boundary includes area along the east side of Broadway between Cherry and Columbia Street. and between Jefferson and James Street, as well as along the east side of 12th Avenue between Marion Street and Spring Street. The *Proposed Action* also includes an updated development program, development standards and an updated transportation management program.

Trees

Policy LU39 – Preserve and enhance the City's physical and aesthetic character and environment by:

- *Preventing untimely and indiscriminate removal or destruction of trees;*
- *Providing incentives to property owners for tree retention;*
- *Providing protection to large trees; and,*
- *Providing special protection to exceptional trees that, because of their unique historical, ecological or aesthetic value, constitute an important community resource.*

Discussion: As noted previously in this section, there are several areas of open space on the Seattle University campus. They include:

- **Union Green** – located in the central campus area between the Administration Building and the Chapel of St. Ignatius;
- **Quad** – located in the central campus area between the Bannan Science Building and the Casey Building;
- **St. Ignatius Chapel Plaza** – located directly south of the St. Ignatius Chapel;

- **Logan Field** – located south of Cherry Street and east of 12th Avenue;
- **Championship Field** – located south of Cherry Street. between 13th Avenue and 14th Avenue; and
- **Additional Open Space Areas** – including gardens, plazas, courtyards, pedestrian pathways and other landscaped areas located throughout campus.

In addition to the above, the Seattle University campus contains numerous trees that are significant to the campus and the Seattle area, in general. These trees have been identified for the historical quality, size and/or specimen characteristics. A detailed analysis of *Plants* is contained in **Section 3.2** of this Final EIS.

The proposed Final MIMP includes several development projects that would add significant amounts of new open space area to the Seattle University campus. Specifically, the Green Over Parking development (E Marion St. Lot) and the new Columbia and Broadway Building would provide considerable amounts of new open space area by replacing existing parking with new underground/under building parking and creating new open space at the street level.

Neighborhood Planning

The Seattle University Campus is located within the borders of the Central Area Neighborhood Planning Area, as well as the 12th Avenue Development Plan Area, which encompasses a portion of the Final MIMP site area along and adjacent to 12th Avenue – the plan area is generally bounded by E Spring Street, E Jefferson Street, 12th Avenue, and 15th Avenue. Adjacent neighborhood planning areas that are also analyzed in this EIS include the First Hill Neighborhood Plan, the Pike/Pine Neighborhood Plan, and the Capitol Hill Neighborhood Plan. The consistency analysis for this EIS also includes the Swedish Medical Center MIMP, as well as the MIMP for the Swedish Medical Center/Cherry Hill Campus. Consistency of the proposed Seattle University MIMP with applicable goals and policies from all of these plans is presented below.

Goal NG3 – Develop neighborhood plans for all areas of the City expected to take significant amounts of growth. Such a plan should reflect the neighborhood's history, character, current conditions, needs, values, vision, and goals. Permit other areas interested in developing neighborhood plans to undertake neighborhood planning. In areas not expected to take significant amounts of growth encourage limited scopes of work that focus on specific issues or concerns, rather than broad multi-focused planning processes.

Discussion: Plans for the City's major neighborhoods were approved by the City in 2000. As noted previously, the Seattle University campus is located within the Central Area Neighborhood Plan Area and is also a part of the 12th Avenue Urban Center Village.

Central Area Neighborhood Plan/12th Avenue Urban Center Village

The Seattle University campus is located within the borders of the Central Area Neighborhood Planning Area that was adopted and incorporated as part of the City's *Comprehensive Plan*. The following goals and policies from the Central Area Neighborhood Plan are most applicable to proposed development on the Seattle University campus.

Policy CA-P1 – Enhance the sense of community and increase the feeling of pride amount Central Area residents, business owners, employees and visitors through excellent physical and social environments on main thoroughfares.

Policy CA-P7 – Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupancy vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway network. Work with institutions/businesses to develop creative solutions for minimizing auto usage by employees and students

Policy CA-P15 – Encourage shared parking at business nodes in order to meet parking requirements while maximizing space for others uses with a goal to reduce the need for surface parking lots especially along key pedestrian streets.

Discussion: The *Proposed Action* includes new development that would enhance the physical environments along main thoroughfares such as 12th Avenue, Madison Street, Cherry Street and Broadway. This development would include academic, housing, mixed-use and retail/commercial uses that would not only improve the physical environment, but also increase the amount of pedestrian activity in these areas. The *Proposed Action* incorporates pedestrian-friendly streetscape along the campus edges with special attention focused on the 12th Avenue corridor.

The *Proposed Action* would reduce the number of students commuting to campus by providing increased levels of on-campus housing that would help to reduce the number of vehicular trips to campus. Additionally, in an effort to reduce the number of trips to campus, the proposed MIMP includes a transportation management plan that would encourage the use of transit, bicycling, and walking a means to access the campus. Proposed development under the MIMP would also include an increase in the amount of underground parking provided on campus and a subsequent decrease in the amount of surface parking. As a result, this decrease in surface parking would allow for additional development area on the campus for new buildings and new open space areas.

Goal CA-G9 – A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

Policy CA-P36 – Encourage increased housing density where appropriate, such as on 12th Ave. and on Yesler Way, and in mid-rise zoned areas.

Policy CA-P38 – Seek services and retail that builds on the neighborhood's proximity to Seattle University.

Discussion: The *Proposed Action* would include substantial amounts of development along the 12th Avenue corridor that would provide new University uses as well as housing, retail and mixed-use development. These new uses as well as the anticipated increases in student population (both commuter and resident students) would help to increase activity levels to support a thriving mixed-use commercial area. Existing and proposed open space areas on the campus would serve not only the students and staff, but the surrounding community as well.

Development under the *Proposed Action* would include two types of housing: student housing, as well as mixed-use development that would help to increase the housing density along 12th Avenue. Retail uses would also be generally located surrounding the Cherry Street/12th Avenue intersection and would provide convenient access for University students, staff and faculty, as well as the surrounding community.

First Hill Neighborhood Plan

The First Hill Neighborhood Plan area is located immediately west of the Seattle University campus, beyond Broadway Avenue. The First Hill Neighborhood Plan was adopted in 1999 and portions of the plan have been incorporated into the City's Comprehensive Plan. The following goals and policies from the First Hill Neighborhood Plan are the most applicable to proposed development on the Seattle University campus.

Goal FH-G1 – A community with a culturally and economically diverse residential population that is also a major employment center, home to many of the region's state of the art medical centers and related facilities.

Goal FH-G2 – An active, pedestrian-friendly Urban Center Village that integrates residential, commercial, and institutional uses, and maintains strong connections to surrounding neighborhoods and the Urban Center.

Policy FH-P3 – Seek opportunities to provide additional community facilities to serve the existing diverse population and the new residents and employees projected to move into the neighborhood within the next 15 years.

Policy FH-P5 – Encourage major institutions and public projects to work to preserve, maintain, and enhance the important qualities of the neighborhood plan, i.e. open space, housing, and pedestrian environment.

Goal FH-G5 – A neighborhood which provides a variety of housing opportunities that are compatible with other neighborhood goals, and maintains the economic mix of First Hill residents.

Goal FH-G7 – A neighborhood with safe, accessible, and well-maintained parks, open space, and community facilities that meet the current and future needs of a growing community.

Policy FH-P19 – Seek new opportunities for the creation of useable and safe parks and open space.
Goal FH-G8 – A neighborhood which provides for the safe and efficient local- and through-traffic circulation of automobiles, transit, bicycles, and pedestrians.

Discussion: Development under the *Proposed Action* would include a diverse mix of uses including University uses, student housing, retail, and mixed-use development (residential, commercial and office uses) which would assist in creating a vibrant area with a mix of housing opportunities and other uses and would be consistent with many of the goals and policies of the adjacent First Hill Neighborhood. Existing and proposed open space areas on the campus would serve not only the students and staff, but the surrounding community as well, including the First Hill area.

The *Proposed Action* would reduce the number of students commuting to and from campus by providing increased levels of on-campus housing. Additionally, in an effort to reduce the number of trips to campus, the proposed Final MIMP includes a transportation management plan that would encourage the use of transit, bicycling and walking as a means to access campus. Proposed development under the Final MIMP would also include an increase in the amount of underground parking provided on campus.

Pike/Pine Neighborhood Plan

The Pike/Pine Neighborhood Plan area is located immediately north of the Seattle University campus, beyond Madison Street. The Pike/Pine Neighborhood Plan was adopted in 1998 and portions of the plan have been incorporated into the City's Comprehensive Plan. In April 2009, a bill aimed at retaining older buildings in the neighborhood through the creation of a conservation overlay district was introduced to the City Council. The proposed bill aims to preserve the unique character of the Pike-Pine Neighborhood by limiting frontage and upper floor sizes for new developments, and creating a height and floor area exemption for developments that incorporate older buildings. Deliberations on this proposed bill were still ongoing at the time of publication of this Final EIS.

The following goals and policies from the Pike/Pine Neighborhood Plan are the most applicable to proposed development on the Seattle University campus.

Goal P/P-G1 – A community with its own distinct identity comprised of a mix of uses, including multifamily residential, small scale retail businesses, light manufacturing, auto row, and local institutions.

Policy P/P-P1 – Strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing, exploring ways of supporting and promoting the independent, locally owned businesses, seeking increased opportunities for art-related facilities and activities, and encouraging a pedestrian-oriented environment.

Policy P/P-P8 – Encourage diversity of housing while seeking to maintain existing low-income housing.

Goal P/P-G5 – A neighborhood with a distinct identity that provides a distinct and active pedestrian environment and a balance of basic amenities that serves a dense urban center village.

Policy P/P-P18 – Encourage the attraction and passage of pedestrians to and from downtown and adjacent neighborhoods by seeking to provide improved environments along key pedestrian streets.

Policy P/P-P19 – Seek to develop the 'core area' east of Broadway into an active pedestrian center with connections to adjacent neighborhoods.

Policy P/P-P22 – Seek to enhance available open space and seek additional opportunities for pocket parks, community gardens, children's play spaces, and other recreational activities.

Goal P/P-G6 – A neighborhood transportation network which facilitates movement of residents, workers, students, visitors, and goods with a particular emphasis on increasing safety, supporting economic centers, and encouraging a full range of transportation choices.

Policy P/P-P34 – Encourage parking management and transportation demand management practices as a means to reduce parking in the neighborhood.

Discussion: The *Proposed Action* would include development that would be consistent with many of the goals and policies of the Pike/Pine Neighborhood, such as university uses (institutional), student housing, residential, mixed-uses, retail, etc. New development, as well as growth in student and staff population, would help to create a vibrant area and increase pedestrian activity between the University and other adjacent areas and uses. The Final MIMP also identifies several pedestrian safety improvements (traffic signals and new pedestrian crossings) that would create a more attractive and safe pedestrian environment.

Existing and proposed open space under the *Proposed Action* would provide recreational opportunities for students and staff, as well as members of the adjacent community. New underground parking would be provided, as well as a transportation management plan that would help control traffic and parking operations within the site and surrounding area. The transportation management program would encourage the use of transit, bicycling and walking as a means of transportation and would strive to minimize parking in adjacent neighborhood areas.

Capitol Hill Neighborhood Plan

The Capitol Hill Neighborhood is located immediately north of the Pike/Pine Neighborhood and is generally bounded by Olive Street to the south, Eastlake Avenue to the west, Aloha Street and Roy Street to the north, and 15th Avenue through 18th Avenue to the east. The Capitol Hill Neighborhood Plan was adopted in 1999 and portions of the plan have been incorporated into the City's Comprehensive Plan. The following goals and policies from the Capitol Hill Neighborhood Plan are the most applicable to proposed development on the Seattle University campus.

Goal CH-G1 – A neighborhood, with distinct residential areas, active business districts, accessible transportation services, and strong institutions, which is diverse and densely populated.

Goal CH-G2 - An enhanced neighborhood with diverse land uses, a mixture of housing types including single family and dense multifamily and vibrant commercial districts.

Policy CH-P7 – Strive to enhance the neighborhood's lively, unique pedestrian-oriented commercial corridors.

Goal CH-G3 – A community with a full range of housing types from single family homes to multifamily contributing to a diverse, densely populated neighborhood.

Goal CH-G5 – A neighborhood that provides amenities (quality parks/open space/arts) to serve its dense population.

Policy CH-P20 – Encourage the development of open spaces complementary to commercial corridors and Sound Transit Stations.

Goal CH-G6 – A pedestrian-oriented neighborhood with a balanced transportation environment which emphasizes public transit, yet also facilitates vehicular mobility and addresses the parking needs of businesses, residents and students.

Goal CH-P29 – Strive to improve parking management to better serve the needs of businesses and residents.

Discussion: Proposed development under the Final MIMP would include a range of uses including academic uses, student housing, residential, commercial and mixed-use development. These proposed uses would not only serve the University and the immediate area but also adjacent neighborhood communities such as Capitol Hill. Existing and proposed open spaces on the campus would also provide areas for use by the University, as well as the surrounding community.

Proposed development along 12th Avenue and Broadway, as well as the general growth in the on-campus population and housing, would result in an increase in activity in the area and would help transition the area to a more pedestrian-oriented area. Proposed pedestrian safety improvements in the Final MIMP would also create a more attractive and safer pedestrian environment. The Final MIMP also includes a transportation management plan that would help to control traffic and parking operations on the campus and adjacent areas and would encourage transit ridership, bicycling and walking as a means of access to campus.

12th Avenue Development Plan

The 12th Avenue Development Plan area encompasses a portion of the Final MIMP site area along and adjacent to 12th Avenue. The 12th Avenue Development Plan area is generally bounded by E Spring Street, E Jefferson Street, 12th Avenue, and 15th Avenue. The 12th Avenue Development Plan was adopted in 1992. The following goals and objectives are applicable to proposed development on the Seattle University campus.

Goal 1 – Create a mixed-use neighborhood which serves the needs of, and reinforces the integrity of, the community.

Land Use Objective 1 – Ensure that uses allowed within this area are consistent with and supportive of a residentially oriented mixed-use environment. Ensure that development of commercial property within the study area is supportive of residentially oriented mixed-use development.

Development Objective 1 – Retail services which enhance the diversity and stability of retail in the community should be pursued.

Goal 2 – Provide a link between the existing residential neighborhood and the adjacent institutional campuses.

Land Use Objective 2 – Provide more compatibility of scale between the recommended development and the future development of local institutions.

Traffic/Circulation Objective 2 – Streets and public rights-of-way should be improved to create a more pedestrian-friendly environment. All planning for institutional growth in the area should ensure that there are no spill-over traffic impacts upon the adjacent residential community.

Design Objective 2 – Ensure that the adjacent institutional and/or commercial development does not create negative impacts on the surrounding residential community.

Discussion: Development under the *Proposed Action* would provide a range of uses within the 12th Avenue Development Plan area, including academic, housing and support space for the University, as well as mixed-use and retail/commercial development. Proposed design standards as part of the Final MIMP would strive to be compatible with surrounding areas and minimize potential impacts.

The Final MIMP identifies continued pedestrian linkages through campus to Broadway, 12th Avenue, Madison Street, and Cherry Street. and encourages public access to the campus. Proposed pedestrian safety improvements would also help to create a more attractive and a safer pedestrian environment.

A transportation management plan is included as part of the Proposed Action to provide transportation management solutions for the University and minimize potential impacts to the surrounding area. In addition, the University intends to refine its internal pedestrian network to provide a more pedestrian scale, while also adding and improving existing pedestrian crossings from the campus to the surrounding areas.

Swedish Medical Center/First Hill Campus MIMP

The Swedish Medical Center First Hill Campus is located immediately west of the Seattle University campus, beyond Broadway Avenue. The multi-block First Hill campus is bordered by Broadway Avenue to the east, James Street to the south, Madison Street to the north, and Boren Avenue to the west. The Swedish Medical Center/First Hill Campus MIMP was adopted in 2005 by the City Council and contains projects to be phased-in over a 15-year period following master plan approval (2006 – 2025). The purpose of this MIMP is to upgrade, improve, replace, and expand Swedish's facilities within is Major Institution Boundaries in order to continue to be responsive to health care demands by providing the highest quality and most comprehensive care to the community.

The improvement projects included in the MIMP are intended to better serve the Swedish community by replacing aging facilities, improving functionality, responding to changing technologies and medical practices, increasing sustainability, and reducing costs. The improvement projects under the master plan will result in the additional area needed to alleviate crowded conditions, expand cramped and outdated space and facilities, provide space necessary to accommodate the latest in medical technologies and services, and to upgrade and enhance campus grounds and open spaces to improve the aesthetic appearance of the medical center.

The MIMP document contains a description of planned and potential development projects proposed as part of the Master Plan, a discussion and summary of the Major Institution Master Plan Development Standards, and the Transportation Management Plan. The approved planned development in the MIMP, all of which will occur within the Swedish/First Hill MIO boundary, will add approximately 950,000 net new chargeable square feet (1.47 million sq. ft. of

new construction less demolition of roughly 520,000 sq. ft.) to the existing campus development, which currently totals approximately 2,283,394 sq. ft. of campus building area. Proposed parking would add from 538 net new spaces. The approved potential development in the MIMP, all of which will occur within the Swedish/First Hill MIO boundary, would add approximately 270,000 net new chargeable square feet (305,000 sq. ft. of new construction less demolition of roughly 35,000 sq. ft.) to the existing campus development. Proposed parking would add roughly 338 net new spaces. Swedish Hospital currently has 697 licensed beds for the First Hill Campus – the approved Master Plan projects (planned and potential) would not change this number. Three of the largest proposed projects that would occur along Broadway Avenue adjacent to Seattle University include two planned projects to replace existing medical hospital buildings and a potential project for construction of a new medical office building just north of the existing hospital buildings.

Discussion: Development under the *Proposed Action* would provide a range of uses adjacent to the Swedish Medical Center/First Hill Campus MIMP area, including academic, housing and support space for the University, as well as mixed-use and retail/commercial development. Proposed design/development standards as part of the Final MIMP would strive to be compatible with surrounding areas and minimize potential impacts.

The Final MIMP identifies continued pedestrian linkages through campus to Broadway Avenue, James Street, and Madison Street, and encourages public access to the campus. Proposed pedestrian safety improvements would also help to create a more attractive and a safer pedestrian environment.

A transportation management plan is included as part of the *Proposed Action* to provide transportation management solutions for the University and minimize potential impacts to the surrounding area. In addition, the University intends to refine its internal pedestrian network to provide a more pedestrian scale, while also adding and improving existing pedestrian crossings from the campus to the surrounding areas.

Swedish Medical Center/Cherry Hill Campus MIMP

The Swedish Medical Center/Cherry Hill Campus (previously Providence Medical Center) is located immediately east of the Seattle University campus, beyond 15th Avenue. The multi-block Cherry Hill campus is bordered by E Cherry and E Jefferson Streets, 15th Avenue and mid-block between 18th and 19th Avenues. The Swedish Medical Center/Cherry Hill Campus MIMP was adopted in 1994 by the City Council and contains projects to be phased-in over a 15-year period following master plan approval (1994 – 2009). A subsequent request by Swedish Medical Center to extend the expiration date of the MIMP until 2011 for the Cherry Hill campus was approved as a minor amendment to the MIMP by DPD in 2008. The purpose of this MIMP is to upgrade, improve, and expand Swedish's facilities within is Major Institution Boundaries in order to continue to be responsive to health care demands. It is anticipated that an update of the Swedish Medical Center-Cherry Hill MIMP will occur within the next several years.

The improvement projects included in the MIMP are intended to better serve the Swedish community by improving functionality, responding to changing technologies and medical practices, and reducing costs. The improvement projects under the master plan will result in the additional area needed to alleviate crowded conditions, expand cramped and outdated space and facilities, provide space necessary to accommodate the latest in medical technologies and

services, and to upgrade and enhance campus grounds and open spaces to improve the aesthetic appearance of the medical center.

The MIMP document contains a description of the development projects proposed as part of the Master Plan, conditions imposed by the City Council for each project, as well as conditions that are not "project specific, and conditions which have been agreed to by Swedish and the Squire Park Community Council that apply to the approved development. The proposed development in the MIMP, all of which will occur within the Swedish/Cherry Hill MIO boundary, will add approximately 564,500 net new square feet (682,500 sq. ft. of new construction less 118,000 sq. ft. of demolition) to the existing campus development – two of the largest proposed projects include an 118,000 sq. ft. expansion to the campus parking garage and a 133,000 sq. ft. new patient wing for critical care operations.

Discussion: Development under the *Proposed Action* would provide a range of uses adjacent to the Swedish Medical Center/Cherry Hill Campus MIMP area, including academic, housing and support space for the University, as well as mixed-use and retail/commercial development. Proposed design standards as part of the Final MIMP would strive to be compatible with surrounding areas and minimize potential impacts.

The Final MIMP identifies continued pedestrian linkages through campus to 15th, 16th, 17th and 18th streets, as well as Cherry Street and encourages public access to the campus. Proposed pedestrian safety improvements would also help to create a more attractive and a safer pedestrian environment.

A transportation management plan is included as part of the *Proposed Action* to provide transportation management solutions for the University and minimize potential impacts to the surrounding area. In addition, the University intends to refine its internal pedestrian network to provide a more pedestrian scale, while also adding and improving existing pedestrian crossings from the campus to the surrounding areas.

Seattle Land Use Code

Because Seattle University is one of the 13 recognized major institutions within the City of Seattle, the campus of the University has basic zoning designations, as well as overlay designations. Multiple zoning designations exist on the campus. Neighborhood Commercial 3-85' (NC3-85) is located along the portions of campus adjacent to Broadway. Multifamily Midrise (MR) is located within the central portion of the site, west of 12th Avenue; the area near the intersection of Madison Street and 12th Avenue is zoned Commercial 2-65' (C2-65) and Neighborhood Commercial 3-65' (NC3-65). The area along the east side of 12th Avenue is zoned as Neighborhood Commercial 2-40' (NC2-40); further east between Cherry Street and Jefferson is zoned Multifamily Lowrise 2 (L-2). The area to the east, beyond 13th Avenue, is zoned as Multifamily Lowrise 3 (L-3), with the exception of a small area north of Columbia Street which is zone Multifamily Lowrise 1 (L-1).

The City recently completed its multifamily zoning code update process[7], the results of which affect properties within the existing and proposed MIO boundaries that are zoned for Lowrise development (L-1, L-2, L-3, L-4, and LDT). The most significant change to these zones is the consolidation of the current five Lowrise zones into three (LR-1, LR-2, and LR-3), eliminating the

[7] Council Bill No. 117014 adopted on December 13, 2010.

LDT and L-4 designations. The newly adopted Lowrise zoning designations contain changes to existing development standards including building height, density, setbacks, open space, lot coverage, building width/depth limits, among others, and introduces a new "green factor" to encourage more plantings. The current and proposed MIO boundaries for Seattle University contain property that is currently zoned L-1, L-2, and L-3 -- but none that are zoned L-4 or LDT. Under the new code, L-1 zones and L-2 zones would be designated as the new LR-2 zone, while lots zoned L-3 would be designated as the new LR-3 zone. The new zoning and associated review process became effective on April 19, 2011.

Under the existing MIMP, the Seattle University campus area contains six overlay zoning designations (see **Figure 3.4-3** for a map of the existing MIO zones). Major Institution Overlay-160 (MIO-160), Major Institution Overlay-105 (MIO-105) and Major Institution Overlay-85 (MIO-85) are located along Broadway; the central campus area west of 12th Avenue also contains the MIO-105 designation. The area immediately east of 12th Avenue is zone Major Institution Overlay-50 (MIO-50). Further east are Major Institution Overlay-37 (MIO-37), Major Institution Overlay-65 (MIO-65), and additional areas of MIO-50. As previously mentioned in this section, the Final MIMP proposes an expansion of the MIO boundary as well as a rezone of certain existing MIO zones. The proposed rezones would include the following: the area along Broadway between Cherry Street and Columbia Street would be rezoned from MIO-105 to MIO-160; all areas east of 12th Avenue would rezoned from their previous designations (MIO-65, MIO-50, and MIO-37) to MIO-65. The proposed changes in height are intended to provide a buffer between the high-density hospital uses along Broadway and also allow the implementation of mixed-use development. There are no proposed changes to the underlying zoning designations. Land within a Major Institution Overlay District is subject to the regulations and requirements of the underlying zone, unless specifically modified by an adopted MIMP.

The Land Use Code establishes the Major Institution Overlay District for the purpose of balancing the "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods". Another key consideration of the MIO is to "accommodate the changing needs of major institutions and provide flexibility for development…"

As noted previously, the existing MIMP was adopted by Seattle University and approved by the Seattle City Council in 1997 and was originally valid for 15 years, expiring in 2012. However, since the plan has been nearly fully implemented, it must now be replaced with an updated MIMP in order for the University to continue to meet its expanding needs. Seattle University has been working with the City of Seattle Department of Neighborhoods, the Department of Planning and Development, and Seattle University's Community Advisory Committee (CAC) to develop the new proposed MIMP. Until a new MIMP is adopted by Seattle University and approved by the Seattle City Council, further campus development may only occur if it is consistent with the development standards of the underlying zoning districts. Once the new MIMP is adopted, all planned and potential campus development must be consistent with the development program, development regulations, and the Transportation Management Program (TMP) associated with the new MIMP.

Seattle's Land Use Code states that "development standards for Major Institution uses within the Major Institution Overlay District may be modified through adoption of a Major Institution Master Plan." The following is a brief comparison between the key provisions of the development standards associated with the underlying zones (MR, NC3-85, NC3-65, NC2-40,

C2-65, LR-2 and LR-3) and changes in development standards that are proposed as part of the Final MIMP.

- **Zoning** – As noted previously, the underlying zones on the Seattle University campus include MR, NC3-85, NC3-65, NC2-40, C2-65, LR-2 and LR-3. The existing Major Institution Overlay zones include MIO-160, MIO-105, MIO-85, MIO-65, MIO-50 and MIO-37 (refer to **Figure 3.4-3** for a depiction of the underlying zoning and MIO zoning).

  Discussion – The Final MIMP proposes a revision to the existing MIO zones including portions of MIO-105 to MIO-160 and areas of MIO-50 and MIO-37 to MIO-65. As previously mentioned, these changes are intended to provide a buffer between high-density hospital uses along Broadway, as well as allow for additional mixed-use development within the eastern portion of campus.

  In addition, the University indicates that the height increases that are proposed for portions of the campus east of 12th Ave. are necessary to provide the flexibility necessary to implement mixed-use development (retail, academic and student housing) in this area. Buildings with academic uses now have greater floor-to-floor heights than structures in the past. The reason for this is to allow for flexibility in use, the demands of information technology, and for sustainability. The Final MIMP notes that emerging building types that support a range of sustainable features are frequently taller, narrower structures. This allows for greater natural light and ventilation, improved occupant well-being and decreased heating and cooling loads, as well as providing for more ground-level open space. The Final MIMP includes the following development limitations aimed at lessening impacts associated with differing building heights:

  - street-level building setbacks are proposed along several streets; the setbacks vary based on the specific street frontage and range from 10 ft. to 15 ft. from the right-of-way;

  - upper-level building setbacks of 25 ft. (measured from the street-level setback) are proposed along portions of the west-side of 14th Ave. and the north boundary of the MIO that is between 13th Ave. and 14th Ave.;

  - a conditioned height limit of 55 ft. is proposed for the segment of 14th Ave. between E. Columbia St. and south of E. Marion St.;

  - a change in the method of height measurement is proposed for the segment of 14th Ave. between E. Columbia and E. Cherry Streets; and

  - 15-foot street-level setbacks and 25-foot upper-level setbacks (total upper-level setback is 40 ft.) are proposed from south of E. Marion St. to E. Cherry St. Cross-sections between 13th Ave. and 14th Ave. are depicted in **Figure 3.5-1** through **3.5-3** of the **Aesthetics** section of this Final EIS.

- **Density** – Per the Seattle Land Use Code, the density in the Final MIMP is limited to a maximum developable gross floor area and an overall maximum floor area ratio (FAR) for the MIO district. The density for Seattle University is measured on a campus-wide basis based on the overall Floor Area Ratio (FAR) of the buildings onsite. FAR is a measure of the amount of gross floor area to lot area. For major institutions, the typical

measure of development density is FAR. Seattle University's current FAR is approximately 0.90. Within the MIO district, FAR is calculated at the district scale as opposed to the project level and as a result FAR requirements of underlying zones would not apply.

Discussion – Based on near-term and long-term Final MIMP development as described previously, it is anticipated that the maximum FAR on campus is projected to increase to approximately 1.79. This increase in FAR over existing conditions is still low given the context of surrounding development, which has a FAR of 4.0 or greater; several adjacent properties have FAR allowances up to 7.0. At this point in time, the University does not anticipate purchasing any additional property, which could result in an increase or decrease in lot area and thus affect the campus FAR level.

- **Structure Height** – The maximum height limit varies depending on the underlying zoning designation. Maximum heights for commercial zones (NC3-85, NC3-65, NC2-40, and C2-65) range from 40 feet to 85 feet. Maximum height for multifamily low-rise zones (LR-2 and LR-3) range from 30 feet to 40 feet, while the maximum height for multifamily mid-rise zones (MR) is 60 feet. The existing MIO overlay for the Seattle University campus allows maximum heights ranging from 37 feet (MIO-37) to 160 feet (MIO-160).

  Discussion – The Final MIMP proposes the following changes to the MIO overlay designation that would affect the potential height of buildings on-campus:

  - The MIO designation that is proposed along Broadway between Cherry Street and Columbia Street would be 160 ft. and 90ft between Cherry Street and E Jefferson Street;

  - the MIO designation that is proposed along the east-side of 12th Ave. would be MIO-65 ft. from north of E. Marion Street to E. Jefferson Street; the height limit along the east-side of 12th Ave. would be 65 ft.;

  - the MIO designation that is proposed for the east-half of the block that is bounded by the mid-block alley between 12th Ave. and 13th Ave. and from north of E. Marion St. to north of E. Columbia St. would be MIO-37; the height limit would be 37 ft.;

  - the MIO designation that is proposed for the south two-thirds of the block that is bounded by E. Marion St., 14th Ave., E. Columbia St. and 13th Ave. would have be MIO-65, however, the height limit that would be a condition for this block would be 55 ft.;

  - the MIO designation that is proposed for the block that is bounded by E. Columbia St., 14th Ave., E. Cherry St. and 13th Ave. would be MIO-65, however, the height limit for this block would be measured from the mid-point of the block face along 13th Ave. (also corresponds to the 1313 E. Columbia Building); and

- the MIO designation that is proposed for the north portion of the east-half of the block that is bounded by E. James Ct., 13th Ave., E. Jefferson St. and 12th Ave. would be MIO-37 ft.; the height limit would be 37 ft.

  Modifications to maximum height allowances would also provide greater opportunity to utilize sustainable building features which typically require greater building heights to allow natural light, ventilation and decrease heating and cooling loads. In addition to increased building heights, the Final MIMP proposes that that outdoor lighting associated with athletic fields at the south end of campus would be allowable up to 105 feet.

- **Building Setbacks** – For major institutional uses, the following setbacks are required:

  - Front Setback: The minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. In LR-2 and LR-3 zones, the front setback for major institutions shall not be reduced to less than an average of 10 feet and no portion of the structure shall be closer than 5 feet to the front lot line.

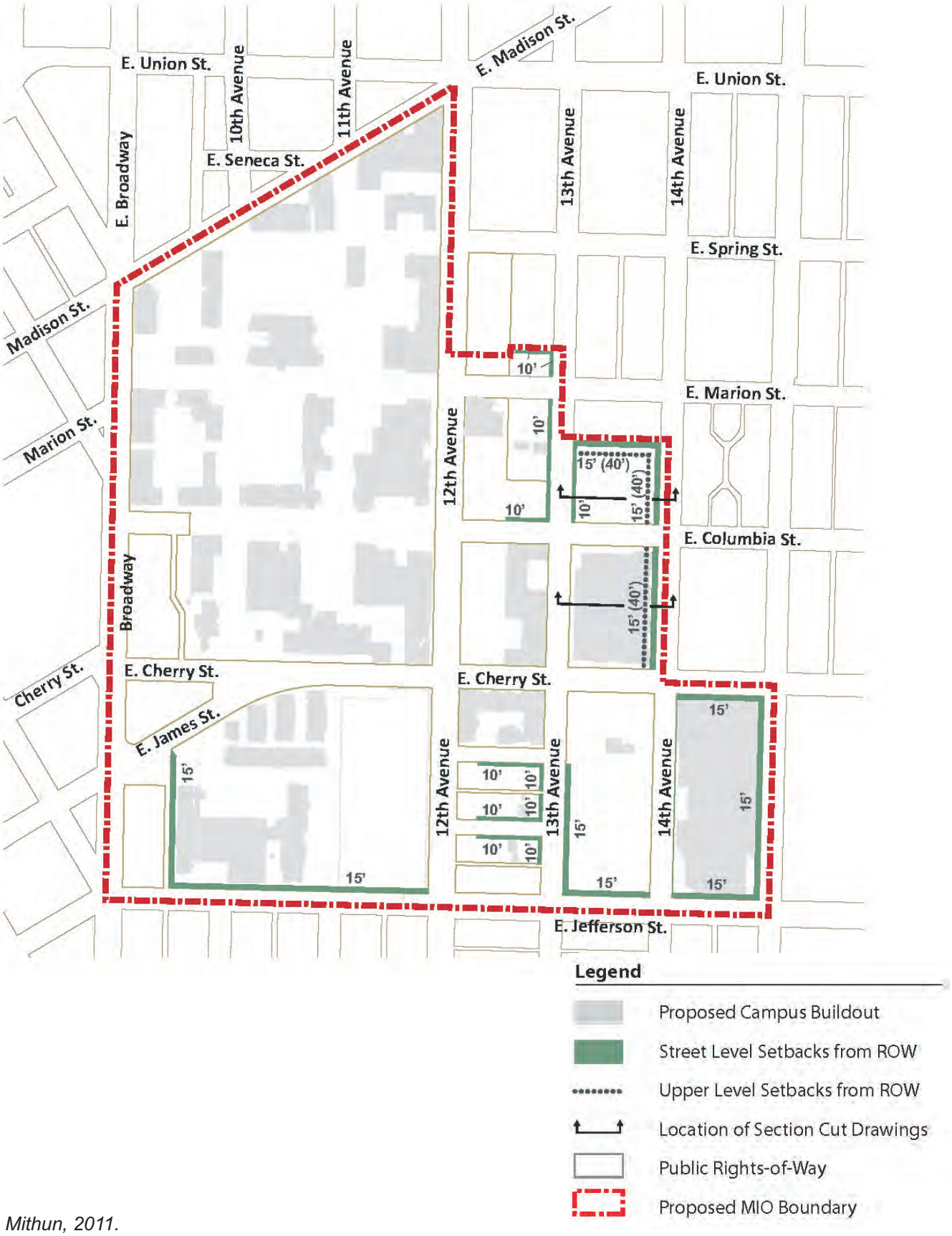
  - Rear Setback: The minimum depth of the required rear setback for major institutions shall be 10 feet in LR-2, LR-3, and Midrise zones.

  - Side Setbacks: The minimum depth of the required side setback for major institutions that abut residential-zoned property is 10 feet. A 5 foot setback shall be required in all other cases, except that the minimum side street side setback shall be 10 feet.

  Discussion – The Final MIMP generally proposes setbacks from adjacent residential zones that range from 10 to 15 feet (Figure 3.4-6). Where University owned parcels are situated across from one another on a right-of-way, a zero foot setback is generally proposed. These proposed setbacks would consistent with other existing setbacks for similar properties in the site vicinity. Along the portions of the MIO Boundary that border 14th Avenue and the portion of the MIO boundary that crosses 13th and 14th Avenue between E. Marion Street and E. Columbia Street, a 15 foot setback is proposed for the groundlevel with a 40 foot setback for the upper levels (Figures 3.4-6 and 3.5-3).

- **Lot Coverage** – The maximum lot coverage allowed for development on campus shall be 50 percent. Presently, the lot coverage of the existing campus area is approximately 27 percent based on all of the parcels owned by the University.

  Discussion – At full buildout, the Final MIMP proposes that lot coverage on the campus will be approximately 39 percent. The areas surrounding the campus are generally more land intensive, with properties containing 100 percent lot coverage. Due to the spatial qualities of University open space areas, including strong pedestrian connections and well-defined outdoor areas, the University will continue to have substantially lower lot coverage than surrounding development.



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.4-6** **Proposed MIO Building Setbacks**

- **Structure Width and Depth** – The maximum building width that is allowed for major institutions in the multifamily zones (LR-2, LR-3, and MR) without Green Factor ranges from 45 feet to 60 feet; with Green Factor the maximum width ranges from 75 feet to 150 feet. For high-rise structures, the maximum width is 90 feet for facades less than 37 feet and 100 feet for facades greater than 37 feet. With modulations or landscaping there is no maximum width for facades less than 37 feet; facades greater than 37 feet must maintain a maximum width of 100 feet. The maximum building depth that is allowed is 65 percent of the total lot depth.

  Discussion – The Final MIMP does not specify any structure width or depth limits as building bulk is sufficiently addressed through height limits, building setbacks, lot coverage and floor area ratios. Moreover, flexibility in the width and depth of buildings is important for the design of high-performance, energy efficient buildings that rely on natural ventilation and access to daylight.

- **Landscaping, Screening and Open Space** – Underlying multifamily zones (LR-2, LR-3, and MR) require that landscaping must earn a Green Area Factor Score[8] of 0.6 – scoring has been updated to place more value on tree planting and to limit vegetative walls to a maximum of 25 percent of the Green Factor score. These zones also generally require a minimum of 150 sq. ft of private open space/amenity area and 150 sq. ft. of public open space/amenity area per unit for cottage housing and 25 percent of lot area for townhomes/rowhouses. In commercial zones (NC3-85, NC3-65, NC2-40, and C2-65), a Green Area Factor score of at least 0.3 is required. Currently, approximately 51 percent of the University campus area is in usable open space.

  Discussion – The Final MIMP does not apply the Green Area Factor to individual projects on the Seattle University campus as an effective district-level strategy already maintains an amount of open space and vegetated area that is well in excess of these requirements. Under the Final MIMP the amount of usable open space would increase to approximately 52 percent of the total campus area. This is possible due to the fact that portions of the Broadway Garage and East Marion Street Parking Lot would be converted to open space once underground/under building parking structures are constructed beneath them.

  Landscaping in setbacks would be required per the underlying zoning except when a landscape project in a building setback: 1) serves to improve hydrologic function through Low Impact Development techniques; 2) fulfills the requirements of a high-performance landscape that supports local ecosystem services; 3) is integrated into the design of a building seeking LEED or other 3rd party green building verification; or 4) is integrated into the design of a landscape or plan seeking certification from a 3rd party standard such as LEED-ND or the Sustainable Sites Initiative. In addition, landscape screening shall be provided wherever parking lots, parking structures or other substantial street walls are located.

[8] Per SMC 23.47A.016, the Green Area Factor score is calculated by multiplying the square feet of existing and proposed landscape elements by their corresponding green factor multiplier. This total is then divided by the total lot area to determine the green factor score.

City of Seattle General Rezone Criteria

Summary: The City of Seattle Land Use Code requires an analysis be prepared whenever there is a proposed change in zoning, which would include Seattle University's proposed Major Institution Overlay (MIO) zoning expansions and MIO zoning height increases. The Land Use Code provides general criteria (SMC 23.34.008), as well as criteria specific to designation of MIO districts or changes in allowed heights in MIO districts (SMC 23.34.124) that must be addresses as part of a proposed rezone.

Discussion*: Please see Appendix G for a complete analysis of the rezone criteria noted above.*

City of Seattle Alley Vacations Criteria

Summary: The City of Seattle Street Vacation Policies (Resolution 28605) provides policies to guide City Council decisions regarding the vacation of public rights-of-way. In making the decision regarding street vacations, the Council weighs three components of the public interest including"

> *One – Impact of the proposed vacation upon the circulation, access, utilities, light, air, open space and views provided by the right-of-way;*
>
> *Two – Land use impacts of the proposed vacation, including consistency of development involving the vacated right-of-way with relevant city land use policies; and,*
>
> *Three – Benefits accruing to the public from the vacation of the right-of-way. Benefits include such things as making land available for public uses other than transportation and benefits from past-vacation development.*

In addition, the City Council considers the recommendation from SDOT, comments received from DPD, the Seattle Design Commission, Public Utilities, other City departments, other public agencies, and interested parties.

The street vacation ordinance gives special attention to procedures for coordinating city review of vacation requests and land use proposals involving the same public right-of-way. When a private development proposal involves public right-of-way, vacation of the right-of-way should be considered part of the land assembly phase and precede application for city land use approvals. Such a sequence is encouraged (but not required) in order to minimize risk to petitioners from substantial investment in a project before vacation approval and to avoid the influence prior investment may have upon the City Council's discretion in reviewing vacation petitions. Recognizing that sequence of vacation petitions and land use application desired by the City may not be possible; petitioners are given the option of filing for both simultaneously.

Discussion*:* Five right-of-way vacations are proposed as part of this Final MIMP. They include one street segment and four alley segments. With the exception of one alley segment, all vacations were included in the University's existing MIMP. It is possible that two of the pending vacations could receive final City Council authorization prior to adoption of this proposed MIMP. However, since none of the previously approved vacations has yet been finalized, each is included as part of this proposed MIMP, along with a proposed new vacation. The following is an overview of each of the proposed vacations.

Vacations Included in the Existing MIMP

- **Partial Street Vacation – E Columbia Street East of Broadway** – This is approximately a 176-foot segment of E Columbia Street (66-foot width) – extending east of Broadway. The segment of E Columbia Street that adjoins the proposed vacation and is located east of this street segment was vacated in 1965 (Vacation Ord. #93852). This proposed vacation is intended to help integrate development along Broadway with the University campus.

- **Partial Alley Vacation – Between E Columbia and E Cherry Street** – This is an approximate 180-foot segment of the north-portion of the alley (16 ft. wide) that is located between E Columbia Street and E Cherry Street (immediately east of Broadway). Like the segment of E Columbia Street (described above), this vacation is proposed to help integrate development along Broadway with the University campus. Seattle University will not petition the City to vacate this alley until it owns the adjacent properties or has the consent of the adjacent property owners.

- **Partial Alley Vacation – South of E Cherry Street** – An approximate 40-foot segment of a 16-foot wide alley between 11th Avenue (extended) and 12th Avenue immediately south of E Cherry Street received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The balance of this alley between the proposed segment and E Jefferson Street was vacated in 1922 (Vacation Ord. #43433). The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term projects #110 and #111 -- **New Logan Field Underground Parking** and **New Logan Field Retail**, respectively. It is anticipated that final approval of this pending vacation may occur prior to adoption of the proposed MIMP.

- **Alley Vacation – Between 12th Avenue and 13th Avenue –** An approximate 252-foot long alley (10 ft. wide) that extends between 12th Avenue and 13th Avenue received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term project #105 -- **1223 E Cherry Development**, a 5-story, 160,000 sq.ft. building (MUP #3009390). It is anticipated that final approval of this pending vacation will occur prior to adoption of the proposed MIMP.

Proposed New Vacation

- **Partial Alley Vacation –** An approximate 185-foot segment of the south-portion of the 16-foot wide alley that is located between E Columbia Street and E Cherry Street (immediately east of Broadway) is proposed for vacation. Like the previously-proposed, vacation of the north-portion of this alley, it is intended that this vacation could help integrate development along Broadway with the University campus.

The following clarification is provided relative to the proposed new alley vacation noted above, the previously-proposed partial alley vacation for the north-portion of the alley between E Columbia Street and E Cherry Street, and the partial vacation of the segment of E Columbia Street. Seattle University will not petition the City to vacate these alleys until the University owns the adjacent properties or has the consent of the adjacent property owners.

Analysis of the relationship of the potential alley vacations with the components of the public interest is provided in the discussions of specific policies below.

Specific policies and guidelines for alley vacations relevant to the proposed *Seattle University MIMP* include:

Policy 1 – Circulation and Access*. Vacations may be approved only if they do not result in negative effects on both the current and future needs for the City's vehicular, bicycle, or pedestrian circulation systems or on access to private property, unless the negative effects can be mitigated.*

Guideline 1.1 (B) Access Streets
Residential and Commercial. Petitions for the vacation of streets designated as Access Streets may be approved only if:

1. *Access is retained to properties on the block where the right-of-way is located;*
2. *Circulation to properties on neighboring streets is retained;*
3. *The right-of-way does not provide a necessary link in the continuity of a route to arterials;*
4. *Public parking provided by the right-of-way is not needed, can be provided on nearby rights-of-way, or can be replaced; and*
5. *Vacations that would result in diverting truck or commercial traffic to nearby residential streets will not be approved.*

Guideline 1.1 (F) Alleys
Proposed alley vacation will be considered according to the following guidelines.

1. *The primary purpose of alleys is to provide access to individual properties for loading functions and to provide utility corridors and access to off-street public services such as water, sewer, solid waste and electricity. In addition, alleys may provide other public purposes and benefits including pedestrian and bicycle connections, and commercial and public uses. Alleys should be retained for their primary purposes and other public purposes and benefits. Alley vacations may be approved only when they would not interrupt an established pattern in a vicinity, such as continuity of an alley through a number of blocks or a grid, which is a consistent feature of neighborhood scale. The impacts on future service provision to adjacent properties if utilities are displaced will be reviewed.*

Guideline 1.2 - Traffic Code Compliance.
Proposed vacations, which would encourage violation of the traffic code will not be approved. An example is a vacation eliminating one exit to an alley, requiring vehicles to back from the alley on to a street.

Guideline 1.3 - Cumulative Effects to be Assessed
When several vacations are proposed for a particular area of the City, such as within the boundaries of a major institution, a comprehensive review will be undertaken to determine the cumulative effects of the vacations on circulation and access.

Guideline 1.4 - Necessary On-Street Parking Must be Replaced
Streets which provide necessary on-street parking may be vacated only when the public parking can be otherwise provided.

Guideline 1.5 - Circulation/Access Conditions on Vacations
The City Council may impose conditions on vacations to mitigate negative effects of the vacation on vehicular, pedestrian, and bicycle travel.

Guideline 1.6 - Vehicular and Pedestrian Access by Agreements with Property Owners

A. *Vehicular Access - Vehicular traffic functions will not be provided by agreement across private property. When the traffic functions of a street are necessary to the operation of the circulation system, the street will be retained as a dedicated right-of-way.*

B. *Pedestrian Access - Pedestrian circulation functions may be provided by an agreement which provides for public access across private property only when a major public benefit is provided by such an arrangement.*

DISCUSSION: As shown on page 78 of the Seattle University Final MIMP, the vacation of one street segment and four alley segments is proposed. All but the southern portion of the north-south alley between E Columbia and E Cherry Streets were previously approved under the 1997 MIMP. The alley vacations between 11th and 13th Avenue received conceptual approval by the City on October 6th, 2003 and may be finally approved before this MIMP is adopted. The University will not petition the City to vacate any of the proposed streets/alleys until it owns the adjacent properties or has the consent of the adjacent property owners.

The purpose of the vacations is to help integrate future development in these areas with the rest of the campus. The potential campus development resulting from the vacations would provide increased building area, open space, and pedestrian connections within these portions of the campus; and would be consistent with the type and scale of surrounding uses, as well as relevant City of Seattle land use policies.

The proposed vacations would not negatively impact vehicular circulation, access, deliveries, and/or parking on campus. The north-south and east-west alley grid in these areas of campus is not continuous.

The proposed vacations would be designed to accommodate access for garbage and recycling trucks, as well as service vehicles so that it would not be necessary for trucks to back onto neighboring arterial streets.

All on-street parking and below-grade and above-grade utilities associated with these street and alley segments would be replaced or relocated.

Policy 2 – Utilities*. Rights-of-way which contain or are needed for future utility lines or facilities may be vacated only when the utility can be adequately protected with an easement, relocation, fee ownership or similar agreement satisfactory to the utility owner.*

DISCUSSION: The University would coordinate with the appropriate utility purveyors to re-route, as necessary, existing infrastructure that is located within any of the vacated areas. At the time that a vacation petition is submitted to the City, it would be determined whether adequate utility capacity exists to serve the proposed project. All utilities and planned easements for future utilities located within vacated rights-of-way would be adequately protected by easements, relocation, or agreement(s) satisfactory to the utility owner.

Policy 3 – Light, Air, Open Space and View*. When the City Council determines that the light, air, open space or view provided by a particular street or alley should be retained, the right-of-way may be vacated only if the public open space, light, air and view can be retained or substituted be dedication to the public of other comparable street right-of-way or other property such as open space property or on future development on the vacated and abutting property.*

DISCUSSION: Seattle University intends to integrate pedestrian connections, open space, public space, and landscaping throughout the campus to enhance the existing live, learn, work, and play campus atmosphere. The purpose of the vacations is to help integrate future campus development in these areas with the rest of the campus. The proposed vacations would result in a greater amount of overall campus development than would result if any of the streets/alleys were not vacated, but the vacations would also provide an opportunity for a greater amount and variety of open spaces, light and air than the streets/alleys currently provide, and the resultant amount of area would also be more usable as public open space.

Policy 4 – Land Use*. A proposed vacation may be approved only when the increase in development potential that is attributable to the vacation would be consistent with the land use policies adopted by the City Council. The criteria considered for making individual vacation decisions will vary with the land use policies and regulations for the area in which the right-of-way is located. The City Council may place conditions on a vacation to mitigate negative land use effects.*

Guideline 4.6 - Zone Specific Review

Adopted City Land Use Policies to be Used - In addition to the general street vacation policies and guidelines contained in this document, the adopted City land use policies for the zone in which a vacation is located, will be used to determine whether or not the land use effects of each vacation are in the public interest. These include policies such as the Comprehensive Plan, particularly its land use, urban village, transportation and neighborhood elements. Vacations will be reviewed according to Land Use Policies as now constituted or hereafter amended.

Area Specific Guidelines - Guidelines related to various land use areas are stated below. They are provided in order to highlight special concerns related to each area. They shall be used to supplement the general provisions and guidelines of the Seattle Vacation Policies and other land use policies for protection of the public interest.

F. Major Institutions –

1. *For proposed vacations within major institution boundaries, the major institutions policy guidelines and objectives (SMC 23.16.010) will be used to evaluate the land use effects of the vacation.*

2. *If a master plan has been adopted, the vacation decision will give substantial weight to the provisions of the individual master plan. Land use, transportation and traffic information contained in the EIS for the master plan will be considered. This information will be updated prior to the vacation decision if conditions in the area have changed or if several years have passed since adoption of the master plan. Identification of intended street vacations in an adopted major institution master plan shall not constitute prior approval of the vacations.*

DISCUSSION: Seattle University is located within one of the City of Seattle's six designated Urban Centers. The university is a large employer in the city and it provides a vital and active urban employment/learning/research/residential environment. The potential vacations identified in the Final MIMP support increased residential density, which is consistent with the intent of Urban Centers.

The potential vacations identified in the Final MIMP would enable the establishment of new student housing and academic buildings, as well as student support uses on-campus. This is a benefit to the community in that commuter traffic on and surrounding campus is reduced and re-development pressure associated with the off-campus private rental market is lessened. The campus is served by numerous bus routes, is within blocks of a Sound Transit Link Light Rail station, and the route for the proposed First Hill Streetcar will run down Broadway, adjacent to the western boundary of the University campus. Proposed campus development associated with any of the potential vacations would also be consistent with the type and scale of surrounding land uses.

***Policy 5 – Public Benefit**. Proposed vacations may be approved only when they provide a long-term public benefit. Vacations will not be approved to achieve short-term public benefits or for the sole benefit of individuals. Mitigation of the adverse effects of a vacation, meeting code requirements for development, paying the required vacation fee, facilitating economic activity, or providing a public, governmental, or educational service do not in themselves constitute providing public benefits.*

Guideline 5.1 - Public Benefits Identified

Public benefits may include, but are not limited to:

A. On-site Public Benefits: on-site benefits are favored as the provision of the public benefit can also act to offset any increase in scale from the development. On-site public benefits may include: publicly accessible plazas or other green spaces, including public stairways; streetscape enhancements beyond that required by codes such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains; pedestrian or bicycle trails; enhancement of the pedestrian

or bicycle environment; view easement or corridors; or preservation of landmark buildings or other community resources.

B. *Off-site Public Benefits: where it is not practicable to provide the public benefit or more than a portion of the public benefit on the development site, the public benefit may be provided off-site. This may include: pedestrian or bicycle trails or public stairways; enhancement of the pedestrian or bicycle environment; enhancement of existing public open space such as providing playground equipment in a City park; improvements to designated Green Streets; funding an element from an adopted Neighborhood Plan; providing wayfinding signage; or providing public art.*

DISCUSSION: The potential vacations identified in the Final MIMP would enable the establishment of new student housing and academic buildings, as well as student support uses on-campus and would provide long-term public benefits. At such time as a vacation is considered, a work plan specific to that vacation would be prepared by the University. The work plan would identify opportunities for public participation, contain an analysis of traffic and circulation, include utility analysis, specific design and environmental analysis, landscape analysis, and identify possible public benefits.

Consistent with City of Seattle criteria for the approval of alley vacations, improvements intended to provide public benefits would be proposed at the time an alley vacation petition is submitted to the City for review. Public benefits would focus on public improvements surrounding the site and on campus to enhance the connectivity between the campus and the surrounding community.

3.5 AESTHETICS

The aesthetics analysis evaluates height/bulk/scale and viewshed. The discussion of height/bulk and scale of proposed buildings addresses the relationship of these buildings to surrounding development proximate to the campus boundaries. Because of the prominent location of portions of the campus, future campus development has the potential to affect viewsheds. Included, as well, is analysis of potential viewshed impacts from designated viewpoints and from designated scenic routes.

3.5.1 Affected Environment

Aesthetics

The campus of Seattle University presently encompasses an area of approximately 70 acres,[1] extending a distance of approximately one-half mile in a north-south direction and over one-third of a mile in an east-west direction.

The topography of the campus and surrounding areas also influence the aesthetic character of the campus. For the most part, the campus is located in a portion of a valley that is formed by Broadway on the west and the area east of 15th Avenue on the east. The topography of the campus varies by approximately 110 feet – with the high point located along Broadway near the intersection of E James Street and the lowest elevation on-campus along E Jefferson Street in the vicinity of 13th Avenue.

The University presently contains 37 buildings comprising a total of approximately 2,044,000 sq. ft. of gross floor area. Building uses consist of: academic, housing, integrated learning,[2] student life,[3] religious, and support.[4] Most buildings are multi-story structures – ranging from 2 stories to the highest – Campion Residence Hall – at 12 stories.

As noted earlier in this Final EIS, Seattle University was founded in 1891 and the first permanent structure – Garrand Building – became operational in 1893. Roughly 31 percent of the buildings on-campus were constructed before 1940, 20 percent were built between 1940 and 1959, 26 percent were built in the timeframe 1960 – 1979, and 23 percent have been constructed since 1980.

With over 115 years of campus growth and development, the architecture styles that are represented by buildings on-campus are diverse. They range from the Italianate-style that is embodied in the Garrand Building to the Spanish Renaissance/Saracenic-style of the Gene E. Lynn Building, the Art Deco and Moderne-styles of 1313 E Columbia Building, to that of the Contemporary represented by the St. Ignatius Chapel.

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1 Roughly 68 percent of the area within the MIO boundaries is owned by Seattle University.

2 Integrated Learning facilities are mixed-use buildings that contain housing, academic and common/support space that combine academic, social and spiritual development.

3 Student Life refers to non-academic facilities on-campus that are integral to the University experience.

4 Support consists of campus facilities that are essential for operation and maintenance of the campus.

Seattle University is as well known for its trees, plantings and gardens as it is for the broad-ranging styles of architecture represented in its many buildings. A recent arborist's report[5] notes that:

> *"The specimen trees and landscape plantings at the campus of Seattle University (SU) are renowned for their exceptionality. It is common knowledge among professional gardeners, arborists and landscape architects that the grounds at SU are a foremost location to see great specimens of uncommon and unusual trees, and for skillfully designed gardens. The plantings at SU are among the finest in our State."*

In a sense, the aesthetic character of Seattle University is shaped by the pattern of land uses that border the campus. The University is located within one of the most-dense neighborhoods in Seattle. It is bordered on the west and on the east by the relatively highrise development associated with Swedish Hospital's First Hill Campus (west boundary) and Swedish Hospital's Cherry Hill campus (east boundary), which tend to accentuate the topography that is west and east of the campus. Other adjacent land uses include both multifamily and single family residential on the east, relatively lowrise retail and commercial development on the north, and by relatively lowrise commercial and multifamily development on the south.

Also shaping the aesthetic character of the University are major arterials that either border or bisect the campus, specifically:

- Broadway is a 4-lane north-south arterial that forms the west boundary of campus;
- Madison Street is a 4-lane northeast-southwest arterial that forms the north boundary of campus;
- E James/E Cherry Street is a 4-lane, east-west arterial that bisects the campus; and
- 12th Avenue is a 3-lane, north-south arterial that bisects the campus.

Viewshed

There are four considerations to a public viewshed analysis[6] in Seattle:

- views from designated public places;
- views of the Space Needle from designated viewpoints;
- views of historic structures; and
- views from designated Scenic Routes.

Aesthetics policies contained in Seattle's SEPA code (25.05) are intended to *"protect public views of significant natural and human-made features: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Lake Washington, Lake Union and the Ship Canal, from public places consisting of specified viewpoints, parks, scenic routes, and view corridors identified in Attachment 1"* to the SEPA code.[7] Of the City's 88 officially-designated public viewpoints that are listed in Attachment 1, none are proximate to Seattle University.

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5 Greenforest, 2008

6 These are views that can be enjoyed by the public -- as compared to private views that are available to only a few people. Private views are regulated indirectly through zoning.

7 Seattle Municipal Code Chap. 25.05.675 P.2.a.i.

The City has identified ten viewpoints from which views of the Space Needle are to be protected.[8] None of the ten viewpoints are proximate to or within the line-of-sight of the Seattle University campus.

In addition to view protection policies associated with officially-designated viewpoints, it is also City policy to "*protect public views of historic landmarks designated by the City's Landmarks Preservation Board which, because of their prominence of location or contrasts of siting, age, or scale are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City*."[9] As noted later in **Section 3.7** of this Final EIS, there is one structure on the Seattle University campus (the University's 1313 E Columbia Building) and three non-University structures within several blocks of the campus that are designated as official City Landmarks (Capitol Hill United Methodist Church, Providence Hospital – 1910 Building, and Church of the Immaculate Conception). Each of these structures is at least 25 years old and each meets one or more of the City's designation criteria.[10]

City ordinances[11] also identify specific scenic routes throughout the City in which view protection is to be encouraged. Several street segments within the general vicinity of the campus have been officially designated as scenic routes; they include: a portion of Broadway and E Madison Street.

3.5.2 Significant Impacts of the Proposed Action

Aesthetics

Proposed Action

As noted previously, Seattle University presently contains approximately 2,044,200 sq.ft. of floor area within the University's 37 buildings. The Final MIMP indicates that the amount of development on-campus is projected to increase by approximately 1.2 million sq.ft. within the Near-Term (next 7 years or by roughly 2016) involving renovations and the addition of eight new buildings to campus. Similarly, within the Long-Term phase (by approximately 2027) an additional 925,000 sq.ft. of development is planned involving renovations and 12 new buildings. In total, the net effect with Long-Term development would be an increase of 20 new buildings and 2,145,000 sq.ft. – or roughly a doubling of the existing campus square footage. In addition, height increases are proposed for the area east of 12th Avenue; these increases range from 15 ft. to 28 ft.

Figure 3.5-1 is a depiction of the campus at full build-out and depicts four street cross-sections. Each cross-section is a view looking north. The purpose of these cross-sections is to show the maximum allowable development envelope and the relationship of proposed campus development within the context of existing development. Each cross-section is described below.

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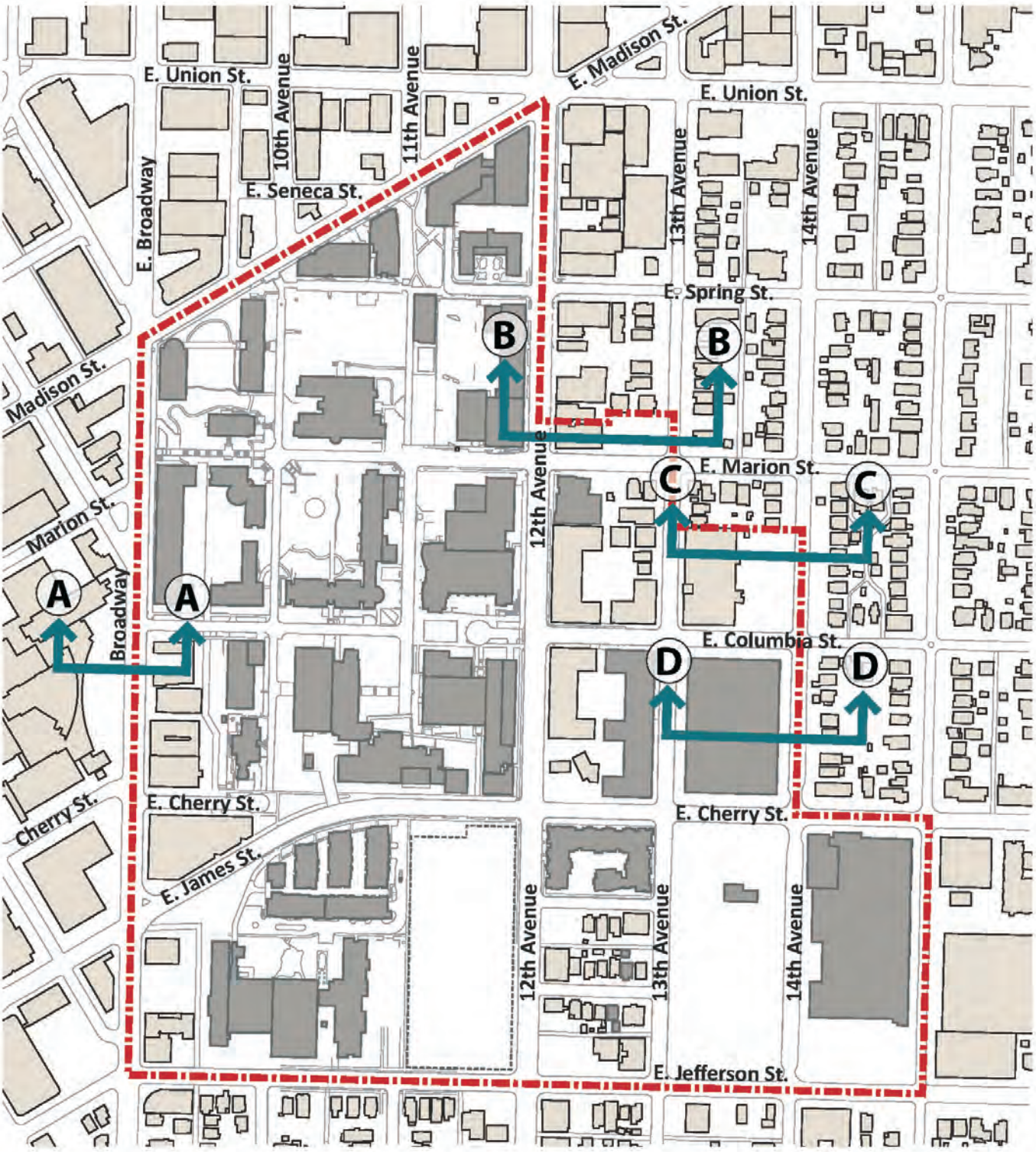
8 Seattle Municipal Code Chap. 25.05.675 P. and Seattle DCLU, 2001,

9 Seattle Municipal Code Chap. 25.05.675 P.2.b.i.

10 Refer to Seattle Municipal Code Chap. 25.12.350 for the specific standards associated with designation.

11 Ord. #97025 (Scenic Routes Identified by the Seattle Engineering Department's Traffic Division) and Ord. #114057 (Seattle Mayor's Recommended Open Space Policies).



Source: Mithun, 2011.

EA | BLUMEN	Seattle University Major Institution Master Plan Final EIS	Figure 3.5-1 Full Build-Out With Cross Sections

- **Section A-A -- Figure 3.5-2** – This figure is a section between E Columbia Street and E Cherry Street depicting massing from west of Broadway to east of Broadway.

- **Section B-B -- Figure 3.5-2** – This figure is a section between E Spring Street and E Marion Street depicting massing in the area extending west of 12th Avenue to east of 13th Avenue;

- **Section C-C -- Figure 3.5-3** – This figure is a section between E Marion Street and E Columbia Street depicting massing from roughly mid-block between 12th and 13th Avenues to mid-block between 14th and 15th Avenues; and,

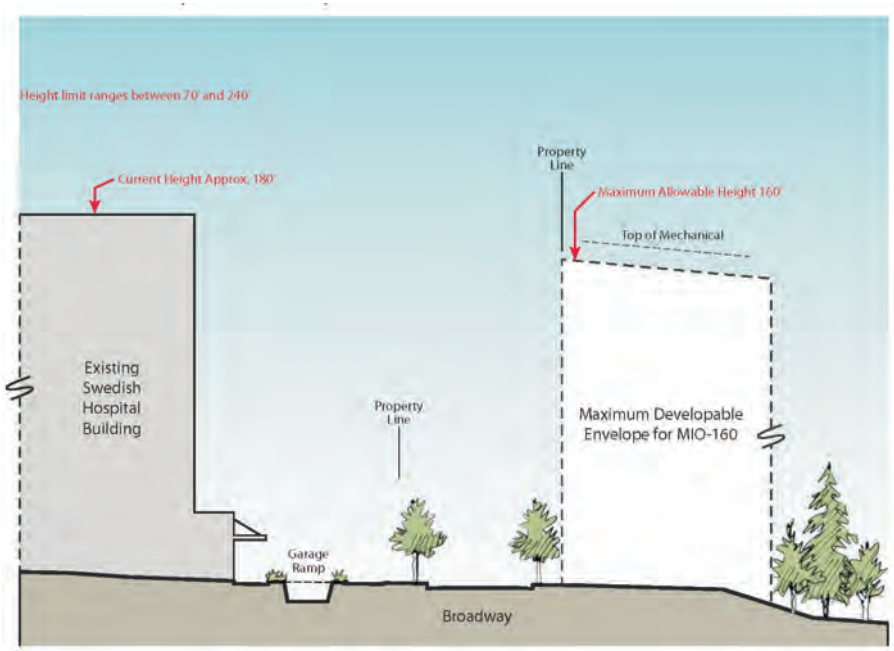
- **Section D-D -- Figure 3.5-3** – This figure is a section between E Columbia Street and E Cherry Street depicting massing from roughly mid-block between 13th and 14th Avenues to mid-block between 14th and 15th Avenues.

Section A-A (**Figure 3.5-2**) addresses height, bulk and scale relative to Broadway between E Columbia Street and E Cherry Street. As shown, on the west-side of Broadway is Swedish Medical Center, with a building height of approximately 180 ft. East of Broadway a structure is depicted on the Seattle University campus at a height of approximately 160 ft., which is the existing MIO height limit. The relationship of height between development on the west-side of Broadway and that on the Seattle University campus seems balanced and consistent. Whereas a possible new structure is shown on the University campus at this location, this graphic is only intended to depict height and massing relationships – no new building is planned at this location either in the Near-Term or Long-Term. No significant height, bulk and massing-related impacts are anticipated.

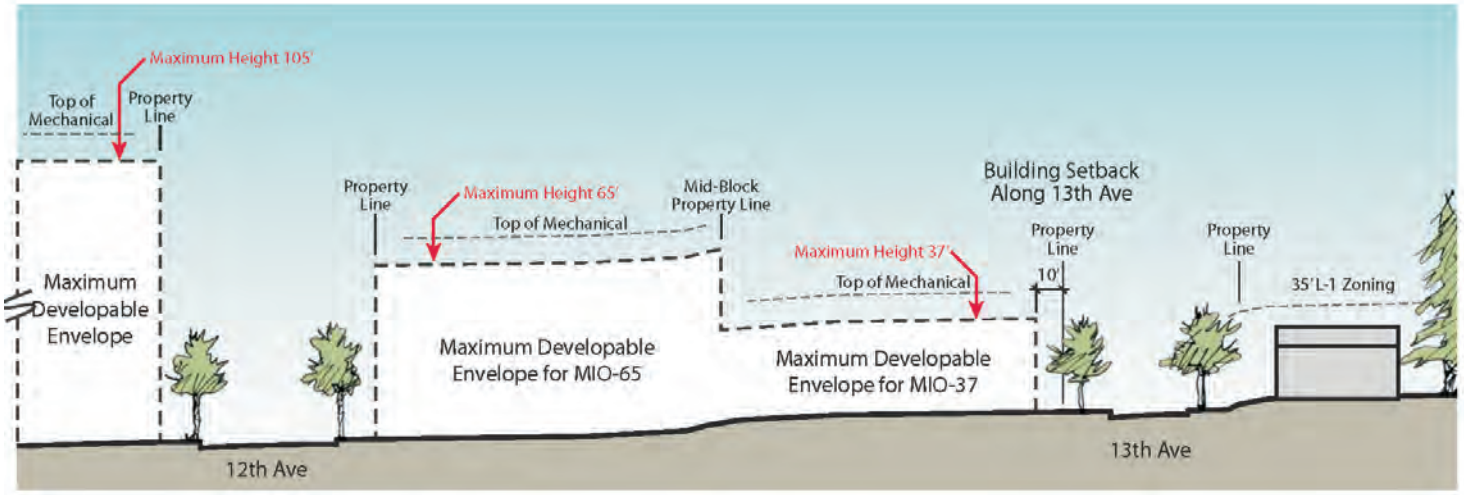
As shown by Section B-B (**Figure 3.5-2**) the proposed potential Near-Term project referred to as Academic & Housing on 12th Avenue & Spring (#202) could have a building height of 105 ft., based on existing zoning and as shown in **Figure 3.5-2**. However, as noted in **Table 2-3** of this Final EIS, it is proposed that this new building have a height of approximately 65 ft. The allowed building height immediately east of 12th Avenue is currently 40 ft. (NC2-40 zoning) and with inclusion of this area into the MIO campus boundary, it is proposed that the allowable building height be increased to 65 ft on the west half of the block and 37 ft on the east half of the block. The allowable building height east of the proposed MIO boundary is 35 ft. (L-1 zoning). In order to help mitigate bulk and massing of new campus construction proximate to existing, non-University land uses, street-level and upper-level setbacks are proposed, as depicted in **Figure 3.5-2**. No significant height, bulk and massing-related impacts are anticipated.

Regarding Section C-C (**Figure 3.5-3**), in the west-portion of this cross-section the proposed height limit is 55 ft. (MIO-55), which represents an increase of 5 ft. from the existing height limit 50 ft. (MIO-50). The height limit in the intervening area between the proposed MIO-55 and 13th Avenue is 35 ft. (L-3). Between 13th Avenue and 14th Avenue, it is proposed that the height limit increase from the existing 37 ft. (MIO-37) to 65 ft. (MIO-65). As shown in **Figure 3.5-3**, street-level and upper-level setbacks are proposed to help mitigate bulk and massing of new campus construction adjacent to existing, non-University land uses. No significant height, bulk and massing-related impacts are anticipated.

Section A-A



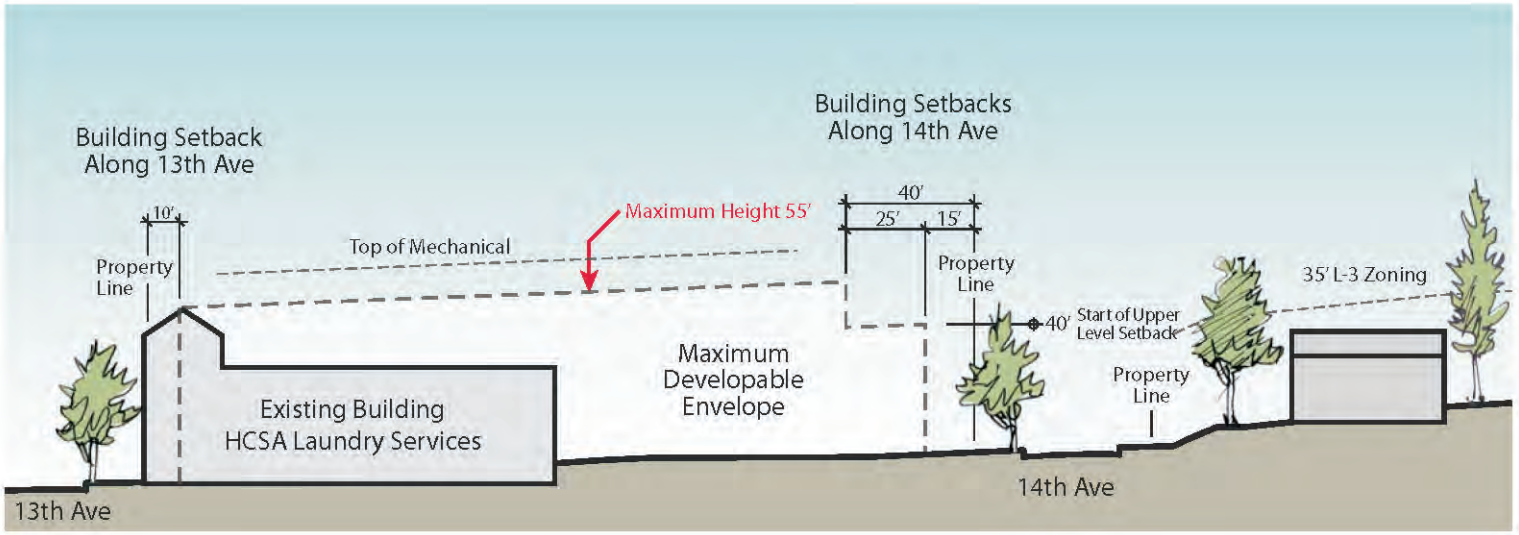
Section B-B



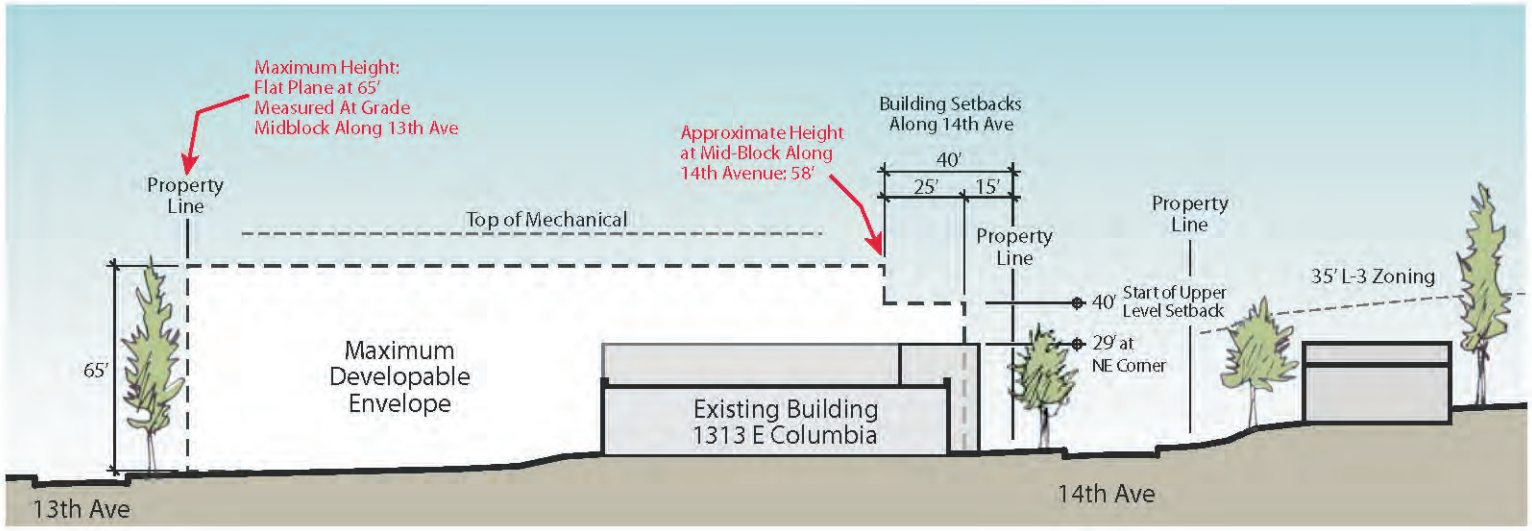
Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-2** **Cross-Section A-A and Cross-Section B-B**

Section C-C



Section D-D



Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-3** **Cross-Section C-C and Cross-Section D-D**

Section D-D (**Figure 3.5-3**) addresses height, bulk and scale relative to 14th Avenue between E Columbia and E Cherry Streets. As shown, on the west-side of 14th Avenue is the University's 1313 E Columbia Building and on the east-side of 14th Avenue, outside the existing MIO boundary are multifamily uses in the L-3 zone. It is proposed in the MIMP that the allowable height limit in the area west of 14th Avenue be increased from 37 ft. (MIO-37) to 65 ft. (MIO-65). **Figure 3.5-3** shows the relationship of a 65-foot high structure to a 35-foot high building across the street. The figure also shows that street-level and upper-level setbacks are proposed to help mitigate bulk and massing of new campus construction adjacent to existing, non-University land uses. As described in **Section 3.7** of this Final EIS, in July 2009 the City's Landmarks Preservation Board voted to designate the 1313 E Columbia building as a City Landmark, and in May 2010 the Seattle City Council passed an ordinance[12] establishing controls and incentives for historic preservation of the building's exterior and a portion of the parcel of property on which the improvement is located. Before alternations or significant changes can be made to the site or exterior of this building, a Certificate of Approval from the City of Seattle Landmark's Preservation Board would be required. No significant height, bulk and massing-related impacts are anticipated.

As noted earlier, buildings on-campus have been developed over the past 115 years and reflect a diversity of architectural styles and the use of materials. Every major project on-campus currently undergoes a thorough internal review process that evaluates program requirements, design, the relationship to adjacent structures and open spaces, and sustainability. That process will continue. The University will continue to exercise internal design review and control over building renovation, as well as new construction to ensure that planned development is compatible in a design-sense with the existing architectural character of the setting. In addition, Seattle University's Standing Advisory Committee will be afforded an opportunity to review and comment on proposed major development projects.

Views

As noted earlier, the City's aesthetics policies are intended to protect public views of significant natural and human-made features based on view corridors that are identified in Attachment 1 to the City's Environmental Policies and Procedures Code (SMC 25.05). Of the City's 88 officially-designated public viewpoints that are listed in Attachment 1, none are proximate to Seattle University. Development that is proposed for the Seattle University campus – in the Near-Term and Long-Term – would have no effect on public view corridors associated with the designated parks and viewpoints in Attachment 1.

Similarly, while the City has identified ten viewpoints from which views of the Space Needle are to be protected, none of the ten viewpoints are proximate to or within the line-of-sight of the Seattle University campus. Development that is proposed for the Seattle University campus – in the Near-Term and Long-Term – would have no effect on protected public views of the Space Needle.

With regard to protection of public views of designated City Landmarks, there is one designated structure (Seattle University's 1313 E Columbia Building) on the Seattle University campus and three designated Landmarks (non-University structures) that are within several blocks of campus. None of the development that is planned for the Seattle University campus – in the Near-Term and Long-Term – would affect public views of any of these historic structures.

[12] Ordinance No. 123294.

View protection with regard to designated Scenic Routes is also a key consideration. As noted, several street segments within the general vicinity of the campus have been officially designated as scenic routes; they include: a portion of Broadway north of Olive Way (six blocks north of campus) and a segment of E Madison Street -- east of 15th Avenue E extending to beyond 23rd Avenue E, which is several blocks east of campus. None of the development that is planned for the Seattle University campus – in the Near-Term and Long-Term – would affect public views associated with any of these designated segments of Scenic Routes.

Whereas the proposed Final MIMP would not result in any significant environmental impacts with regard to the City's key viewshed considerations, with the amount of development that is planned as part of the proposed MIMP, changes in the aesthetic character of portions of the Seattle University would occur. In light of this, public views from four intersections have been identified and architectural depictions of possible subsequent campus development have been prepared for each. The four intersections include:

- Broadway and Madison Street -- **Figure 3.5-4**;
- E Madison Street and 12th Avenue -- **Figure 3.5-5**;
- 12th Avenue and E. Spring Street – **Figure 3.5-6**;
- 14th Avenue and E. Cherry Street – **Figure 3.5-7;**
- 1313 E Columbia Street - **Figure 3.5-8, 3.5-9 and 3.5-10.**

The graphics show the view as it presently exists, together with a rendering of how future development may appear. In the case of 14th and E Cherry Street, two renderings are shown – one for a possible Student Life building and another as Student Housing.

For the 1313 E. Columbia Building, three renderings are shown: **Figure 3.5-8** shows the potential configuration for academic classrooms/science and laboratory space uses, **Figure 3.5-9** shows the potential configuration for an event center use; and **Figure 3.5-10** shows the potential configuration for a student housing and integrated learning use. With designation of the 1313 E Columbia Building as a City Landmark, it is possible that subsequent redevelopment associated with this building may differ from both of the renderings shown. Before alternations or significant changes can be made to the site or exterior of this building, a Certificate of Approval from the City of Seattle Landmark's Preservation Board would be required. Each architectural rendering is intended only as an illustration. Buildings are shown for the purpose of indicating scale and not architectural style or design intent.

3.5.3 Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

Under Alternative 1, it is assumed that Seattle University would continue to have increased growth comparable to the *Proposed Action*; however, no additional student housing would be provided. In the Near-Term, three projects with a housing component are proposed and in the Long-Term, two housing-related projects. Even if housing is not built, conceivably the site would be redeveloped with other campus uses. Aesthetic-related impacts are not expected to differ substantially from that associated with the *Proposed Action*.

Broadway and E. Madison St. Existing View

Broadway and E. Madison St. Architectural Rendering

Source: Mithun, 2011.

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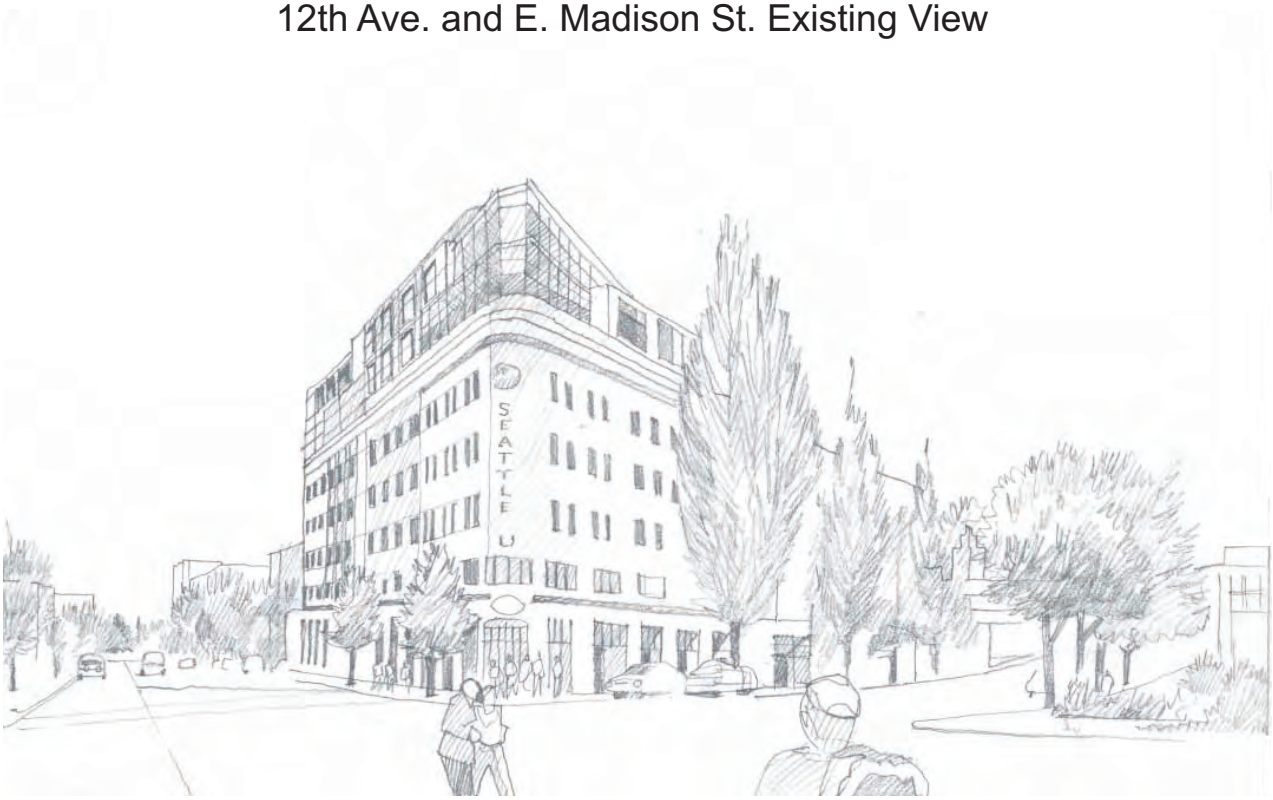
Figure 3.5-4

Broadway and E. Madison St Looking East

12th Ave. and E. Madison St. Existing View



12th Ave. and E. Madison St. Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-5** **12th Avenue and East Madison Looking South**

12th Ave. and E. Spring Existing View

12th Ave. and E. Spring Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-6** **12th Avenue and E. Spring St. Looking South**

14th Ave. and E. Cherry St.
Existing View

14th Ave. and E. Cherry St.
Student Life
Architectural Rendering

14th Ave. And E. Cherry St.
Housing Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.5-7

14th Avenue and E. Cherry St. Looking Northwest

1313 E. Columbia Existing View

1313 E. Columbia Academic Classrooms/Science and Laboratory Space Use Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-8** **1313 E. Columbia Academic/Laboratory Use**

1313 E. Columbia Existing View

1313 E. Columbia Event Center Use
Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-9** **1313 E. Columbia Event Center Use**

1313 E. Columbia Existing View

1313 E. Columbia Integrated Learning or Student Housing Use
Architectural Rendering

Source: Mithun, 2011.

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.5-10** **1313 E. Columbia Integrated Learning or Student Housing Alternative**

Alternative 2 – No Street or Alley Vacations

Alternative 2 assumes that development on the Seattle University campus would occur as described and within the time frames outlined under the *Proposed Action*. The difference with this alternative is that no street or alley vacations would occur. Aesthetic-related impacts associated with this alternative are not expected to differ substantially from that associated with the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

Alternative 3 assumes the existing MIO boundary would remain in place. While no campus development is presently identified for the MIO boundary expansion areas, the intent of increasing the boundary is to provide flexibility for future expansion needs. Without the MIO boundary expansion, more intensive development could potentially occur within the existing campus boundary over the long-term. However, the extent and result of such development cannot be predicted at this time. The development currently outlined under the *Proposed Action* could be expected to continue under this alternative, resulting in similar aesthetic-related impacts.

Alternative 4 – No Height Increase E. of 12th Ave.

Under Alternative 4, the development space lost by the height restriction would be recovered by intensifying campus development west of 12th Avenue, or by further expanding the University's MIO boundary east of 12th Avenue. If the option to intensify campus development west of 12th Avenue were exercised, the height of the following buildings would be increased as follows:

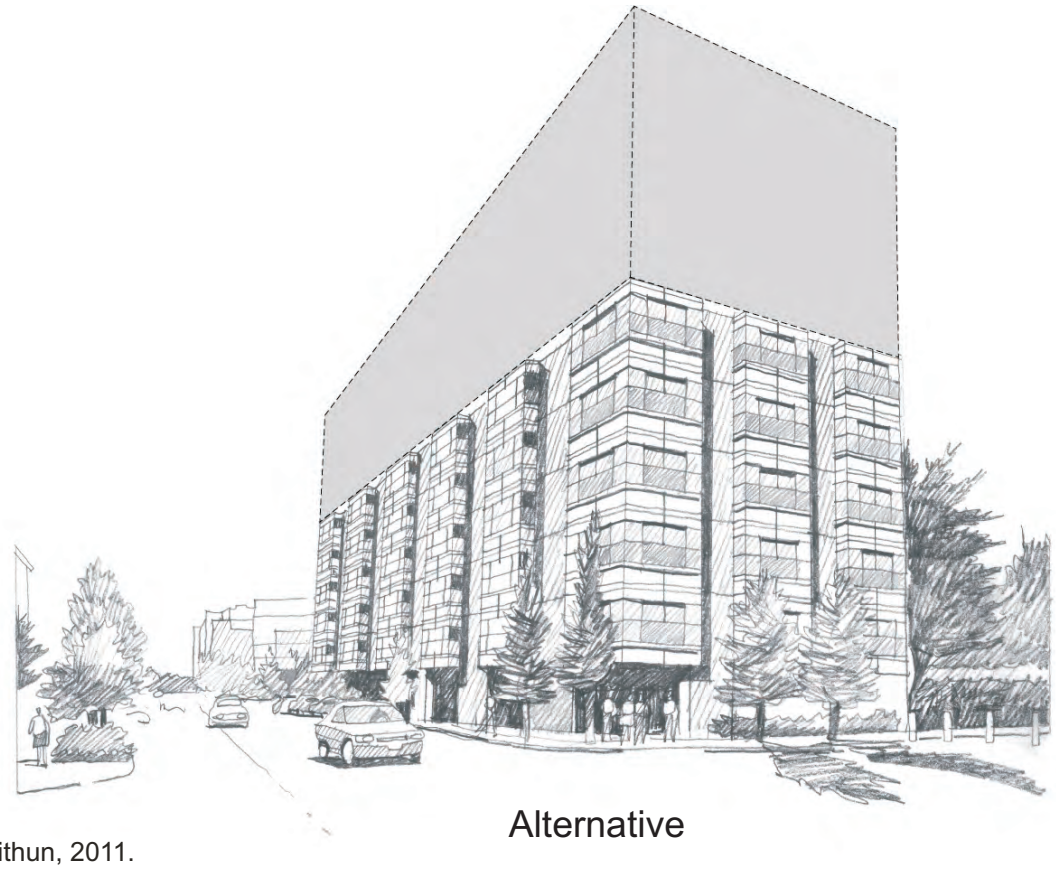
- 12th and Spring Building: from 65' to 105'
- Law School Expansion: from 75' to 105'
- Broadway and Madison Building: from 50' to 105'

This would represent a substantial change in building heights, and the taller buildings would be more visible from locations on and off campus. **Figure 3.5-11** illustrates the substantial increase in building height for the 12th and Spring building under this alternative. **Figure 3.5-12** illustrates the substantial increase in building height for the Broadway and E Madison Street. building under this alternative. If the option to expand the MIO boundary east of 12th Avenue were exercised, new campus development could be expected in this area. In addition, most of the development currently identified under the *Proposed Action* would continue, resulting in similar aesthetic-related impacts for the majority of the campus.

No Action Alternative

Under the *No Action Alternative*, no new building development and minimal growth in campus population would occur. The aesthetic character of the campus would remain as described under existing conditions.

Proposed



Alternative

Source: Mithun, 2011.

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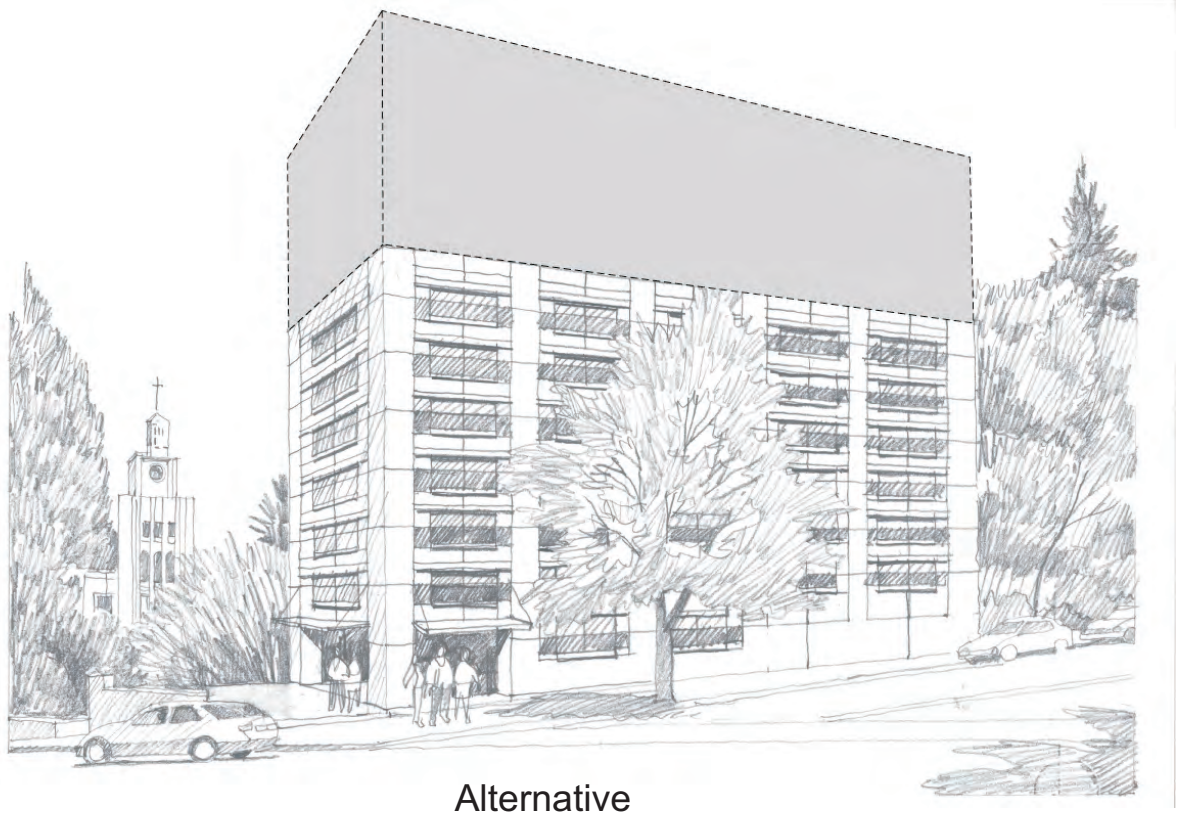
Figure 3.5-11

12th Avenue and E. Spring St. Looking South

Proposed



Alternative

Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.5-12

Broadway and E. Madison St.

Cumulative Impacts

Any cumulative impacts to aesthetics associated with development in the proposed MIMP have already been anticipated in the City's *Comprehensive Plan*, and impacts from that development have subsequently been evaluated in the environmental review that occurred for that plan. Over the long-term, it is anticipated that development associated with *Seattle University's* Final MIMP would be consistent with the City of Seattle's *Comprehensive Plan* and development goals, in that it would include substantial amounts of development within the First Hill Urban Center that would provide new University uses as well as housing, retail and mixed-use development.

3.5.4 Mitigation Measures

No significant adverse environmental impacts are anticipated with regard to aesthetics and, therefore, no mitigation is necessary. As noted in this section of the Final EIS, street-level and upper-level setbacks are proposed to help mitigate bulk and massing of new campus construction adjacent to existing, non-University land uses.

3.5.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are anticipated.

3.6 LIGHT/GLARE/SHADOWS

This section of the Final EIS describes the existing light, glare and shadow conditions on the Seattle University campus and vicinity and analyzes the potential light, glare and shadow impacts that could result from development of the proposed Draft MIMP.

3.6.1 Affected Environment

Existing Light and Glare Conditions

Seattle University Campus

The principal sources of light on the Seattle University campus are light from stationary and mobile sources. On-campus stationary sources of light and potential occasional glare include: interior and exterior building lighting, parking lot lighting, outdoor security lighting, pedestrian-scale lighting, street lighting and occasional temporary glare caused by stationary specular surfaces (i.e., glazing as part of building facades, building windows, and glazed areas of parked cars, etc.). Presently, the tennis courts adjacent to Championship Field are lighted; Championship Field, however, is not. The tennis court lighting consists of pole mounted light fixtures that are approximately 30 to 40 feet high. Existing mobile sources of light and glare associated with the campus include light and glare associated with vehicle headlights (associated with students, faculty, staff, and visitors) and trucks (delivery vehicles) entering, circulating within and exiting the campus area.

Site Vicinity

Sources of light and glare surrounding the Seattle University campus are typical of a highly urbanized metropolitan environment. In a general sense, the sky above the metropolitan area is influenced by light sources throughout the area and as such, the campus and the surrounding area experience a base level of "sky glow" due to their location within this urbanized metropolitan environment. In addition to commercial, institutional, and multifamily residential uses adjacent to campus, major highways/arterials are also located nearby (Interstate 5, Madison Street, 12th Avenue, Broadway, James Street, and Cherry Street) – all of which indirectly emanate light into the atmosphere and contribute to "sky glow" via various lighting systems.

Light and glare sources to the north of campus primarily include interior and exterior building lighting associated with commercial and multifamily residential buildings, street lighting and light and glare associated with vehicle headlights.

The area to the east of campus includes light and glare associated with single-family residential, multifamily residential, commercial and institutional uses (Swedish Cherry Hill campus). Specific light and glare sources in this area include interior and exterior building lighting, street lighting, parking lot lighting and light and glare associated with vehicle headlights. The greatest source of light and glare in this area is that associated with the Swedish Medical Center's Cherry Hill Campus due to the size and density of the structures, as well as the intensity of the associated hospital uses.

Sources of light and glare south of campus are primarily those associated with the single-family residential, multifamily residential, and commercial/office uses. Specific sources include interior and exterior building lighting, street lighting and light and glare from vehicle headlights.

The area west of campus includes sources of light and glare associated with institutional (Swedish Medical Center's First Hill Campus), commercial, mixed-use, and multifamily residential uses. Specific light sources include interior and exterior building lighting, street lighting, parking lot lighting and light and glare from vehicle headlights. The greatest source of light and glare in this area is that associated with the buildings. This western area surrounding campus includes the most intense light and glare conditions due to the overall size and density of existing buildings as well as the intensity of the existing uses.

Existing Shadow Conditions

Seattle University Campus

Existing buildings, as well as mature vegetation, on the Seattle University campus are the primary sources of shadows. Buildings range from one to twelve stories in height, with the tallest buildings being the 10-story Bellarmine Residence Hall and the 12-story Campion Residence Hall. The majority of the buildings on campus range from two to six-stories in height. Mature trees, as noted in **Section 3.2** of this Final EIS, are located throughout the campus and also contribute to shadowing on campus.

Site Vicinity

Due to the urban metropolitan character of the surrounding area, the primary sources of shadows in the vicinity of campus are existing buildings. Buildings that produce the largest amount of shadows include highrise buildings, such as commercial and multifamily structures to the north; multifamily, commercial and institutional structures to the east; multifamily and commercial structures to the south; and, institutional, commercial, office and multifamily structures to the west. As a result of the highly urbanized nature of the surrounding areas, trees and other landscaping are not a major producer of shadows.

3.6.2 Significant Impacts of the Proposed Action

Light and Glare Conditions

Development under the *Proposed Action* would result in additional light associated with stationary and mobile sources. New and renovated structures proposed under the near-term and long-term plans would provide additional light sources on campus, including interior and exterior building lighting, security lighting, and changes associated with new open space areas that would require modifications and additions to pedestrian lighting. Additional vehicular traffic associated with more-intensive campus development and increases in campus populations would result in additional light from vehicles entering and exiting the campus.

It is anticipated that light emanating from new development on the campus (structures, security lighting, pedestrian lighting, etc.) would be similar to existing development on-campus, particularly more recently constructed buildings, such as the Student Center, Sullivan Hall, and the Archbishop Thomas Murphy Apartments. Areas immediately adjacent to proposed

development sites could experience some forms of light spillage; however, lighting design standards, as well as potential campus landscaping, could help to minimize potential impacts to these uses.

Development standards in the proposed MIMP relating to light and glare are based on the underlying zoning in accordance with Seattle Municipal Code Sections 23.45.100 and 23.47A.022, with the exception that light standards for the illumination of athletic fields are allowed up to 105 feet in height in order to utilize technology that reduces light impacts and spillage on adjacent properties by focusing light on the field area only. The proposed Major Institution Overlay (MIO) height limits would also allow lighting associated with Championship Field to be constructed up to a height of 105 feet.

The inclusion of field lighting would generally tend to increase the amount of ambient light in the area during the evening hours. The potential environmental impacts associated with the athletic field lighting would consist of increased light levels on campus, some limited potential spillover light into surrounding areas that are adjacent to the fields, and potential glare and "sky glow" effects. At this point in the development process, information is not yet available that would indicate the type of field lighting fixtures that could be used, the number of fixtures needed, the specific height of the light standards associated with these fixtures (although the maximum height would be limited to 105 feet per standard) or even when in the course of the timespan of the MIMP such lighting would be provided. Depending upon the location of an off-site observer, light from these fixtures could be visible either directly or indirectly (sky glow).

Similarly, the presence of glare would depend on the viewer's location, what the viewer is trying to see, and on the distribution of intervening buildings, terrain and vegetation. The primary sources of glare from the *Proposed Action* would be direct glare from lighting sources (i.e., building, security, and field lighting) and reflective solar glare from specular surfaces (i.e., glazing, luminaire housings, athletic field surfaces). The impacts of glare associated with programmatic structures are extremely difficult to quantify, as varying conditions, such as ambient light levels, reflective characteristics of surfaces, and atmospheric conditions cause the level of impact to vary considerably.

Once building design is known, glare analysis – if needed – could be performed. Typically, the importance of solar glare analysis is whether such glare can affect a motorist's vision. In light of that, such analyses are often performed for peak hour traffic periods.

During the daylight hours, the *Proposed Action* would not add any source of lighting that would cause any noticeable or significant glare impacts. In general, the number of structures with the potential to reflect daytime light in a specular manner (i.e. windows), would increase as a result of proposed development under the near-term and long-term plans. Daytime reflection and nighttime headlight glare from vehicular traffic would also increase in proportion to the increase in campus population and the amount of traffic on campus.

The proposed lighting systems could potentially contribute to "sky glow" from light emitting directly into the atmosphere and from light reflected by pavements, fields and other brightly lit surfaces. The extent of "sky glow" is dependent on the amount of water or particulate matter that is in the air for the light to strike, as well as the extent to which the amount of upward-directed light is controlled (i.e. type of lighting system). There is no recognized industry standard to measure or quantify "sky glow."

Shadow Conditions

Seattle's SEPA policies aim to "minimize or prevent light blockage and the creation of shadows on open spaces most used by the public."[1] Policy background, however, indicates that "[t]he City's Land Use Code (Title 23) attempts to protect private property from undue shadow impacts through height, bulk and setback controls, but it is impractical to protect private properties from shadows through project-specific review."[2] Areas located outside of Downtown that are identified in the City's SEPA policies and that are to be protected include: publicly-owned parks; public schoolyards; private schools that allow public use of schoolyards during non-school hours; and publicly-owned street ends in shoreline areas. Of these open spaces, none are located sufficiently close to Seattle University to be affected by shadows resulting from proposed on-campus development.

While not official City-designated areas where shadow impacts may be mitigated, Seattle University has proposed in the Final MIMP that three areas on-campus be "designated open spaces"[3] -- Union Green, The Quad, Street, and St. Ignatius Chapel Plaza. Each is depicted in **Figure 2-10**. Also shown on **Figure 2-10** are two areas on-campus where Planned Open Space is proposed and several locations for possible open space (Seattle Univerisity-owned property and non-University property). Because of the height of some of the proposed development on-campus and the proximity of such development to the University's proposed designated open spaces and planned open spaces, the impact analysis that is contained in this Final EIS discusses shadow-related impacts from the proposed campus development on these key campus areas that are part of the *Proposed Action*.

Factors that influence the extent of shading include: weather (e.g., cloud cover); building height, width and facade orientation; and the proximity of other intervening structures, topographic variations, and significant landscaping.

The project site consists of the Seattle University campus, which contains a variety of building types and sizes ranging from low-rise (one to three stories) administrative and support facilities to mid-rise (four to twelve stories) academic and student housing. New development and renovations proposed under the Near-Term and Long-Term plans would include new structures, as well as additional building density in conjunction with existing structures. Shadows from such development could affect the campus and areas surrounding the campus. Development under the MIMP would generally range from 30 to 65 feet in height and would cast shadows that would be generally similar to those produced from existing campus buildings. Campus land uses (buildings and open space) that are adjacent to these proposed developments could, at times, experience potential shadow impacts. It is anticipated that off-campus land uses that are proximate to the campus (residential and commercial) could, at times, also be affected by shadows from proposed campus development.

A majority of the existing, taller campus buildings are located west of 12th Avenue and include the twelve-story Campion Residence Hall, the ten-story Bellarmine Residence Hall, and the six-story Engineering Building, Bannan Science Building and Pigott Building. Seven development projects in the MIMP are proposed to reach between 75 and 160 feet in height (Academic and Housing on 12th & Madison, Academic and Housing on 12th Ave & E Spring, Bellarmine Hall,

1 Seattle Municipal Code Chapter 25.05.675 Q2.
2 SMC 25.05.675Q.1.d.
3 per SMC 23.69.030 E.4b.

Academic and Law School Expansion, Campion Hall, Columbia and Broadway Building, and Academic and Housing on Madison). Development of these structures would generally cast shadows that are greater than those currently found on-campus. Depending on the location of these larger developments, shadows could at times affect The Quad, Union Green, and St. Ignatius Chapel Plaza., as well as areas bordering the campus.

The Seattle University campus is located in a highly developed urban area, which contains a mixture of medium to high-density development. General development surrounding the campus includes: multifamily residential uses, commercial and mixed use buildings, as well as institutional uses (e.g. hospitals, schools, and government, etc.). Some single family residences are also located to the south and east of the campus (see **Figure 3.4-2** for an illustration of existing uses in the vicinity of the site). The area north of the campus contains primarily low-level (one to three stories) and mid-level commercial development (four to six stories). Immediately west of the Seattle University campus (across Broadway) is Swedish Medical Center's First Hill campus, which contains multiple large scale buildings (ranging from 10 to 14 stories); this area is bounded by Madison Street on the north, Broadway on the east, James St. on the south, and Minor Avenue on the west. The area south of Seattle University is comprised of a variety of land uses including multi-family residences ranging from two to six stories, commercial and office uses located along Broadway and 12th Avenue, government uses and a hospital. Commercial and mixed use buildings are located immediately east of the main campus area, across 12th Avenue and single family and multifamily residences are located further to the east, beyond 13th Avenue. Swedish Medical Center's, Cherry Hill Campus is located immediately east of the University's Connolly Center, beyond 15th Avenue, and includes multiple mid-rise structures, along with a five-story parking garage.

This section of the Final EIS contains 12 shadow diagrams (**Figure 3.6-1** through **Figure 3.6-12**) that depict shading from the proposed *Seattle University MIMP* for vernal equinox (approx. March 21st), summer solstice (approx. June 21st), autumnal equinox (approx. Sept. 21st), and winter solstice (approx. December 21st). The figures and accompanying text below describe possible shadow impacts on adjacent buildings and streets, as well as campus open spaces resulting from the *Proposed Action* in the context of shading from existing and proposed campus development within one block of the campus. The City's SEPA policies address shadow impacts with consideration given to the effect "at times when the public most frequently uses that space."[4]

The following analysis summarizes shadow impacts for various times of the day on each of these key days of the solar year. These key days of the solar year and times of the day depict worst-case impacts. Shadow-related impacts, however, can also occur at other times of the day throughout the year. Because of the earth's rotation, the duration of shadow-related impacts varies for a stationary observer[5] based on season, depending upon the width of the shadow. The shadow graphics have been adjusted to compensate for topography and, in the case of vernal equinox, summer solstice, and autumnal equinox, daylight savings time.[6]

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4 Ibid.

5 The rate of change of the sun's angle relative to the earth varies widely by season – from about 5 degrees horizontally and 2 degrees vertically every 15 minutes in June to 3 degrees horizontally and 1 degree vertically every 15 minutes in December.

6 Pacific Daylight Savings Time (PDST) applies to shadow impacts associated with spring equinox, summer solstice and autumnal equinox.

Vernal (Spring) Equinox (refer to **Figures 3.6-1**, **3.6-2**, and **3.6-3**)

Sunrise on vernal equinox (approx. March 21st) occurs at about 6:11 AM and sunset at 6:21 PM.

The extent of possible shading from existing buildings and proposed development must also be considered within the context of climatic data for the month (e.g., on average the number of clear, partly cloudy and cloudy days). Data[7] indicate that on average March has 4 clear days, 8 partly cloudy days and 19 cloudy days.[8]

Figures 3.6-1, **3.6-2**, and **3.6-3** address shadow impacts for vernal equinox at 8 AM, 12 PM and 5 PM, respectively. Potential shadow impacts from existing and proposed campus development, together with shadows from other nearby buildings, were evaluated, are depicted in these figures, and are described below. Pacific Daylight Savings Time is in-effect on this day.

- **At 8 AM**, shadows from existing and proposed campus development would extend in a northwesterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as a small portion of the Union Green and most of the Quad and St. Ignatius Chapel Plaza areas. In addition, small portions of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. Residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 12 PM,** shadows from existing and proposed campus development would extend in a northerly direction and would contribute to small areas of periodic shading of streets and buildings on and adjacent to the campus, as well as small portions of the Union Green and the Quad. In addition, portions of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. The St. Ignatius Chapel Plaza and residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 5 PM**, shadows from existing and proposed campus development would extend in a northeasterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as most of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded at this time of day. Portions of the residential areas to the east of campus could be shaded by existing and proposed campus development at this time of day.

[7] NOAA, 2005.

[8] NOAA defines a clear day as one with zero to 3/10 average sky cover, a partly cloudy is one with 4/10 to 7/10 tenths average sky cover and a cloudy day is one with 8/10 to 10/10 tenths average sky cover.

Source: Mithun, 2011.

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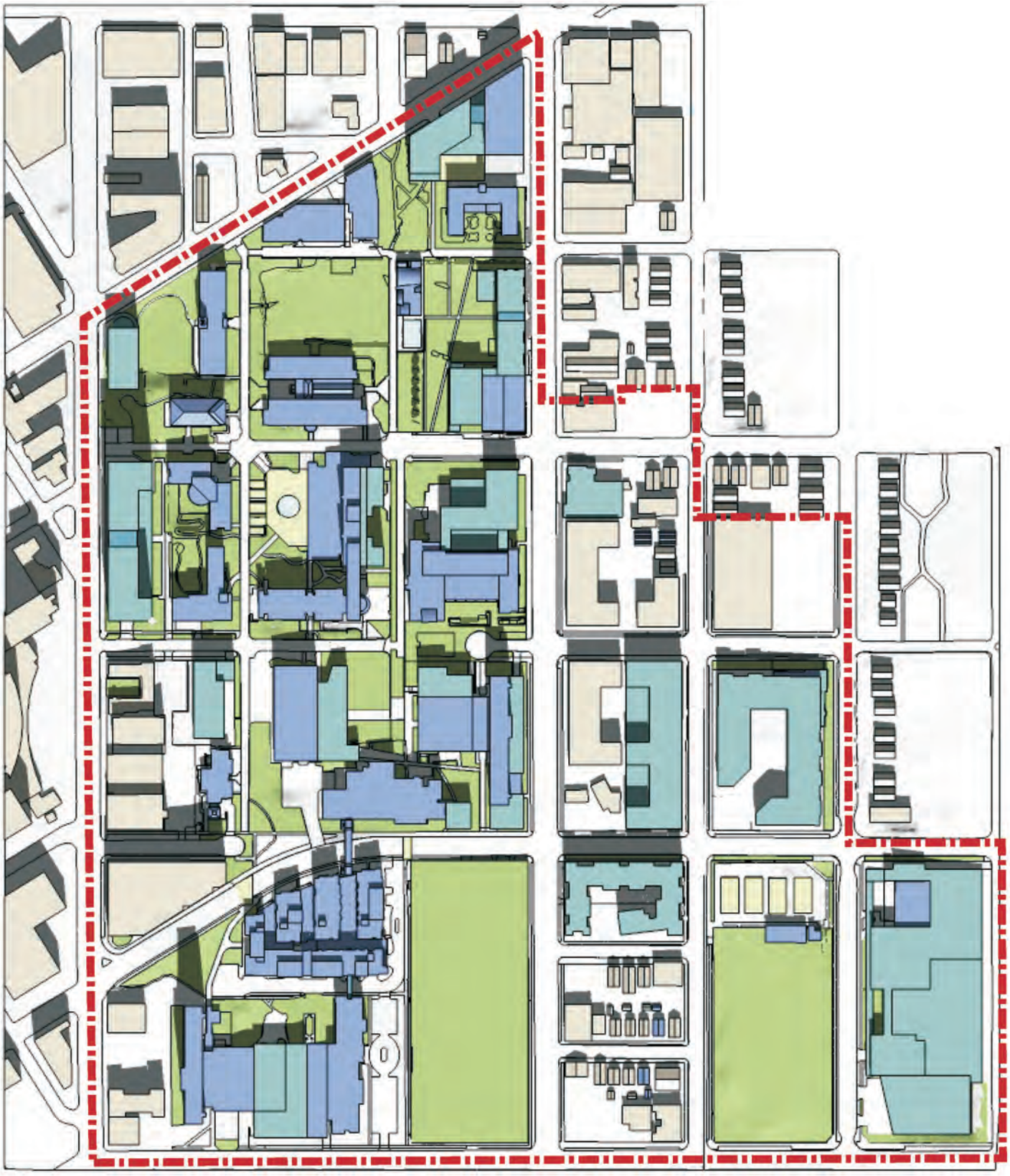
Figure 3.6-1

Shadow Study - March 21 (Vernal Equinox) 8:00am



Source: Mithun, 2011.

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Figure 3.6-2

Shadow Study - March 21 (Vernal Equinox) 12:00pm

Source: Mithun, 2011.

EA | BLUMEN

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Figure 3.6-3

Shadow Study - March 21 (Vernal Equinox) 5:00pm

Summer Solstice (refer to **Figures 3.6-4**, **3.6-5**, and **3.6-6**)

Sunrise on summer solstice (approx. June 21st) occurs at about 5:11 AM and sunset at 9:10 PM. Pacific Daylight Savings Time remains in-effect on this day.

The extent of possible shading from the proposed development must be considered within the context of climatic data for the month (e.g., on average the number of clear, partly cloudy and cloudy days). Data[9] indicate that on average June has 7 clear days, 8 partly cloudy days and 15 cloudy days.[10]

As indicated by **Figures 3.6-4**, **3.6-5**, and **3.6-6** for summer solstice, potential shadow impacts from existing and proposed campus development, together with shadows from other nearby buildings, were evaluated at 8 AM, 12 PM, and 5 PM and are described below.

- **At 8 AM**, shadows from existing and proposed campus development would extend in a westerly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as very small portions of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, the Planned Open Space areas illustrated in **Figure 2-10** and residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 12 PM,** shadows from existing and proposed campus development would extend in a northerly direction and would contribute to small areas of periodic shading of streets and buildings on and adjacent to the campus. The Union Green, the Quad, the St. Ignatius Chapel Plaza areas, the Planned Open Space areas illustrated in **Figure 2-10,** and residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 5 PM**, shadows from existing and proposed campus development would extend in a southeasterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as most of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded at this time of day. Portions of the residential areas to the east of campus could be shaded by existing and proposed campus development at this time of day.

[9] op cit.

[10] NOAA defines a clear day as one with zero to 3/10 average sky cover, a partly cloudy is one with 4/10 to 7/10 tenths average sky cover and a cloudy day is one with 8/10 to 10/10 tenths average sky cover.

Source: Mithun, 2011.

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Figure 3.6-4

Shadow Study - June 21 (Summer Solstice) 8:00am

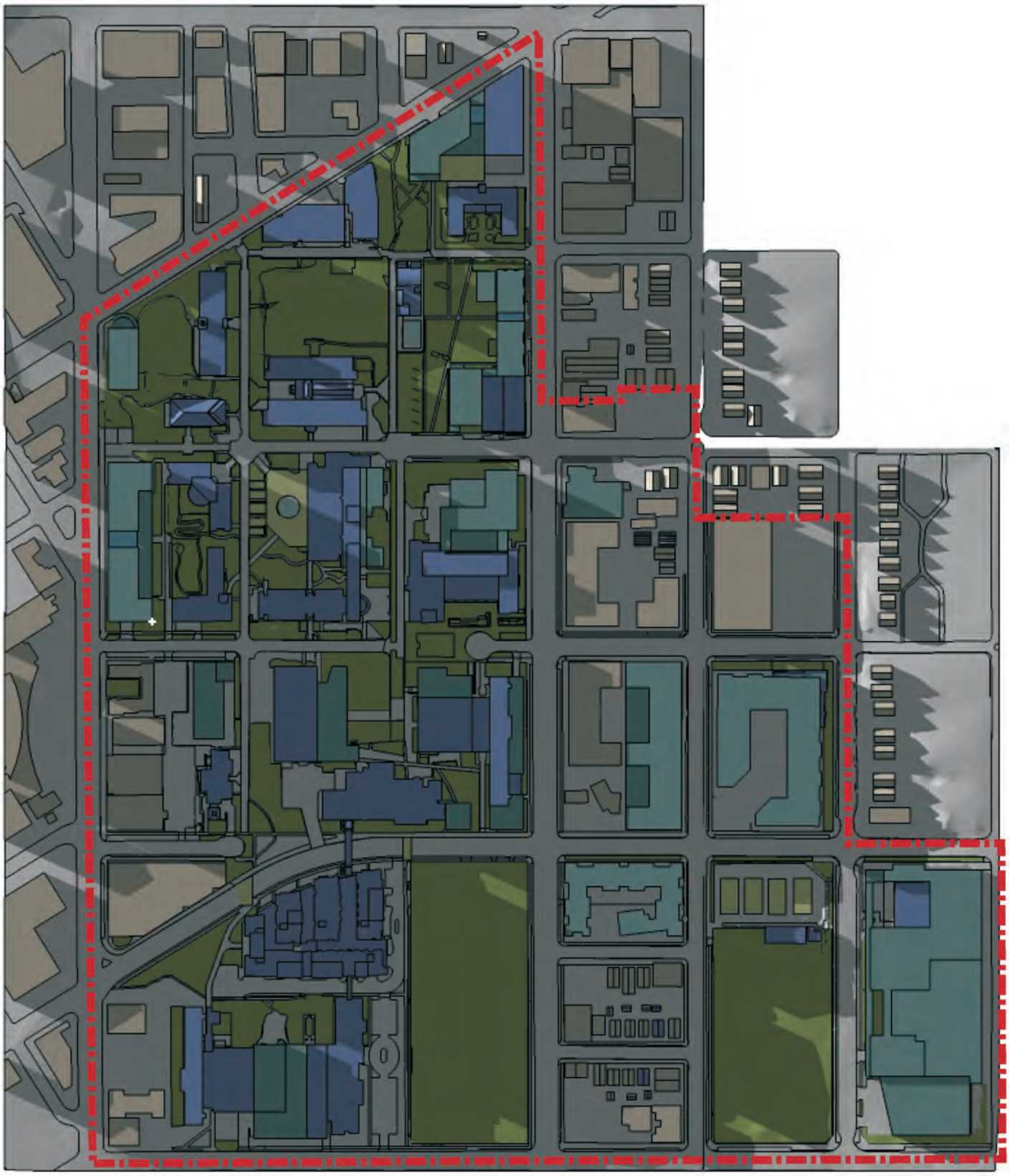
Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.6-5

Shadow Study - June 21 (Summer Solstice) 12:00pm



Source: Mithun, 2011.

EA | BLUMEN

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Figure 3.6-6

Shadow Study - June 21 (Summer Solstice) 5:00pm

Autumnal Equinox (refer to **Figures 3.6-7**, **3.6-8**, and **3.6-9**)

Sunrise on autumnal equinox (approx. September 21st) occurs at about 6:13 AM and sunset at 8:11 PM.

With regard to climatic data for the month of September, data[11] indicate that on average September typically has 3 clear days, 6 partly cloudy days and 22 cloudy days.

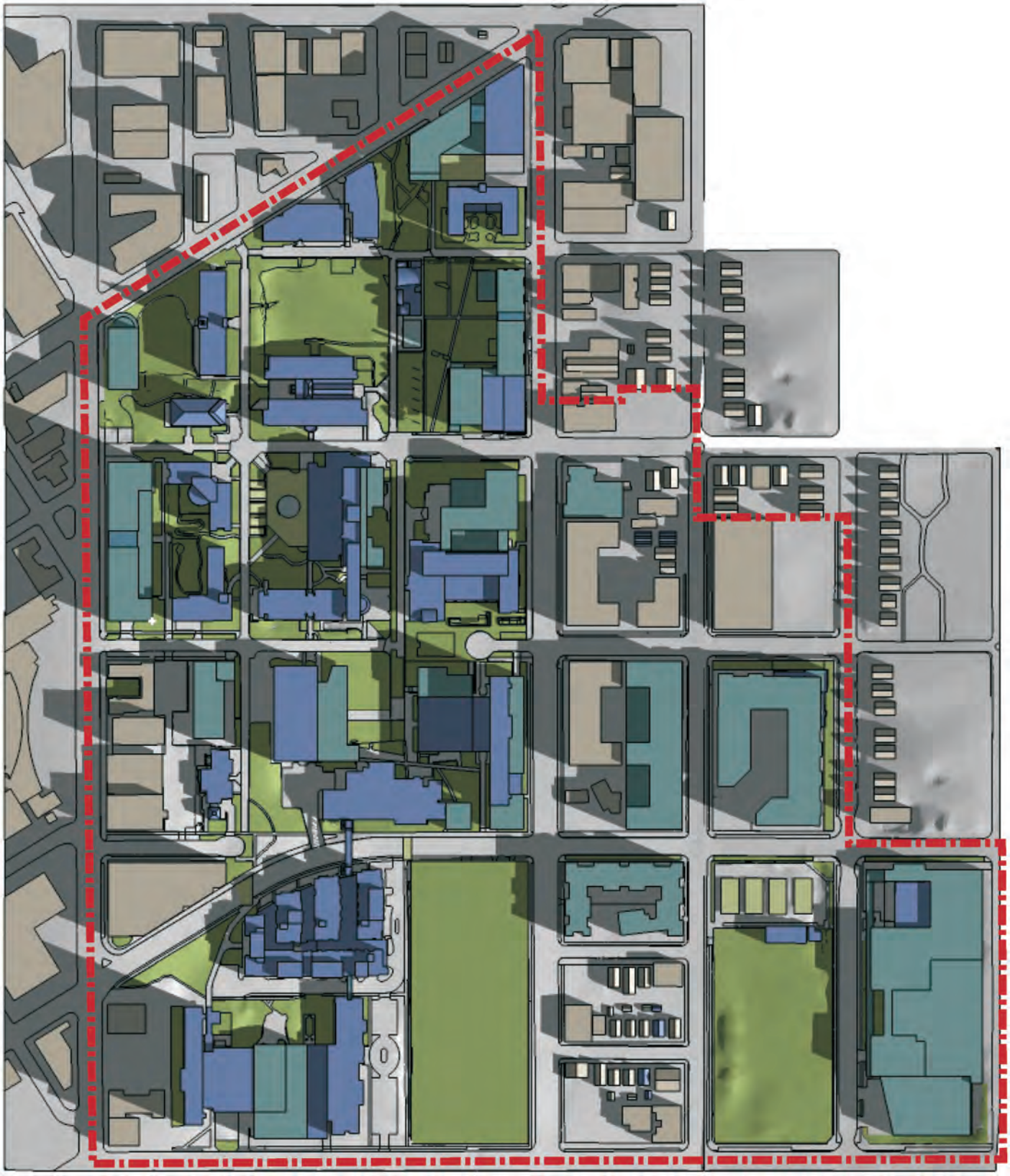
As indicated in **Figures 3.6-7**, **3.6-8**, and **3.6-9** for autumnal equinox, potential impacts depicting shadows from existing and proposed campus development, together with shadows from other nearby buildings, were evaluated at 8 AM, 12 PM, and 5 PM and are described below. Pacific Daylight Savings Time remains in-effect on this day.

- **At 8 AM**, shadows from existing and proposed campus development would extend in a northwesterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as a small portion of the Union Green and most of the Quad and St. Ignatius Chapel Plaza areas. In addition, small portions of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. Residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 12 PM,** shadows from existing and proposed campus development would extend in a northerly direction and would contribute to small areas of periodic shading of streets and buildings on and adjacent to the campus, as well as small portions of the Union Green and the Quad. In addition, portions of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. The St. Ignatius Chapel Plaza and residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 5 PM**, shadows from existing and proposed campus development would extend in a northeasterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as most of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded at this time of day. Portions of the residential areas to the east of campus could be shaded by existing and proposed campus development at this time of day.

[11] op cit.



Source: Mithun, 2011.

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Seattle University Major Institution Master Plan Final EIS

Figure 3.6-7

Shadow Study - September 21 (Autumnal Equinox) 8:00am

Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.6-8

Shadow Study - September 21 (Autumnal Equinox) 12:00pm

Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.6-9

Shadow Study - September 21 (Autumnal Equinox) 5:00pm

Winter Solstice (refer to **Figures 3.6-10**, **3.6-11**, and **3.6-12**)

Sunrise on winter solstice (approx. December 21st) occurs at about 7:54 AM and sunset at 5:19 PM.

With regard to climatic data for the month of December, data[12] indicate that on average December has 3 clear days, 4 partly cloudy days and 23 cloudy days.[13]

As indicated in **Figures 3.6-10**, **3.6-11**, and **3.6-12**, for winter solstice, potential impacts depicting shadows from existing and proposed campus development, together with shadows from other nearby buildings, were evaluated at 9:30 AM, 12 PM, and 3:30 PM[14]. Pacific Standard Time remains in-effect on this day.

- **At 9:30 AM**, shadows from existing and proposed campus development would extend in a northwesterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as most of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, most of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. Residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 12 PM,** shadows from existing and proposed campus development would extend in a northerly direction and would contribute to areas of periodic shading of streets and buildings on and adjacent to the campus, as well as approximately half of the Union Green and the Quad. In addition, most of the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded. The St. Ignatius Chapel Plaza and residential areas to the east of campus would not be directly affected by shadows from existing and proposed campus development at this time of day.

- **At 3:30 PM**, shadows from existing and proposed campus development would extend in a northeasterly direction and would contribute to the periodic shading of streets and buildings on and adjacent to the campus, as well as most of the Union Green, the Quad, and St. Ignatius Chapel Plaza areas. In addition, the Planned Open Space areas illustrated in **Figure 2-10** would also be shaded at this time of day. Portions of the residential areas to the east of campus could be shaded by existing and proposed campus development at this time of day.

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12 op cit.

13 NOAA defines a clear day as one with zero to 3/10 average sky cover, a partly cloudy is one with 4/10 to 7/10 tenths average sky cover and a cloudy day is one with 8/10 to 10/10 tenths average sky cover.

14 8AM and 5 PM were not evaluated for this time of year due to sunrise occurring right around 8 AM and sunset occurring prior to 5:30 PM during December. 9:30 AM and 3:30 PM were substituted for these times since the sun would be present in the sky.

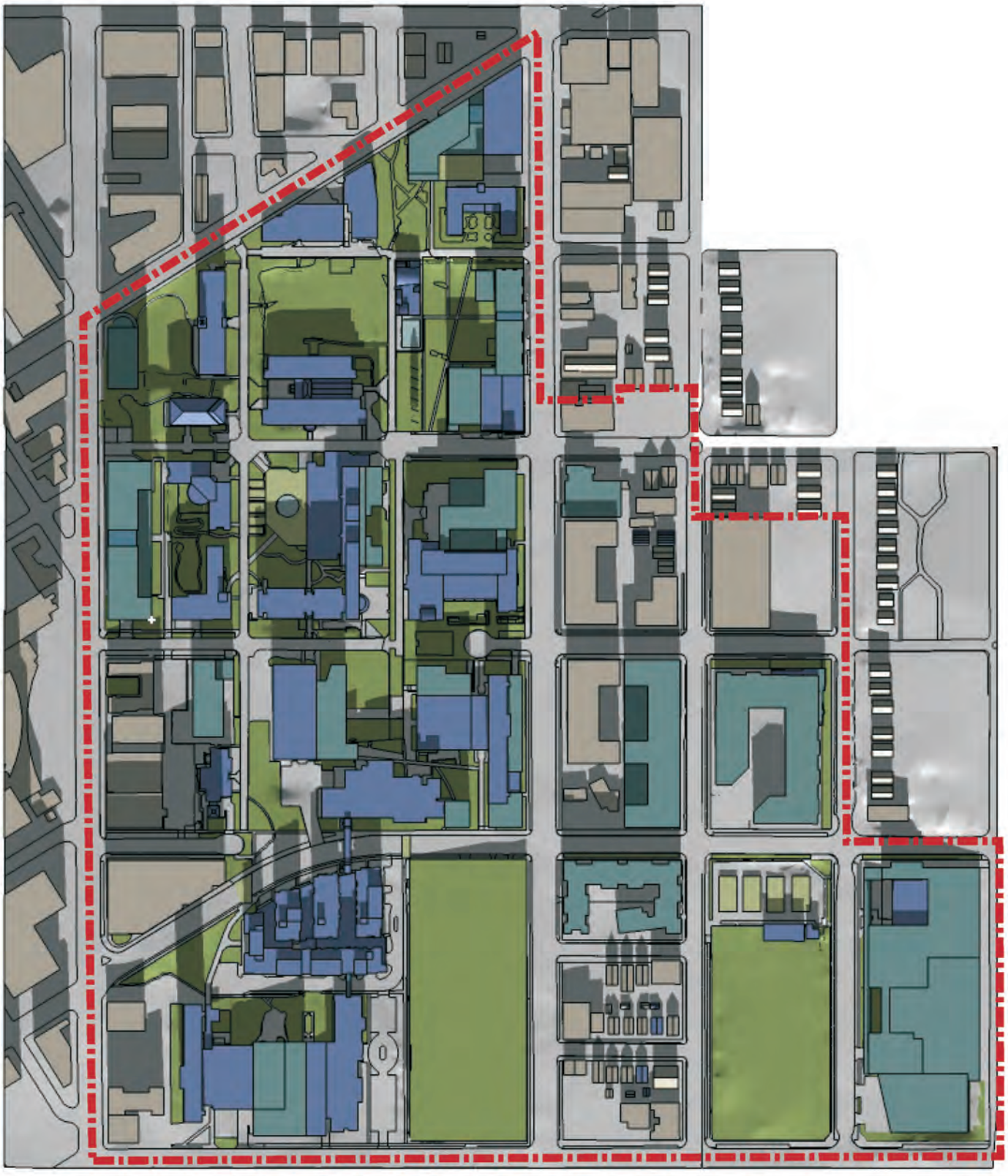
Source: Mithun, 2011.

EA | BLUMEN

Seattle University Major Institution Master Plan Final EIS

Figure 3.6-10

Shadow Study - December 21 (Winter Solstice) 9:30am



Source: Mithun, 2011.

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Figure 3.6-11

Shadow Study - December 21 (Winter Solstice) 12:00pm

Source: Mithun, 2011.

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Figure 3.6-12

Shadow Study - December 21 (Winter Solstice) 3:30pm

As described above, development under the MIMP would cast shadows that would be generally similar to those produced from existing campus buildings. A majority of the taller campus buildings are located west of 12th Avenue; and seven development projects in the MIMP are proposed to reach between 75 and 160 feet in height. Development of these taller structures would generally cast shadows that are greater than those currently found on the existing University campus. Land uses that are adjacent to these proposed developments would experience the greatest potential impact from shadows. On-campus open space areas and residential uses to the east of campus would be the most sensitive to potential shadow impacts.

Seattle's SEPA policies identify indicate that areas located outside of Downtown that are to be protected include publicly-owned parks, public schoolyards, private schools that allow public use of schoolyards during non-school hours, and publicly-owned street ends in shoreline areas. Of these possible sites, none are located sufficiently close to Seattle University to be affected by shadows that would be cast by proposed development on campus. Therefore, no significant shadow-related impacts are anticipated from the *Proposed Action*.

3.6.3 Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

Light and Glare

Under *Alternative 1*, it is assumed that Seattle University would continue to have increased growth comparable to the *Proposed Action*; however, no additional student housing would be provided. Development proposed on-campus would be the same as the *Proposed Action*, with the exception that no student housing projects would occur.

Based on the assumptions for *Alternative 1*, it is anticipated that overall light and glare impacts would be similar to those described under the *Proposed Action*. Development under *Alternative 1* would be less than the *Proposed Action* due to no additional on-campus student housing. As a result, light and glare (including interior and exterior building lighting, security lighting, and glare from windows and building surfaces) from proposed buildings would be less under *Alternative 1*. However, this decrease in light and glare sources from buildings could be offset by an increase in vehicular light and glare sources. Since no additional on-campus housing would be provided under *Alternative 1* more students would be required to live in off-campus areas. Therefore, it is anticipated that vehicular light and glare sources could increase under *Alternative 1* as a result of an increase in the number of students that would be required to travel to and from campus on a daily basis.

Shadows

Development under *Alternative 1* would be similar to the *Proposed Action*, with the exception that the additional student housing uses would not be developed. This would result in fewer buildings on campus that could potentially produce new shadows. Therefore, it is anticipated that the potential shadow impacts under *Alternative 1* would be similar in nature, but less than those described under the *Proposed Action*.

Alternative 2 – No Street or Alley Vacations

Light and Glare

Alternative 2 assumes that development on the Seattle University campus would occur as described and within the time frames outlined under the *Proposed Action*. As such, due to the similar levels of development, it is anticipated that potential light and glare impacts under *Alternative 2* would be similar to those described under the *Proposed Action*.

Shadows

Similar to the discussion above, based on the assumptions for *Alternative 2*, it is anticipated that potential shadow impacts would be similar those described under the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion Increase

Light and Glare

The MIMP indicates that the University does not project any specific property acquisition or development within the MIO expansion areas during the timeframe of this MIMP. The purpose of the MIO boundary expansions is to provide the University with additional flexibility to form partnership for future growth and development in these areas. As a result, planned and potential near-term and potential long-term development would be similar to those discussed under the *Proposed Action* and therefore, associated light and glare impacts would also be similar.

Shadows

Based on the development assumptions for *Alternative 3*, it is anticipated that potential shadow impacts would be similar those described under the *Proposed Action*.

Alternative 4 – No Height Increases East of 12th Avenue

Light and Glare

As described in *Section II*, Alternative 4 would result in lower building heights east of 12th Avenue, when compared to the *Proposed Action*. Specifically, two potential long-term projects would be affected by this alternative: Student Housing/Office/Mixed-Use at 13th and 1313 E Columbia Street. The lower building heights east of 12th Avenue would result in lower building intensity and lower associated levels of light and glare in this area. However, in order to compensate for no height increases east of 12th Avenue, either more intensive on-campus development would be necessary west of 12th Avenue or further expansion of the MIO boundary would be required. This increased level of development intensity in these areas would also result in an associated increase in light and glare.

Shadows

Under *Alternative 4*, no height increase east of 12th Avenue would result in lower building heights when compared to the *Proposed Action*. Specifically, the Student Housing at 13th project

would be 50 feet (compared to 65 feet) and the 1313 E Columbia Street project would be 37 feet (compared to 65 feet). As a result, shadows associated with development of these projects would be less under *Alternative 4*. In order to compensate for no height increases east of 12th Avenue, either more intensive on-campus development would be necessary west of 12th Avenue or further expansion of the MIO boundary would be required to meet the University's programmatic needs. This increased level of development intensity and/or building height in these areas would also result in an associated increase in shadows or the site and surrounding areas.

No Action Alternative

Light and Glare

Under the *No Action Alternative*, no new building development and minimal growth in campus population would occur. Light and glare conditions on campus would remain as described under existing conditions and no additional stationary light and glare sources would be developed on campus. An expected minimal increase in campus populations could results in more vehicular trips to campus, resulting in increased light and glare-related impacts from vehicular traffic. However, this impact would likely be negligible.

Shadows

Shadow impacts under the *No Action Alternative* would remain as described under the existing conditions. No new development would occur on campus and therefore, no new shadows would be produced.

Cumulative Impacts

Any cumulative impacts associated with light, glare, and/or shadows from development contained within the proposed MIMP have already been anticipated in the City's *Comprehensive Plan*, and impacts from that development have subsequently been evaluated in the environmental review that occurred for that plan. Development under the proposed MIMP would result in new sources of light and glare, as well as shadows to the Seattle University campus and site vicinity. With proposed mitigation measures, cumulative light, glare, and/or shadow impacts to surrounding uses would not be anticipated.

3.6.4 Mitigation Measures

The following mitigation measures could minimize potential impacts from light, glare and shadows:

- Light and glare standards proposed in the MIMP (including adopted provisions of SMC 23.45.100 and 23.47A.022) would help guide lighting design to minimize potential offsite impacts.

- Lighting design could consider the selection of luminaires that consist of full-cutoff floodlights in parking lots, athletic fields and other areas.

- Spill light and light trespass, including direct glare, could be controlled through lighting design measures such as luminaire locations, light distributions, aiming angles and mounting heights.

- Building design could consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses.

- Future new building design could consider the final orientation and massing of the building on adjacent campus open spaces and offsite residential uses to minimize the potential shadow impacts to these campus resources and offsite uses.

3.6.5 Significant Unavoidable Adverse Impacts

Development under the *Proposed Action* would result in new sources of light and glare to the Seattle University campus and site vicinity. With proposed mitigation measures, significant light and glare impacts to surrounding uses would not be anticipated.

Shadow impacts associated with development of the *Proposed Action* would not be expected to result in significant impacts to surrounding uses.

3.7 HISTORIC RESOURCES

This section of the Final EIS describes the existing historic resources on the Seattle University campus, resources within the proposed MIO boundary expansion areas, and historic structures in the general vicinity of the campus and analyzes the potential impacts that could result from development of the proposed *MIMP* or the alternatives.

3.7.1 Regulatory Framework

Since 1973, Seattle has designated more than 350 individual sites, buildings, vehicles, vessels, and street clocks as City Landmarks, subject to protection by City ordinance. A building, object, or structure may be eligible to be listed as a City historic landmark if it is more than 25 years old and the City's Landmarks Preservation Board determines it fits one or more of the following categories:

- It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation;
- It is associated in a significant way with the life of a person important in the history of the city, state, or nation;
- It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation;
- It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction;
- It is an outstanding work of a designer or builder; and
- Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or City.

In addition to the City's Landmark program, properties may also be eligible for listing by the State of Washington or in the National Register of Historic Places.

In 1995 Seattle's Department of Construction & Land Use (now the Department of Planning and Development [DPD]) and the Department of Neighborhoods[1] entered into an interlocal agreement with regard to the review of historic buildings during the environmental review process of a project. The threshold for environmental review of non-residential projects on or adjacent to the Seattle University campus is 4,000 sq.ft. for projects that have an underlying zoning classification of L1, L2 and L3 and 12,000 sq.ft. for projects that have an underlying zoning classification of NC2, C2 or MR. The process that was established pertains to sites and/or structures that are designated by the City as a Landmark -- as well as those that are potentially eligible for designation as City Landmarks. If a building is not a designated Landmark and is not in any stage of the City's Landmark designation process -- yet the building is over 50 years old, and/or public comment suggests that it is historic, or a historic building

[1] The City's Historic Preservation Program is part of the City's Department of Neighborhoods.

inventory identifies the building -- a historical analysis of the building (referred to as an Appendix A submittal) is required at the time the Master Use Permit application -- to modify or replace the structure -- is filed with DPD. DPD transmits the Appendix A analysis to the City's Historic Preservation Officer for review. The preservation officer can request supplemental information, may reply by indicating that the structure does not appear to meet the necessary designation criteria, or the preservation officer could indicate that the structure does appear to meet one or more of the designation criteria. The latter scenario triggers review of the project by the Landmarks Preservation Board with regard to potential nomination of the structure for consideration as a City Landmark.

3.7.2 Affected Environment

Seattle University Campus

The institution that later was to become Seattle University was founded in 1891 by two Jesuit priests and two Holy Names sisters as the parish and school of the Immaculate Conception. The first location of the school was in leased space Downtown (Sixth Avenue and Spring Street). Two years later, an 8-parcel tract of land (roughly one block area) was purchased at the site of the present campus and construction of the first building began. That building was originally known as the Jesuit College and Church; the name was later changed to the Garrand Building in honor of one of the founding priests, Father Victor Garrand, S.J. The Garrand Building remains the oldest building on campus.

In the early 1980's, as part of the University's first MIMP, several campus structures were considered for possible nomination to the National Register of Historic Places. Documentation was subsequently compiled and submitted for three buildings: the Garrand Building, the Gene E. Lynn Building, and the Engineering Building. None, however, were placed on the National Register. Although the Engineering Building was subsequently demolished, the Garrand Building and Gene E. Lynn Building remain. With regard to both of these buildings, it was noted that each had undergone substantial changes over the years. The DEIS for the University's existing MIMP also evaluated campus buildings – specifically those within the Barclay Court area -- for their potential historical value. "It was concluded, however, that they have no significant historic or cultural value that warrants City, State or Federal nomination to an historic or landmark register."[2]

Although many of the campus buildings have been an integral part of Seattle University for a long time, only one building is an officially-designated City Landmark – the structure at 1313 E Columbia Street. That building, formerly known as the Coca Cola Building and later as the Qwest Building, was designated a City Landmark in July 2009. In May 2010, the Seattle City Council passed an ordinance[3] establishing controls and incentives for historic preservation of the building's exterior and a portion of the parcel of property on which the improvement is located. Before alternations or significant changes can be made to the site or exterior of this building, a Certificate of Approval would be required from the City of Seattle Landmark's Preservation Board.
The 1313 E Columbia Street Building was acquired by Seattle University in late 2007 from Qwest Communications, which used the structure as a maintenance facility from 1991 to 2007;

[2] Seattle University Major Institution Master Plan, 1997.
[3] Ordinance No. 123294.

Pacific Northwest Bell Telephone Co. owned the building from approximately 1974 until 1990. The building was built in 1939 for Coca Cola and used as a bottling plant. The design architect was Jesse M. Shelton of Atlanta, GA and the local architect was the firm of Graham & Painter. The John Graham practice began in 1900 and continued until 1985, when acquired by the firm of Dana Larson Roebel. John Graham Sr. and John Graham Jr. were responsible for numerous key buildings within the Seattle area, as well as nationally and internationally.

The Nomination Report[4] notes that the "building exemplifies the Art Deco and Moderne styles, which were popular in the late 1920s and early 1930s. The building has rounded corners, horizontal banding and is monochromatic.

With regard to DPD-DON's Appendix A requirements and the 50 yr. criterion described previously, **Table 3.7.1** lists buildings that are located within Seattle University's existing MIO boundary and are at least 40 yrs. old (became operational on or before 1968). Forty years was used for purposes of this Final EIS analysis (instead of the 50-yr. criterion) because that timeframe covers development associated with the Near-Term phase of this proposed MIMP. **Table 3.7.2** identifies buildings within the University's proposed MIO boundary expansion areas. All of the structures noted in **Table 3.7.1** and **3.7.2** are depicted in **Figure 3.7.1**.

As indicated by **Table 3.7-1**, there are 41 buildings within the existing MIO boundary and an additional 11 structures within the proposed campus MIO expansion areas that meet the 40-yr. criterion. The age of structures noted in these tables is based either on data provided by Seattle University or data derived from King County Assessor records. Percentage wise, of the University's buildings roughly 31 percent of the structures that are now on-campus were constructed in 1939 or earlier, 20 percent were built between 1940 and 1959, 26 percent were built between 1960 – 1979, and 23 percent have been constructed since 1980.

Buildings in the Vicinity of Campus

A search of City and State historical records indicates that for the City, three Landmarks are located several blocks east of the Seattle University campus; they include the following:

- **Capitol Hill United Methodist Church** – 128 - 16th Avenue E – Ord. 106144 (1977)
- **Providence Hospital – 1910 Building** – 528 – 17th Avenue E – Ord. 121588 (2004) – In 1911, the Sisters of Providence moved from their initial hospital at the site of the Federal Courthouse at Fifth and Madison Downtown to their new facility on 17th Avenue E.
- **Church of the Immaculate Conception** – 820 – 18th Avenue E – Ord. 106142 (1977) -- This Church is the oldest standing Catholic Church in Seattle and it was originally located in the Garrand Building.[5] The existing church was built in 1904.

[4] BOLA Architecture + Planning, 2008
[5] HistoryLink.org, 2008.

Table 3.7-1
EXISTING CAMPUS BUILDINGS

Building Ident. #[6]	Building Use and Name	Year Building Became Operational
1	Administration Building	1941
5	Bannan Science Building	1960
6	Bellermine Residence Hall	1965
9	Campion Residence Hall	1966
13	Connolly Center	1968
14	Fine Arts Building	1910
15	Garrand Building	1893
16	Hunthausen Hall	1951
17	James St. Center	1910
18	Kolvenbach 1217	1918
19	Kolvenbach 1220	1918
20	Lee Center for the Arts	1930
21	A. A. Lemieux Library	1965
23	Loyola Hall	1955
24	Lynn Building	1926
25	Pigott Building	1956
27	Seaport Building	1920
28	Self Storage Building	1919
30	Student Center Pavilion	1965
32	University Services Building	1946
33	Xavier Residence Hall	1954
34	605 -13th Ave.	1951
36	1218 E. Cherry Building	1937
37	1313 E. Columbia	1939
38	Auto Repair/Retail	1919
42	Shell Gas Station	1965
43	Hospital Central Services Assoc.	1916
44	Office/warehouse	1957
45	Storage/warehouse	1957
46	Single family residence	1918
47	Single family residence	1918
48	Single family residence	1918
49	Union Hall	1960
50	Single family residence	1916
51	Triplex	1909
52	Restaurant	1920
53	Duplex	1918
54	Single family residence	1918
55	Mixed-use apartment	1909
56	Seattle University offices	1911
57	Broadway Medical Clinic	1946

[6] Number refers to Figure 3.7-1.

CAMPUS BUILDINGS

Buildings More Than 40 Years Old

1. Admin Building
5. Bannan Science Building
6. Bellarmin Residence Hall
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
23. Loyola Hall
24. Lynn Building
25. Pigott Building
27. Seaport Building
28. Self Storage Building
32. University Service Bldg.
33. Xavier Residence Hall
34. 605 13th Avenue
36. 1218 E Cherry Building
37. 1313 E Columbia
38. Auto Repair/Retail
39. Mixed Use Apts.
40. Fenimore Hotel
41. Yasuko's Rest/Apts.
42. Shell Gas Station
43. Hospital Central Svcs. Assn.
44. Office/Warehouse
45. Storage/Warehouse
46. SFR
47. SFR
48. SFR
49. Union Hall
50. SFR
51. Triplex
52. Restaurant
53. Duplex
54. SFR
55. Mixed Use Apartment
56. Seattle U Offices
57. Broadway Medical Center
58. NW Kidney Center
59. NW Kidney Center
60. Photography School
61. Single Family Residence
62. Single Family Residence
63. Apartment & Triplex
64. Duplex
65. Single Family Residence

Buildings Less Than 40 Years Old

2. Archbishop Murphy Apts
3. Arrupe Jesuit Building
4. Engineering Building
7. Broadway Garage
8. Teilhard de Chardin Hall
9. Campion Residence Hall
10. Casey Building
11. Championship Field
12. Chapel of St. Ignatius
22. Logan Field
26. Recycle Yard
29. Student Center
30. Student Center Pavilion
31. Sullivan Hall
35. 824 12th Avenue

Existing Campus Boundary

Proposed Boundary Expansion Area

Source: Mithun, EA|Blumen, 2011.

EA | BLUMEN

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Figure 3.7-1

Buildings at Least 40 Years Old

Table 3.7-2
BUILDINGS WITHIN THE PROPOSED MIO EXPANSION AREAS

Building Ident. #[7]	Building Use and Name	Year Building Became Operational
39	Mixed-use apartment	1922
40	Fenimore Hotel	1908
41	Yasuko's Restaurant/apartments	1906
58	Northwest Kidney Center	1963
59	Northwest Kidney Center	1963
60	Photography school	1923
61	Single family residence	1900
62	Single family residence	1901
63	Apartments	1908
64	Duplex	1908
65	Single family residence	1906

3.7.1 Significant Impacts of the Proposed Action

As described in **Section II** of this Final EIS, proposed development within the Near-Term and Long-Term involve 20 new buildings. Of these, five involve removal of structures that meet the 40-yr. age criterion described earlier; specifically:

Near-Term –

- **#106** – **Academic & Housing at 12th & E Madison** would involve renovation and a 55,000 sq.ft. addition to the University's Self Storage Building, which as noted in **Table 3.7.1** was built in 1919.

- **#204** – **Academic & Law School Expansion** would involve removal of the University Services Building, which as noted in **Table 3.7.1** was built in 1946. Preliminary research indicates that this structure was built and originally used as a Canada Dry bottling plant.

Long-Term – Three potential projects would involve removal of four structures that meet the age criterion; they include:

- **#301 – Student Housing/Office/Mixed-Use at 13th Avenue** – This building would involve removal of the Seaport Building (1920) and the 1218 E Cherry Building (1937). The replacement structure would contain approximately 185,000 sq.ft. of mixed-use development; re-development is anticipated to occur in 2025.

- **#307 – Academic & Housing on Madison** – Portions of the existing Lynn Building,- which as was built in 1926 as the first building in the Seattle area that was designed and built as a funeral home - may be demolished and other portions preserved as a historic landmark. The replacement structure would contain approximately 75,000 sq.ft. of

[7] Number refers to 3.7-1.

mixed-use development and it would be connected to Near-Term Project #106, Academic & Housing at 12th & E Madison. Development associated with project #307 is anticipated to occur in 2020.

- **#312 – 1313 E Columbia** – As noted previously, this building was recently designated a City Landmark. Before alternations or significant changes can be made to the site or exterior of this building, a Certificate of Approval would be required from the City of Seattle Landmark's Preservation Board. Development, however, could still occur. As noted in **Section II** of this Final EIS, development that is envisioned for this site could contain approximately 280,000 sq.ft.; re-development is anticipated to occur by 2027.

Based on the City's current procedures, at the time the Master Use Permit (MUP) application for these projects is filed with DPD, an Appendix A analysis would be required as part of the MUP submittal. As noted previously, the City's Historic Preservation Officer can request supplemental information, may conclude that the structure does not appear to meet the necessary designation criteria, or indicate that the structure appears to meet one or more of the designation criteria – in which case, it could be nominated for consideration as a City Landmark and, if designated, controls would be placed on any redevelopment that may occur.

The *Proposed Action* – either Near-Term development or Long-Term development – is not expected to have any affect on the three City Landmark structures that are located in the general vicinity of the Seattle University campus.

3.7.3 Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

Under *Alternative 1*, it is assumed that Seattle University would continue to have increased growth comparable to the *Proposed Action*; however, no additional student housing would be provided. Two of the Long-Term projects -- **Academic & Housing on Madison** (#307) and **Student Housing/Office/Mixed-Use at 13th Avenue** (#301) include housing that also involve removal of all or a portion of existing campus buildings (e.g., Lynn, Seaport, and 1218 E Cherry Buildings). While these existing structures would not be removed for housing, conceivably they could still be replaced with for other campus uses.

Alternative 2 – No Street or Alley Vacations

Alternative 2 assumes that development on the Seattle University campus would occur as described and within the time frames outlined under the *Proposed Action*. The difference between this alternative and the *Proposed Action* is that no street or alley vacations would occur. Planned and potential development unaffected by intended vacations, however, would still occur. As such, the amount of development is anticipated to be comparable to that of the *Proposed Action* and potential impacts to historic resources under *Alternative 2* would be expected to be similar to those described under the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

Alternative 3 assumes that development on the Seattle University campus would not occur in the MIO Boundary Expansion areas. The amount of development is anticipated to be less than that of the *Proposed Action* and potential impacts to historic resources under Alternative 3 would be expected to be less than those described under the *Proposed Action*.

Alternative 4 – No Height Increase East of 12th Avenue

Alternative 4 assumes that development on the Seattle University campus would occur as described for the *Proposed Action* except that buildings height limits would not be increased in areas east of 12th Avenue. In order to accommodate the development needs of Seattle University without additional building height increases east of 12th Avenue, development in new MIO Boundary Expansion areas east of 12th Avenue would be required. **Table 3.7-3** and **Figure 3.7-2** identify the location of buildings more than 40 years old that could potentially be determined to be historic.

Table 3.7-3
BUILDINGS WITHIN THE PROPOSED MIO EXPANSION AREAS EAST OF 12TH AVE.

Building Ident. #[8]	Building Use and Name	Year Building Became Operational
A	Moss Alley Motors	1919
B	Retail/apartments	1910
C	Restaurant/apartments	1920
D	PWD LLC	1930
E	PWD LLC	1926
F	Multifamily Residential	1910
G	Multifamily Residential	1904
H	Multifamily Residential	1910
I	Singe Family Residence	1903
J	Multifamily Residential	1900
K	Multifamily Residential	1900
L	Multifamily Residential	1903
M	Multifamily Residential	1909
N	Multifamily Residential	1906
O	Single Family Residential	1909
P	Single Family Residential	1903
Q	Single Family Residential	1908
R	Single Family Residential	1908
S	Single Family Residential	1906

The area of development under this alternative would be greater than that of the *Proposed Action* and potential impacts to historic resources under *Alternative 4* would be expected to be greater than those described under the *Proposed Action*.

[8] Number refers to **Figure 3.7-2**.

Buildings at Least 40 Years Old

A. Moss Alley Motors
B. Retail and Apartments
C. Restaurant and Apartments
D. PWDLLC
E. PWDLLC
F. Multi-Family Residential
G. Multi-Family Residential
H. Multi-Family Residential
I. Single-Family Residential
J. Multi-Family Residential
K. Multi-Family Residential
L. Multi-Family Residential
M. Multi-Family Residential
N. Multi-Family Residential
O. Single-Family Residential
P. Single-Family Residential
Q. Single-Family Residential
R. Single-Family Residential
S. Single-Family Residential

Existing Campus Boundary

Proposed MIMP Boundary Expansion Area

Proposed MIMP Alternative 4 Boundary Expansion Area

Source: Mithun, EA|Blumen, 2011.

EA | BLUMEN

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Figure 3.7-2

Alternative 4: Buildings More than 40 Years Old in MIO Expansion Area East of 12th Ave.

No Action Alternative

Under the *No Action Alternative*, no new building development and minimal growth in campus population would occur. Historic resources on campus would remain as described under existing conditions.

Cumulative Impacts

No cumulative impacts to historic resources associated with development in the proposed MIMP are anticipated. Seattle University's *Major Institution Master Plan* is intended to guide long-term development on-campus. At such time as a specific development is proposed in conjunction with any historic structures on campus, an historical analysis would be conducted of the building that is proposed for demolition. The focus of that analysis would be to determine potential eligibility for listing in the National Register of Historic Places, the Washington State Register and/or consideration as a City of Seattle Landmark.

3.7.4 Mitigation Measures

As described earlier, historical analysis (Appendix A) would be required of any structure that is 50 years old or older. That analysis would be required at the time of submittal of the Master Use Permit for the replacement project.

3.7.5 Significant Unavoidable Adverse Impacts

With the mitigation noted, no significant unavoidable adverse impacts are anticipated.

3.8 TRANSPORTATION

This section of the EIS documents existing transportation conditions in the vicinity of the Seattle University Campus and presents an analysis of future conditions resulting from development alternatives as described in the *Seattle University Major Institution Master Plan*. Transportation related factors evaluated in this section include an assessment of the affected environment (existing conditions), project trip generation, trip distribution, and analysis of future traffic conditions under *Proposed Action* and *Alternative* development scenarios. Identification of impacts and recommended improvements to mitigate those impacts is also provided.

This section is organized to first establish transportation conditions for the *Affected Environment*, followed by an evaluation of future conditions under the *Proposed Action* and its alternatives.

3.8.1 Affected Environment

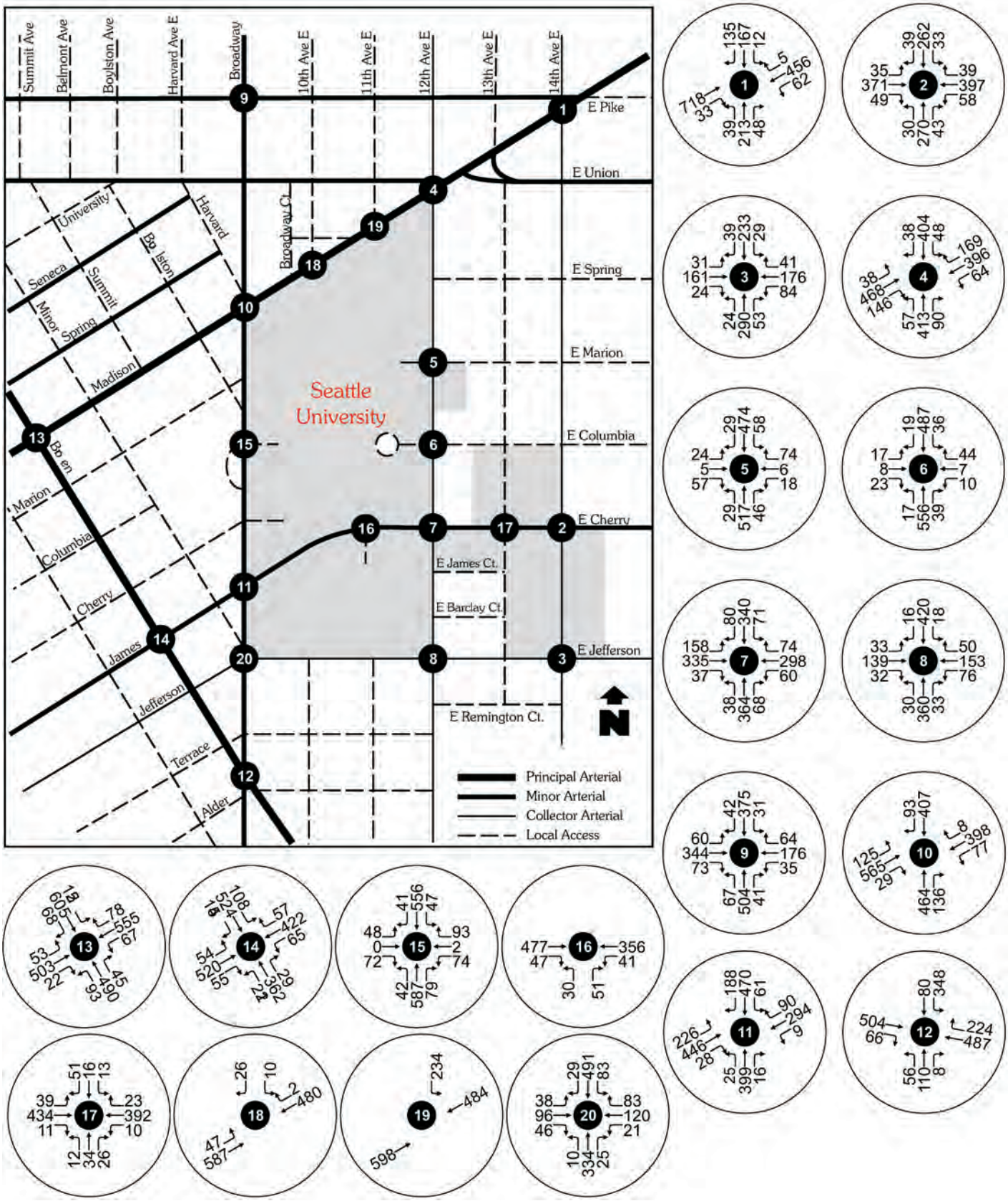
Road Network

The Seattle University's primary impact area for purposes of analysis is bounded by E Madison to the North, Broadway on the West, and E Jefferson to the south. The eastern boundary includes 15th Avenue E between E Jefferson Street and E Cherry Street, 14th Avenue E between E Cherry Street and E Columbia Street, and 12th Avenue E between E Colombia Street and E Madison Street. This area includes a mix of commercial and medium density residential uses.

Regional access to the campus is provided by I-5 to the west via James and Madison Streets, I-90 to the southeast via Rainier Avenue and SR 520 to the northeast via E Madison Street. Local access is primarily along Broadway, 12th Avenue E, E Madison Street, E James Street, E Cherry Street and E Jefferson Street.

The roadways surrounding Seattle University primarily consist of residential and commercial local access streets. The principal arterials are Boren and Madison. The collector arterials are 12th Avenue E, 14th Avenue E, and E Jefferson Street. The minor arterials are Broadway, E Cherry Street, E Pike Street, E Pine Street, E Union Street, James Street, Seneca Street and Spring Street. All other streets in the area are defined as Local Access. **Table 3.8-1** lists the road segments, their classification and number of lanes. **Figure 3.8-1** illustrates the existing road network in the campus vicinity and existing 2008 PM peak hour traffic volumes.

Many of the Local Access street intersections east of 12th Avenue E contain traffic circles to slow traffic passing through the residential neighborhood. In addition, there are curb bulbs located at the E Cherry Street and E Jefferson intersections with 14th Avenue E. All roadways from Broadway to the east are oriented in a north/south and east/west direction. Roadways west of Broadway are oriented northeast/southwest and northwest/southeast. E Jefferson, E James/E Cherry and E Madison are sloped to the east between Broadway and 12th Avenue E. E Madison rises to the east between 14th Avenue E and 19th Avenue E. All other roadways are relatively level. The surface conditions of roadways within the study area appear to be in good condition and are not anticipated to require extensive rehabilitation in the near future, with appropriate preventative maintenance. Curb, gutters, and sidewalks exist along both sides of all roadways within the study area.



Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-1** Existing Road Network & PM Peak Hour Traffic Volumes

Table 3.8-1
CLASSIFICATION OF STREETS SURROUNDING SEATTLE UNIVERSITY

Classification	Street	From	To	Speed Limit	Lanes
Principal Arterial	Boren	E Spruce	University	30 mph	4
Principal Arterial	Madison Street	Boren	Broadway	30 mph	5
Principal Arterial	E Madison Street	Broadway	16th Ave	30 mph	4
Minor Arterial	Broadway	Spruce	Pine	30 mph	4
Minor Arterial	E Cherry	E James	16th Ave	30 mph	4
Minor Arterial	E Pike	Boylston Ave	E Madison	30 mph	3
Minor Arterial	E Pine	Boylston Ave	16th Ave	30 mph	2
Minor Arterial	E Union	Boylston Ave	16th Ave	30 mph	2
Minor Arterial	E James	Boren Ave	E Cherry	30 mph	4
Minor Arterial	Seneca	Boren Ave	Harvard	30 mph	2
Minor Arterial	Spring	Boren Ave	Harvard	30 mph	2
Minor Arterial	12th Ave	E Spruce	E Pine	30 mph	3
Collector Arterial	14th Ave	E Spruce	E Pine	30 mph	2
Collector Arterial	E Jefferson	Broadway	16th Ave	30 mph	2
Collector Arterial	Jefferson	Boren Ave	Broadway	30 mph	2
Local Access	10th Ave	E Spruce	E Jefferson	25 mph	2
Local Access	10th Ave	E Madison	E Pine	25 mph	2
Local Access	11th Ave	E Spruce	E Jefferson	25 mph	2
Local Access	11th Ave	E Madison	E Pine	25 mph	2
Local Access	13th Ave	E Remington Ct	E Pine	25 mph	2
Local Access	15th Ave	E Spruce	E Pine	25 mph	2
Local Access	16th Ave	E Spruce	E Pine	25 mph	2
Local Access	Boylston Ave	Broadway	University	25 mph	2
Local Access	Boylston Ave	E Union	E Pine	25 mph	2
Local Access	Broadway Ct	E Madison	E Union	25 mph	2
Local Access	Columbia	Boren Ave	Minor Ave	25 mph	2
Local Access	E Alder	Broadway	16th Ave	25 mph	2
Local Access	E Barclay Ct	12th Ave	13th Ave	25 mph	2
Local Access	E Columbia	12th Ave	16th Ave	25 mph	2
Local Access	E James Street	12th Ave	13th Ave	25 mph	2
Local Access	E Marion Street	12th Ave	16th Ave	25 mph	2
Local Access	E. Remington Ct	12th Ave	14th Ave	25 mph	2
Local Access	E Spring	Madison Ct	16th Ave	25 mph	2
Local Access	E Spruce	10th Ave	16th Ave	25 mph	2
Local Access	E Terrace	Boren Ave	12th Ave	25 mph	2
Local Access	Harvard Ave	Broadway	E Pine	25 mph	2
Local Access	Harvard Ave	E Union	E Pine	25 mph	2
Local Access	Madison Ct	E Spring	E Madison	25 mph	2
Local Access	Marion Ave	Boren Ave	Broadway	25 mph	2
Local Access	Minor Ave	Broadway	University	25 mph	2
Local Access	Summit Ave	Madison	University	25 mph	2
Local Access	Terrace	Boren Ave	Broadway	25 mph	2

The campus is served by local transit agencies and includes regular service to Downtown Seattle, University District, White Center, Rainier Beach, Queen Anne, Madrona, Lake City, Shoreline, Kent and Eastgate via King County Metro routes 2, 3, 4, 9, 12, 43, 49, 60, 64, 303, 941 and 942. **Table 3.8-2** details the services provided. The campus is served by routes on E Madison, Broadway, E Union and E Jefferson. There is no service on north/south streets between Broadway and 23rd Avenue E.

Table 3.8-2
KING COUNTY METRO ROUTES SERVING SEATTLE UNIVERSITY

Route #	Route, Weekday Schedule	Headway
2	Madrona, SU, Downtown, Queen Anne	5-10 mins
3	SU, Downtown, Queen Anne	5-10 mins
4	MLK Way, SU, Downtown, Queen Anne	5-10 mins
9	Rainier Beach, SU, Capitol Hill	10-30 mins
12	Capitol Hill, SU, Downtown	10-15 mins
43	Downtown, SU, University District	15 mins
49	Downtown, SU, University District	15 mins
60	White Center, SU	30 mins
303	Shoreline, SU – 6-8AM north & 4-6PM south	20 mins
941	Kent, SU – 6-8AM north & 4-6PM south	20 mins
942	Eastgate, SU – 6-8AM west & 4-6PM east	20 mins

Source: King County Metro, 2011

Site Accesses

The internal campus street system is oriented towards pedestrian travel. Vehicle access is limited to perimeter streets that serve parking lots or service areas. The primary vehicle accesses to the campus are at E Columbia and Broadway, which serves the Broadway garage; 12th and Marion, which serve the visitor parking lot; and on E Cherry Street to the west of 12th Avenue, which serves the Murphy Apartments parking garage. Secondary vehicle accesses serve small surface lots and service areas.

Existing Traffic Volumes and Level of Service

The scope of this traffic study was established with input of the City of Seattle Department of Planning staff and field observations to identify the major intersections to study within the vicinity of the Seattle University Campus. Traffic analysis includes an evaluation of average traffic volumes on road segments, and analysis of intersection operations during the average PM peak hour.

Traffic Volumes and Circulation

A comparison of current 2008 PM peak hour turning movement counts with those from the 1995 Master Plan EIS traffic analysis shows very little change in spite of the University's growth. In fact, the net change from 1995 to 2008 in vehicle volumes at analyzed intersections on the campus perimeter was a negative 2.7 percent. This small decrease represents approximately

850 total intersection vehicle trips, with this trend occurring equally between major and minor approaches. A closer look at major intersections on the campus perimeter is summarized in **Table 3.8-3** below. A comparison of 1995 and 2008 PM peak hour entering volumes at the intersections of Madison and Broadway, Madison and 12th Avenue, James and Broadway, and Cherry and 12th Avenue. The average growth for these intersections is 1.95 percent over 13 years, a growth rate of less than 0.15 percent per year. For this reason it is assumed that traffic volumes in the area have stabilized and are essentially equal to 1995 traffic volumes.

Table 3.8-3
INTERSECTION PM PEAK HOUR ENTERING TRAFFIC VOLUMES

Intersection	1995 Volumes	2008 Volumes	Growth
Madison & Broadway	2,351	2,308	-1.8%
Madison & 12th Ave	2,211	2,331	5.4%
James St & Broadway	2,206	2,252	2.1%
Cherry St & 12th Ave	1,877	1,923	2.5%
Total	8,645	8,814	1.95%

Source: TSI, 2008

Existing Intersection Level of Service

Existing weekday PM peak hour level of service (LOS) was calculated for the selected intersections using the 2000 Highway Capacity Manual (Transportation Research Board, Special Report 209) methodology. For signalized intersections, the LOS is defined by seconds of average vehicle delay at the intersection. The seconds of delay are divided into several categories or grade levels, ranging from LOS-A, which is very good, to LOS-F, which reflects a breakdown in traffic flow. **Table 3.8-4** below illustrates the relationship between delay and LOS for signalized and unsignalized intersections. Although these letter designations provide a simple basis for comparison, seconds of average vehicle delay should be used as the exact measure of comparison. For this analysis, the critical volume method was used to determine signal timings employed in the HCM calculations. This method optimizes traffic signal timings by proportioning out green time to each traffic movement, based on respective traffic volume.

The intersections identified for analysis (**Table 3.8-5**) include those analyzed in the 1996 Master Plan EIS with the exceptions of 7th Avenue/Cherry and 6th Avenue/James, which were excluded because of their distance from the University. Four additional intersections were included in the analysis; 13th Avenue/ Cherry, 10th Avenue/ Madison, 11th Avenue/ Madison, and Jefferson/ Broadway. The intersection turning movement count data were collected between 4PM and 6PM on a weekday when the University was in session. **Table 3.8-5** also includes the existing traffic control for each intersection and existing level of service and delay for the analyzed intersections.

Table 3.8-4
LEVEL OF SERVICE DESCRIPTION

LOS	Seconds of Delay		Operational Characteristics		
	Signalized	Unsignalized	Maneuverability	Driver Comfort	Average Travel Speed
A	≤ 10	≤ 10	Almost completely unimpeded	High	Speed limit
B	> 10 and ≤ 20	> 10 and ≤ 15	Only slightly restricted	High	Close to speed limit
C	> 20 and ≤ 35	> 15 and ≤ 25	Noticeably restricted	Some tension	
D	> 35 and ≤ 55	> 25 and ≤ 35	Severely limited	Poor	Some slowing
E	> 55 and ≤ 80	> 35 and ≤ 50	Extremely unstable	Extremely poor	Significantly slower than speed limit
F	> 80	> 50	Almost none		

Source: TSI, 2011

Table 3.8-5
EXISTING (2008) PM PEAK HOUR WEEKDAY LEVEL OF SERVICE

	Intersection	Control[1]	Approach[2]	Existing	
				LOS	Delay[3]
1	14th Ave & Madison	S	Avg.	B	20
2	14th Ave & Cherry	S	Avg.	C	21
3	14th Ave & Jefferson	AWS	Avg.	C	24
4	12th Ave & Madison	S	Avg.	C	18
5	12th Ave & Marion	TWS	EB	C	15
			WB	C	16
6	12th Ave & Columbia	S	Avg.	A	5
7	12th Ave & Cherry	S	Avg.	C	32
8	12th Ave & Jefferson	S	Avg.	B	15
9	Broadway & Pike	S	Avg.	B	18
10	Broadway & Madison	S	Avg.	C	20
11	Broadway & James	S	Avg.	C	28
12	Broadway & Boren	S	Avg.	C	26
13	Boren & Madison	S	Avg.	C	33
14	Boren & James	S	Avg.	C	31
15	Broadway & Columbia	S	Avg.	B	12
16	Cherry & Murphy Apts	TWS	NB	B	13
17	13th Ave & Cherry	TWS	NB	C	21
			SB	C	16
18	10th Ave & Madison	TWS	SB	B	11
19	11th Ave & Madison	S	Avg.	A	9
20	Broadway & Jefferson	S	Avg.	B	17

Source: TSI, 2011

[1] S= Signalized, AWS= All-way stop control, TWS=One or two way stop control, RAB=Roundabout
[2] Approach – designates the direction of travel for the controlled approach and LOS. (i.e. NB = northbound, Avg. = average of all approaches).
[3] Delay = average seconds of vehicle delay for all vehicles entering intersection or those entering on controlled approaches.

Safety

Traffic collision data records were obtained from the Seattle Department of Transportation (SDOT) to identify intersections and roadway segments that would be considered 'High-Accident Locations" (HALs) based on SDOT standards (10 or more per year for signalized intersections and 5 or more per year for unsignalized intersections). Collision records covering

the period from January 1st, 2005 through December 31st, 2007 were analyzed for the adjacent travel corridors of James-Cherry Street that travels through the south side of the campus, 12th Avenue E on the east side of campus, Broadway on the west side of campus and Madison Street on the north side of the campus. All of these corridors are arterials with relatively high vehicle speeds except for 12th Avenue E. **Table 3.8-6** summarizes the collisions by collision type. The majority of collisions within the area involved angle crashes, followed by rear-end crashes, side swipes, collisions with parked cars and collisions with pedestrians. The high proportion of angle collisions and rear-end collisions on James-Cherry and Madison reflects the high frequency of stop-and-go traffic at signalized intersections.

Table 3.8-6
COLLISION SUMMARY – AVERAGE NUMBER OF COLLISIONS PER YEAR (2005 – 2007)

Location	Total	Other	Head On	Angle	Rear End	Side Swipe	Bicy-cle	Ped	Right Turn	Parked Car
Intersections										
14th/Madison	8.3	0.3	0.0	3.0	3.7	0.3	0.0	0.0	0.0	1.0
14th/Cherry	3.0	0.0	0.0	2.0	0.7	0.0	0.0	0.0	0.0	0.3
14th/Jefferson	4.0	0.0	0.0	3.3	0.3	0.0	0.0	0.3	0.0	0.0
12th/Madison	**12.3***	0.7	0.0	6.7	2.7	1.3	0.3	0.7	0.0	0.0
12th/Marion	0.3	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0
12th/Columbia	0.3	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
12th/Cherry	5.3	0.0	0.0	2.0	2.3	0.7	0.3	0.0	0.0	0.0
12th/Jefferson	3.0	0.3	0.0	1.3	0.7	0.0	0.3	0.0	0.0	0.3
Broadway/Pike	**13.7**	1.0	0.0	3.0	3.3	2.3	0.0	2.3	0.7	1.0
Broadway/Madison	8.3	1.0	0.0	2.7	3.0	0.7	0.3	0.3	0.0	0.3
Broadway/James	6.7	0.0	0.0	1.7	2.0	1.3	0.0	0.7	0.3	0.7
Broadway/Boren	7.0	1.7	0.0	1.0	1.3	2.0	0.0	0.3	0.7	0.0
Boren/Madison	8.0	0.0	0.0	1.3	3.0	2.0	0.3	0.7	0.7	0.0
Boren/James	**11.3**	1.0	0.0	4.7	2.7	2.7	0.0	0.0	0.0	0.3
Broadway/Columbia	0.7	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0
13th/Cherry	1.7	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.7
10th/Madison	1.7	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.7
11th/Madison	1.3	0.3	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Broadway/Jefferson	4.0	0.3	0.0	0.7	2.0	0.7	0.3	0.0	0.0	0.0
Road Segments										
Madison: Broadway to 12th Ave	23.7	2.0	0.0	10.33	6.7	2.0	0.7	1.0	0.0	1.0
James-Cherry: Broadway to 12th Ave	12.0	0.0	0.0	3.7	4.3	2.0	0.3	0.7	0.3	0.7
Broadway: Jefferson to Madison	19.7	1.7	0.0	5.3	7.0	2.7	0.7	1.0	0.3	1.0
12th Ave: Jefferson to Madison	21.3	1.0	0.0	10.0	6.0	2.0	1.3	0.7	0.0	0.3

** - Intersections with total collisions in bold text meet SDOT High-Accident Location standards. Only the intersection of 12th and Madison was identified by SDOT as a HAL in 2008.*
Source: TSI, 2009

The signalized intersections of 12th/ Madison, Broadway/ Pike, and Boren/ James all exceed the SDOT threshold of 10 collisions per year and are identified as 'high accident locations'.

Pedestrian Facilities, Volumes, and Circulation

Sidewalks are present on all of the streets surrounding the University. Recent improvements to 12th Avenue between Cherry and Madison have included improvements to pedestrian crossings as well as additional pedestrian amenities. The major mid-block pedestrian crossings on James Street that link the north and south portions of the campus include a sky bridge and a surface crossing that is protected by a pedestrian activated signal. Madison Street on the north side of the campus recently received a new asphalt overlay and the pedestrian crossing at 11th and Madison is now marked. Table 3.8-7 summarizes PM peak hour pedestrian crossings on the Cherry/James and Madison corridors where vehicle volumes are relatively high.

Table 3.8-7
PM PEAK HOUR PEDESTRIAN VOLUMES (2008)

Location	Pedestrian Crossings
10th Avenue & Madison	121
Madison Mid-Block	14
11th Avenue & Madison	127
Midblock crossing on James (signalized)	285

Source: TSI, 2008

Parking Supply and Demand

On-campus

The existing parking supply consists of 1,529 parking stalls. Table 3.8-8 lists the parking lots by name and size while Figure 3.8-2 illustrates the distribution of the existing parking supply within the campus boundaries. On-campus parking utilization was surveyed during January of 2008. The utilization rate was 83 percent between 11AM and Noon, 86 percent between Noon and 1PM, 89 percent between 1PM and 2PM, and 87 percent between 2PM and 3PM. The parking supply includes 15 leased parking spaces in a private lot near Broadway/E Union that were not being utilized by SU at the time of the survey. A 1,578 stall parking supply was what was in place during the time of the parking utilization study and is slightly different than what is described in the MIMP. Following the parking utilization study, the 12th and Cherry lot was vacated (-82 stalls) for construction of the student apartment project and the lot at 1313 E Columbia added (+87 stalls). For the purposes of analysis, a parking supply of 1,578 stalls will be used since that is what was available at the time of the parking utilization survey.

Table 3.8-8
2008 EXISTING ON-CAMPUS PARKING LOTS

	Parking Lot Name	Stalls
1	East Marion Lot	128
2	Broadway Garage	478
3	Murphy Garage	535
4	Connolly Center	101
5	12th & E Cherry	0
6	Lemieux Library – West	67
7	Lemieux Library – South	6
8	Lynn Building	6
9	Bellarmine	3
10	Teilhard-Chardin Hall	50
11	Campion Hall	16
12	Logan Field	30
13	Broadway Parking Structure	15
14	1218 East Cherry	7
15	1313 East Columbia	87
	Total	1,529

Source: TSI, 2008

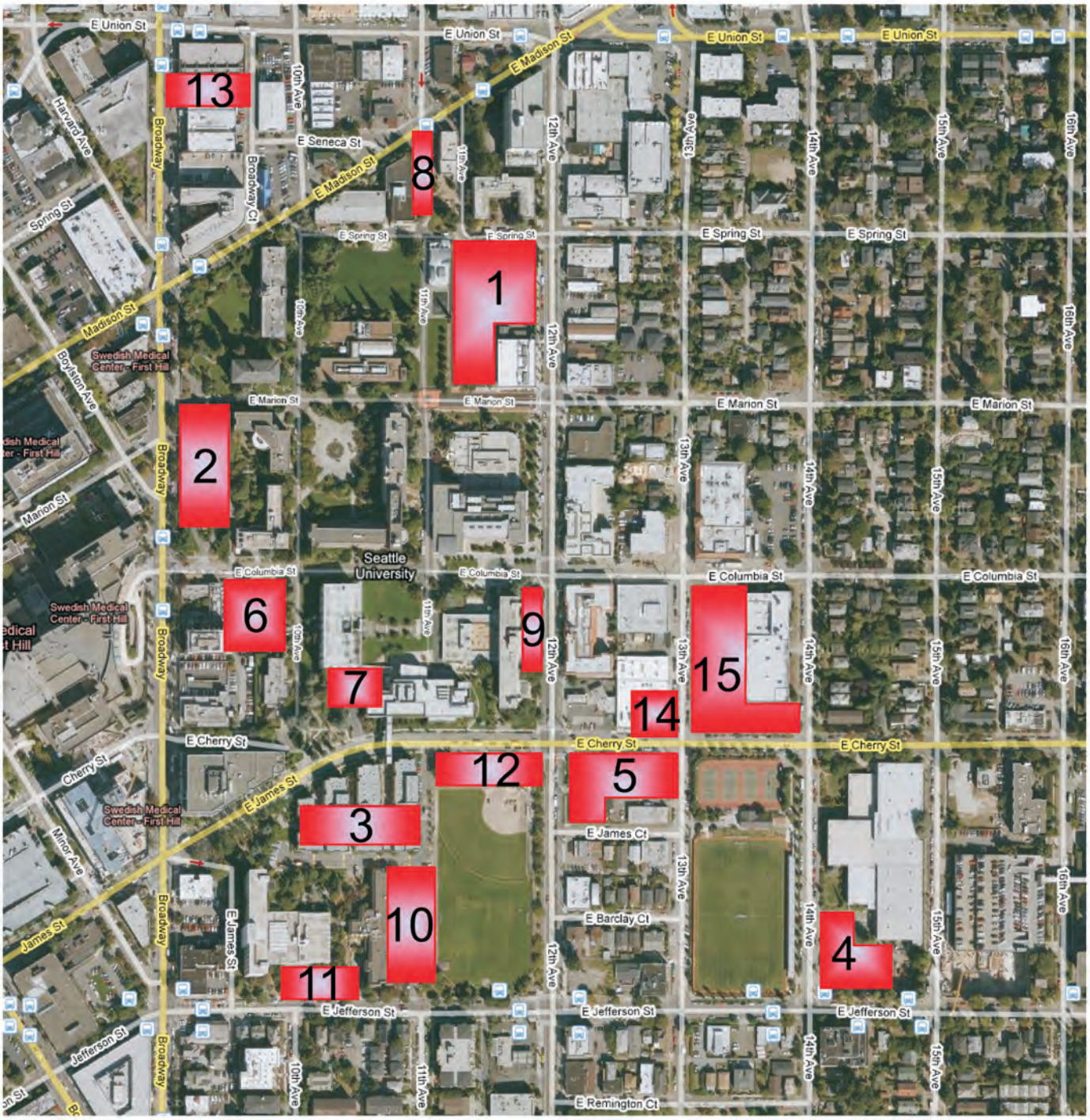
On an annual basis, campus parking peaks at the beginning of fall quarter and decreases slightly through winter and spring quarters to reach its lowest use during summer quarter. The main factor affecting the decrease in parking demand is the reduction in student enrollment between fall and subsequent quarters.

The on-campus parking supply is managed by allocating a portion of the supply to different user groups and selling quarterly parking permits to control access. The number of permits sold to the student and carpool groups exceeds the parking supply allocated to those groups. The overselling of permits allows for effective use of the existing supply. The allocation of parking stalls for on-campus parking is listed in Table 3.8-9.

Table 3.8-9
DISTRIBUTION OF ON-CAMPUS PARKING SUPPLY

User Group	Stalls
General	1,401
ADA	38
Carpool	18
Reserved	18
Loading	2
Visitor	52
Motorcycle (excluded)	25
Total	1,529

Source: TSI, 2008



1-East Marion
2-Broadway Garage
3-Murphy Garage
4-Connolly Parking
5-12th & E Cherry (not used)
6-Lemieux Library - West
7-Lemieux Library - South
8-Lynn Building
9-Bellarmine
10-Teilhard-Chardin Hall
11-Campion Hall
12-Logan Field
13-Broadway Structure
14-1218 E Cherry
15-1313 E Columbia

Source: *Transportation Solutions, 2008.*

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Figure 3.8-2

Existing (2008)
On Campus Parking Supply

Off-Campus

Off-campus, on-street parking supplies and utilization were also surveyed in the vicinity of Seattle University. The study area was roughly bound by E Pike Street to the North, E Spruce Street to the South, 18th Avenue to the east and Terry Avenue to the southwest. Hourly parking demand was observed on a normal weekday during Christmas break (December 19, 2007) and again on a normal weekday (January 30, 2008) to establish the incremental effect of University generated parking demand on the off-campus parking supply. Both of the utilization counts were made on a Wednesday. The parking demand was found to be highest in the noon hour with up to 2,750 parked vehicles in January and 2,580 parked vehicles during Christmas break. This data suggests that approximately 170 parking spaces are occupied by commuter students or employees of Seattle University when school is in session. Off-campus off-street parking lots were not surveyed to establish University utilization of off-campus private lots.

All of the on-street parking is limited to two-hours or less and controlled by parking meters or signs identifying the parking restriction. The area surrounding the University and nearby medical centers is controlled by a number of residential parking zones (RPZ) where non-resident parking is limited to two-hours. Figure 3.8-3 below illustrates the locations of the RPZ's within the study area.

Campus Population, Trip Generation, and Parking Demand Ratios

In order to establish a basis for forecasting University trip generation and parking characteristics, existing trip generation and parking demand ratios were established using current population, parking demand, and traffic volume data. The current campus population is summarized in Table 3.8-10 below. The 2007 fall quarter population was broken down into staff, faculty, resident student, and commuter student groups. The commuter population group consists of all faculty, staff, and commuter students and is used as the basis for establishing existing trip generation and parking demand ratios. The fall quarter 2007 commuter population, which excludes resident students, is 7,122.

Table 3.8-10
CAMPUS POPULATION (FALL QUARTER, 2007)

Population Group	Quantity	Commuter Population
Faculty	663	663
Staff	659	659
Resident Students	1,728	0
Commuter Students	5,800	5,800
Total	**8,850**	**7,122**

Source: Seattle University, 2007

To establish existing campus trip generation characteristics, mechanical tube counts were made at campus access points, such as parking areas and drop-off areas over a three day period. The data was compiled to determine the peak hour and volume of University generated traffic. The peak hour of campus generated traffic corresponds to the peak hour of adjacent street traffic that occurs between 4 and 6 PM. The average PM peak hour volume of vehicles entering and exiting on-campus parking lots is 716, with an additional 91 vehicles accessing the drop-off area at 12th Avenue & E Columbia Street. This total number of campus generated trips is 807 vehicles during the PM peak hour. However, this number must be adjusted to take into

Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-3** Existing (2008) Off Campus Residential Parking Zones

account University generated trips that park off-campus. This is accomplished by comparing the ratio of on-campus parking demand and campus generated trips against off-campus parking demand to calculate the number of trips generated by those that park off-campus. The observed off-campus parking demand of 170 vehicles is equivalent to 13 percent of the on-campus demand of 1,307 vehicles during the 11AM hour. The 11AM hour on-campus parking demand was used in order to generate a more conservative estimate of vehicular trips associated with off-campus parking. The observed number of PM peak hour campus generated trips is increased by 13 percent to establish the University generated PM peak hour trips at 913. It should be noted that the 913 trips also includes PM peak hour trips generated by campus residents who are parked on campus. Dividing the PM peak hour trips by the commuter population establishes a PM peak hour trip generation rate of 0.13 trips per University commuter. Campus residents were excluded from this calculation in order to establish a ratio that is somewhat higher than a ratio that included resident students.

The University parking demand ratio was calculated by dividing the fall quarter 2007 peak parking demand of 1,407 vehicles parked in on-campus parking stalls and 170 vehicles parked off-campus (total of 1,577 vehicles). This results in a parking demand rate of 0.18 parking stalls per population unit (residents and commuters).

The trip generation and parking demand ratios will be used later in this analysis to forecast future trip generation and parking demand characteristics for master plan development.

Status of MIMP Parking Requirements and TMP

Parking

The City of Seattle parking codes for major institutions establish a minimum parking requirement and the maximum number of parking stalls allowed. The minimum requirement for educational institutions is based on the percentage of the total campus faculty, staff, and student population that is present on campus at the peak level of campus activity multiplied by a parking factor. The percentage of each campus population group that is present during periods of peak activity (Peak Presence Factor) was established through a campus survey that quantified the arrival and departure characteristics of the population over a one week period. Table 3.8-11 summarizes the code requirement (parking factor), presence factor, population and the minimum number of parking spaces required for each population group. The peak presence factors are based on the 2007 SU transportation survey. The maximum number of spaces allowed is 135 percent of the minimum requirement. The minimum code requirement is 1,416 spaces and the maximum number of spaces allowed is 1,912. The current supply of 1529 spaces falls within the minimum and maximum requirements.

The parking code also provides parking supply guidelines for bicycle parking based on the percentage of students and staff that are present during the period of peak campus activity (see Table 3.8-11). The code requirement is 539 bicycle parking stalls. The University currently provides 310 bicycle stalls and is in the process of evaluating the need for additional stalls.

Table 3.8-11
Major Institution Parking Requirements

Requirement		Parking Factor	Peak Presence Factor	Fall Qtr. 2007 Baseline	
				Population	Spaces
Long Term Parking					
15% of non-resident students at peak hour		15%	53%	5,801	461
30% of faculty at peak		30%	88%	663	175
30% of staff at peak		30%	88%	659	174
25% of resident students		25%	100%	1,728	432
Short Term Parking					
5% of non-resident students at peak hour		5%	53%	5,801	154
Fixed Seating Parking		10%		195	20
Minimum Total					**1,416**
Maximum Total		**135% (min.)**			**1,912**
Bicycle Parking					
10% of students at peak	resident	10%	100%	1,728	173
	commuter	10%	53%	5,801	308
5% of faculty/ staff at peak		5%	88%	1,322	58
Total Bicycle Parking					**539**
Existing Bicycle Parking					**310**

Source: TSI, 2008

Transportation Management Plan (TMP)

Seattle University has operated a Transportation Management Program (TMP) for almost 20 years. Over the years, the percentage of the campus population that drives to campus in a single occupant vehicle (SOV) has steadily declined. The 1997 MIMP adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55 percent for commuter students, 60 percent for faculty, and 40 percent for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007. Table 3.8-12 summarizes the SOV rates for the respective population groups.

Table 3.8-12
PERCENTAGE OF CAMPUS POPULATION COMMUTING BY SOV

Group	1995			2001			2007		
	Population	% SOV	SOV Population	Population	% SOV	SOV Population	Population	% SOV	SOV Population
Faculty	405	67%	271	580	59%	342	1,322	39%	516
Staff	505	48%	242	500	42%	210			
Commuter Students	4,375	63%	2,756	4,256	54%	2,298	5,800	50%	2,900
Resident Students	820	0%	0	1,467	0%	0	1,728	0%	0
Totals	**6,105**	**53%**	**3,269**	**6,803**	**42%**	**2,850**	**8,850**	**39%**	**3,416**

Source: TSI, 2008

The goals for faculty and commuter students were reached in 2001 and all groups surpassed their goals in 2007. The 2007 survey did not separate faculty and staff commute modes but with a combined SOV rate of 39 percent it is apparent that both groups have surpassed their respective goals.

The current TMP (established in 1997) is summarized in Table 3.8-13. The current program provides a wide range of incentives to encourage non-SOV travel modes as well as disincentives, such as market rate parking fees, to discourage SOV travel. Faculty, staff, and students can access many of the program elements on-line and the program's benefits are widely publicized to the campus community on a regular basis. The effectiveness of the program can be measured by the reduction in SOV rates as well as fact that traffic volumes in the SU neighborhood have remained relatively constant despite the substantial growth SU has experienced since 1997.

All of the critical program elements have been implemented and the current transit subsidy exceeds the minimum requirements.

Table 3.8-13
TRANSPORTATION MANAGEMENT PLAN PROGRAM ELEMENTS

Elements	1997 TMP
Regulatory Elements	
SOV Goals	Establish a SOV goal for each daytime population group. Faculty - 60% Staff - 40% Commuter Students - 55%
Goal Exemptions	Define as: Faculty and staff whose job causes them to work at off-campus facilities. Faculty and Staff that require a vehicle for work related purposes. Students enrolled for five credit hours or less. Faculty who teach only one course.
Progress Measurement	Conduct biennial survey based on 1995 transportation form and compliment with mandated CTR surveys
Program Review	Reports to SED as required
Program Elements	
Transit	Increase transit ridership by: 1. Providing a minimum transit subsidy of 50% for all employees and 30% for all students. 2. Increasing the student subsidy or implement Metro's FlexPass program as a 3-year demonstration project. Establish a working committee with other First Hill employers and neighborhood leaders to improve service in conjunction with Metro's 6 year comprehensive plan. This committee should place special emphasis on neighborhood circulators to improve local service, including a potential route on 12th Ave E.
Transit Interface	Increase First Hill Express ridership by: 1. Marketing service to Seattle University population living in practical service corridors. 2. Increasing subsidy or negotiating with Metro to integrate into Flex Pass program. Support the Law School move to Seattle by facilitating access to and use of existing transit express services.

Table 3.8-13 (con't)
TRANSPORTATION MANAGEMENT PLAN PROGRAM ELEMENTS

Elements	1997 TMP
Carpool	Increase program participation by: 1. Maintaining 75% parking fee discount for carpools. 2. Provide necessary on-line carpool matching services on the SU computer network. 3. Introducing MaxiPool concept (4+ passengers) and provide free parking. 4. Integrating carpools into FlexPass program if it is adopted. 5. Providing adequate carpool parking to meet demand. Reserving carpool spaces in preferred areas. Carpool members may be dropped off in the First Hill area.
Vanpool and Van share	Work with First Hill employers to: 1. Fill available space with Seattle University employees. 2. Provide subsidy equal to transit pass for trip (1 or 2 Zone) 3. Support the Law School move to Seattle by supporting a transitional vanpool service and providing free vanpool parking in a preferred location.
Bicycle	Increase bicycle commutes by providing: 1. Covered and/or secure parking facilities to accommodate 200 bikes. 2. Locate open bike racks at key campus locations. 3. Access to showers. 4. 175 lockers for bicyclists to store personal gear. 5. Support for the establishment of bicycle service and sales outlet on or near campus.
Pedestrian	Provide access to showers and 200 lockers for personal gear.
Motorcycle	Maintain discounted parking rate. Provide 40 covered stalls.
Commuter Information Center	Establish on-line commuter information kiosk(s) in University Center to provide: 1. On-line ride matching. 2. Metro on-line route and service information. 3. Parking permit information. 4. Contacts for off-campus/off street parking providers. 5. Other commuter resources. Provide program information to population by: 1. Including information in student registration/information packets. 2. Establish E-mail access to Parking Office. 3. Maintain regular office hours. 4. Provide a minimum of 4 traditional CIC's at key campus locations
SOV Free Days	Provide a set number of free parking days per month for registered program participants to drive alone.
Guaranteed Ride Home	Provide a guaranteed ride home for registered program participants. Provide in conjunction with Flex Pass or manage it internally.
Neighborhood Parking Control	Continue to support existing RPZ's. Work with RPZ neighbors and partners to improve effectiveness of City enforcement. Work with City to more effectively manage permit process.
Information Access and Management	Utilize developing information technology to: Establish an on-line presence for commuter programs within the Seattle University network. Eliminate commute trips by providing electronic access to selected services. Establish a telecommuting program by: 1. Developing policies and procedures. 2. Identifying work groups and tasks for initial trial program participation. Integrating telecommuting program planning with information technology programs.

Table 3.8-13 (con't)
TRANSPORTATION MANAGEMENT PLAN PROGRAM ELEMENTS

Elements	1997 TMP
Parking Operations and management	Meet program management and operational challenges by: 1. Providing parking control monitoring and securing systems to maximize efficient operation of garages and lots. 2. Integrating parking and commuter programs into a single transportation program. 3. Utilize technology to manage program administrative tasks in an integrated manner. 4. Create or purchase hardware and software to support program management. 5. Establish reporting systems and annual reviews to assure effectiveness. 6. Provide staff training to assure efficiency. 7. Establish strategies to maximize utilization of existing parking supply. Reducing resident parking demand by listing remote vehicle storage suppliers, limiting residence permits or including residents in the Flex Pass program.
Parking Fees	Review area rate annually. Maintain average Seattle University monthly rate at 75% of non-medical rates east of Broadway. Establish peak and off-peak rates to encourage non-SOV use.

Source: 1997 Seattle University TMP

Carbon Emissions

As part of Seattle University's sustainability initiatives, the commuter survey and population data were analyzed to establish the University's transportation carbon footprint. To accurately gauge the impact of transportation on carbon dioxide emissions, the vehicle-miles-traveled (VMT) statistic for the four population groups (commuter students, resident students, staff, and faculty) were analyzed. Using the results of the 2007 transportation survey and the University calendar, commute distances were averaged to find the approximate vehicle-miles-traveled daily for each population group. By using presence factors to determine the number of weeks each group commutes to/from the Seattle University campus and by scaling the total VMT values to reflect population differences between quarters, annual VMT values were determined for each of the groups. The results of these calculations are summarized in Table 3.8-14.

Table 3.8-14
Annual Vehicle Miles Traveled

	Fall Quarter	Winter Quarter	Spring Quarter	Summer Quarter	Intersession	TOTAL
Commuter Students	6,848,234	5,715,064	5,699,834	1,509,084	773,889	20,546,106
Staff + Faculty	1,953,532	1,758,609	1,862,183	698,554	358,233	6,631,110
Resident Students	640,086	585,653	532,646	141,050	72,333	1,971,769

Source: TSI, 2008

The next step was to adjust the VMT using mode split data in order to apply carbon emission factors for each travel mode. The campus population was separated into mode splits as shown in **Table 3.8-15**.

Table 3.8-15
Travel Mode Splits

Mode	Commuter Students	Staff + Faculty	Resident Students
Bicycle	3%	4%	
HOV	8%	10%	
SOV	50%	32%	28%*
Motorcycle	1%	2%	
Telecommute	1%	0%	
Transit	22%	42%	
Vanpool	0%	2%	
Walk	16%	7%	
Non-SOV			72%*
TOTAL	100%	100%	100%

Source: TSI, 2008

* = 28% of resident students own vehicles; to be conservative, all of them are assumed to travel the SOV mode. Resident students who do not own vehicles are assumed to travel via non-carbon-emitting modes of transport, including biking, walking, and transit.

The EPA MOBILE-6 methodology was used to calculate the carbon footprint for each mode of carbon-emitting transport based on annual VMT for each mode. The resulting 2007 carbon footprint of Seattle University (1995 was also calculated for comparative purposes) is summarized in **Table 3.8-16** below.

The findings show that the annual carbon emissions per student have dropped between 1995 and 2007. This is largely due to the success of the TMP and the increased percentage of the student population that are on-campus residents or live near campus.

Table 3.8-16
Seattle University Transportation Carbon Emissions

Year	Population				Annual Carbon Footprint (metric tons of CO_2^e)	
	Staff + Faculty	Commuter Students	Resident Students	Total Students	Total	Per Student
1995	910	4375	820	5,195	6,464	1.244
2007	1322	5801	1728	7,529	6,565	0.872

Source: TSI, 2008

3.8.2 Significant Impacts of the Proposed Action

The Proposed Action consists of three phases of development including planned near-term projects, potential near-term projects and potential long-term projects. The planned near-term projects are expected to be completed by 2013, the potential near-term projects are expected to be completed by 2016, and the potential long-term projects are expected to be completed in 2027. The proposed projects are intended to add housing and student life facilities, improve pedestrian access and paths, replace surface parking with structured parking and strengthen the academic core with increased academic facilities. With the total number of FTE students at Seattle University expected to surpass 9,000 students by 2028, the Proposed Action is designed to adequately accommodate the forecasted increase in student population. The Proposed Action includes new residential facilities that will further reduce the percentage of the student body that are commuter students.

The planned near-term projects include approximately 505,000 total new square feet of academic, administrative, residential, retail and parking facilities by 2013, increasing the existing facilities by nearly 25 percent.

The potential near-term projects include approximately 715,000 total new square feet of academic, administrative and residential facilities by 2016, increasing the existing facilities by about 35 percent. A total of 178,860 square feet, including a portion of the Broadway Garage, would be demolished as part of the near-term projects.

The potential long-term projects include approximately 925,000 total new square feet of academic, administrative, residential and retail facilities by 2027, increasing the existing facilities by about 45 percent. A total of about 46,000 square feet of building space would be demolished as part of the long-term projects.

A long-term project that could have potential transportation impacts is the development of an event center on the 1313 E Columbia site. If this use were to materialize, the potential impacts of an event center would be evaluated as part of a project level environmental review process. At that time, the sports program would be defined and its effect on parking demand and vehicular circulation would be analyzed. As part of this review, an event transportation management plane would likely be proposed to mitigate identified impacts. Because the program is not defined, it would be premature to attempt to evaluate its impacts as part of the Master Plan EIS process.

The total net additional square footage which would be developed by the Proposed Action would be approximately 1,920,140 square feet, more than doubling the existing size of the Seattle University campus facilities by the year 2027. Table 3.8-17 shows the Proposed Action projects by phase.

Table 3.8-17
PROPOSED ACTION PROJECTS & RENOVATIONS BY PHASE

Project		Net Additional S.F.	New or Renovation	Expected Completion
101	1313 E Columbia	0	Renovation	2009
102	Seaport (Academic/Sports)	5,000	Both	2009
103	824 – 12th Avenue Building	5,000	Both	2009
104	Library Addition	35,000	Both	2010
105	12th & E Cherry Housing	160,000	New	2011
106	Academic & Housing (12th & Mad.)	55,000	Both	2011
107	Administration Bldg (10th & Mad.)	0	Renovation	2011
108	Connolly Center (14th & Cherry)	80,000	Both	2011
109	Logan Field Underground Parking	130,000	New	2012
110	New Logan Field Retail	30,000	New	2012
111	Xavier Global House	5,000	Both	2013
Total	**Planned Near Term**	**505,000**	**Both**	**2013**
201	Academic Bldg (10th & Columbia)	100,000	New	2011
202	Academic & Housing (12th & Spr.)	95,000	New	2012
203	Bellarmine Hall on 12th Ave	0	Renovation	2013
204	Academic & Law School Expansion	120,000	New	2013
205	Bannan Science	50,000	New	2013
206	Columbia and Broadway Bldg	350,000	New	2015
207	Campion Hall Renovation	0	Renovation	2014
208	Garrand	0	Renovation	2016
209	Casey	0	Renovation	2016
210	Loyola	0	Renovation	2016
Total	**Potential Near Term**	**715,000**	**Both**	**2016**
301	Student Housing/Mixed on 13th	185,000	New	2017
302	12th & E James Retail	15,000	New	2018
303	Academic & Student Services, Student Center Pavilion	25,000	New	2019
304	Green Over Parking	0	New	2019
305	Student Center (E James)	0	Renovation	2019
306	Student Center	25,000	New	2019
307	Academic & Housing on E Madison	75,000	New	2020
308	Academic Bldg (Brdwy & Madison)	100,000	New	2023
309	Executive Education/Conference & Events (12th & Marion)	25,000	New	2025
310	Campion Ballroom	20,000	New	2026
311	Addition to Connolly Center	85,000	New	2027
312	1313 E Columbia	280,000	New	2027
313	824 12th Avenue	90,000	New	2027
Total	**Potential Long Term**	**925,000**	**Both**	**2027**
Total	**Proposed Action**	**2,145,000**	**Both**	**2027**

Campus Population

The Seattle University MIMP incorporates growth in the student population as well as the faculty and staff required to support the larger population. The forecasted growth of the campus population is summarized in Table 3.8-18. It should be noted that the resident student population is expected to increase from the current level of 1,728 students to 2,700 students in the far-term, an increase of about 1,000 students. The commuter student population is forecasted to increase from the current level of 5,800 students to 6,900 students in the far term, an increase of 1,100 students. The MIMP incorporates a significant increase in student housing units that will increase the percentage of the student population that reside on-campus.

Table 3.8-18
PROJECTED CAMPUS POPULATION

Population Group	Population	
	Near Term	Far Term
Faculty	720	775
Staff	800	925
Resident Students	2,200	2,700
Commuter Students	6,350	6,900

Source: TSI, 2008

Construction Impacts

As projects are initiated and construction activities begin, there will be short term transportation impacts related to the loss of existing surface parking, delivery of materials, excavation, and general construction activity. Parking impacts would not materialize if the planned Logan Field parking structure is available. This lot would provide ample parking to replace surface parking as well as accommodate the parking demand generated by construction workers. As individual projects are planned and Master Use Permits applied for, the need for a construction traffic management plan and/or street use permits will need to be evaluated if a project is likely to impact traffic flow on nearby streets.

Operational Impacts

This section of the report analyzes the future traffic operations of the study intersections with the Proposed Action and discusses the potential impacts associated with the Proposed Action-generated vehicular trips in the immediate vicinity of the Seattle University campus. Forecasted conditions with the development will be compared to the background traffic conditions to determine impacts associated with the addition of traffic from the Proposed Action.

Trip Generation

Analysis discussed under Section 3.8.1 (Affected Environment) establishes a PM peak hour trip generation rate of 0.13 trips per university commuter. The commuter population (faculty, staff, and commuter students) is forecasted to increase from an existing level of 7,123 to 8,600 in the far-term, an increase of 1,477 commuters. The PM peak hour trip generation rate of 0.13 is applied to the far-term commuter population with the result of 1,102 PM peak hour commuter trips, 189 more than the current level. This forecast assumes that participation in the TMP remains at current levels and that the travel mode split does not change. This represents a

conservative approach since temporary high fuel costs are likely responsible for a portion of the increased shift to HOV travel modes. It should be noted that the subsequent reduction in fuel prices has not resulted in a corresponding significant shift away from HOV modes. Therefore, the calculated PM peak hour trip generation rate should be considered conservative.

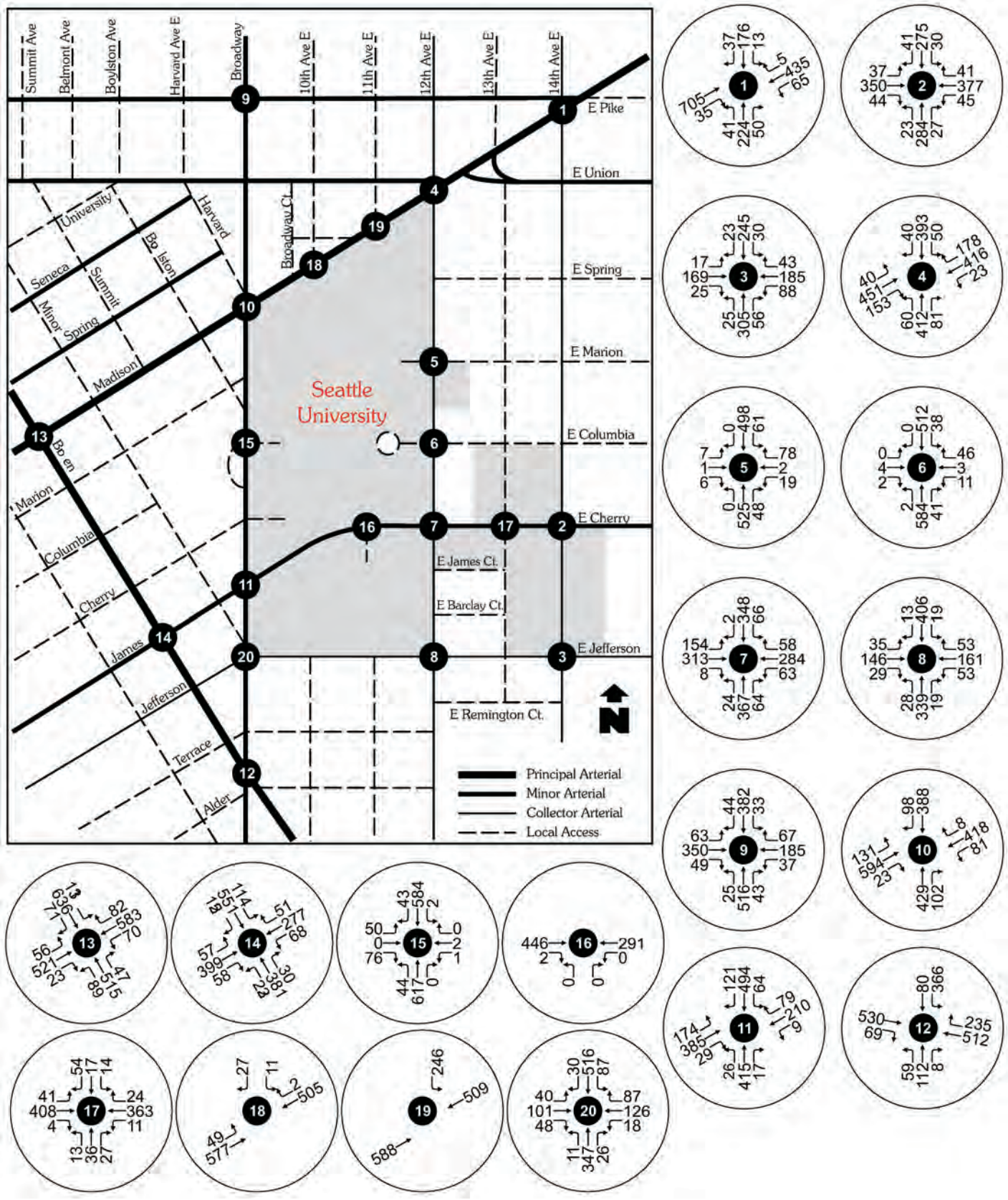
It is anticipated that current commuter behavior will change as fuel prices increase in the future and light rail service becomes available to the First Hill area. These factors will result in higher transit ridership by 2028. Currently 22 percent of the Seattle University commuter student population uses public transit with the faculty and staff population at 34 percent. In order to gain an understanding of the effects of increased transit ridership, a 10 percent shift from the SOV travel mode to transit was assumed. This would result in transit ridership of 32 percent for students and 44 percent for faculty/staff. The increased transit ridership decreases the 2028 trip generation forecast from 1,102 PM peak hour trips to 889 trips, which is fewer than the existing 913 trips generated by Seattle University commuters. For analysis purposes, it is assumed that transit mode split will remain at current 2008 levels. However it should be noted that even a modest increase in transit use would offset the modest increase in PM peak hour trips forecasted for the Proposed Action in 2028. This scenario is summarized in Table 3.8-19 below, which shows the existing 2008 commuter population, PM peak hour trips observed, and the calculated trip rate per commuter. This table then shows the forecasted 2028 trip generation based on the existing 2008 trip generation rate for both the current transit mode split and for a high transit use scenario which reduces the number of single-occupancy vehicle commuters and reduces the trip rate from 0.13 to 0.10 PM peak hour trips per commuter.

Table 3.8-19
PM PEAK HOUR TRIP GENERATION (2008, 2028)

	Commuters	On-Campus Trips	Off-Campus Trips	Total Trips	Trip Rate
2008 Existing	7,123	807	106	913	0.13
2028 Current Transit	8,600	996	106	1,102	0.13
2028 High Transit	8,600	783	106	889	0.10

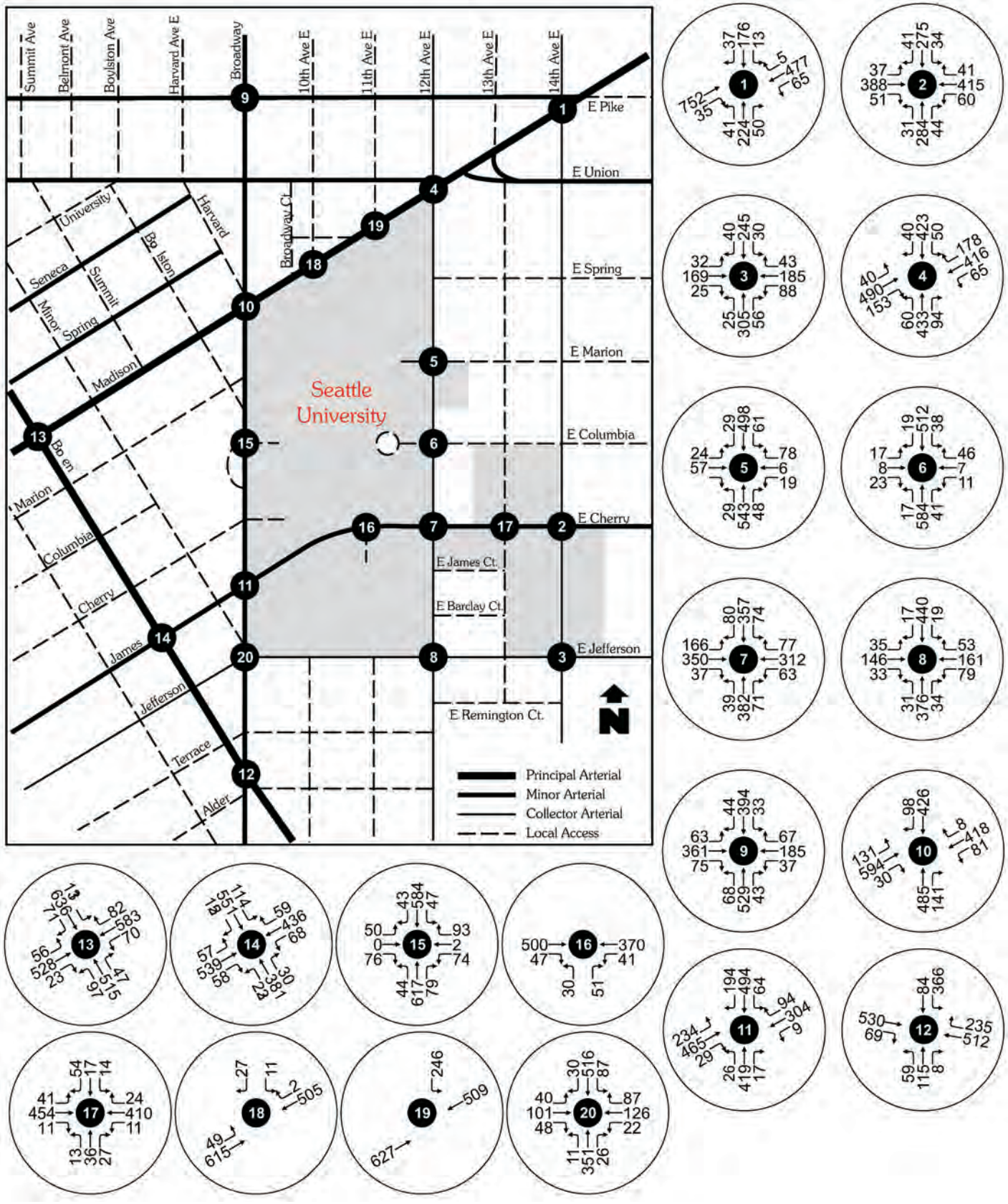
Trip Distribution and Assignment

The distribution of existing and future Seattle University generated PM peak hour trips is based on the location and size of proposed parking facilities. Because there are significant changes in the location of parking supplies and how those supplies are accessed, the trip distribution is applied to all campus trips. Existing University generated trips were subtracted from the 2008 PM peak hour volumes (Figure 3.8-1) at analyzed intersections to simulate traffic volumes without Seattle University. These volumes were then increased by 0.25 percent per year to represent 2028 PM peak hour volumes without Seattle University traffic and are illustrated in Figure 3.8-4. In order to establish a 2028 No Action condition, which includes an annual increase in non-University traffic of 0.25 percent and existing University traffic volumes, the traffic volumes illustrated in Figure 3.8-4 were added to the existing University traffic volumes. This No Action condition serves as a baseline for evaluating the impacts of the Proposed Action and its' alternatives and is illustrated in Figure 3.8-5. The 2028 distribution pattern (see Figures 3.8-6 & 3.8-7) was then applied to the total number of trips generated by the University at the build out of the MIMP to reflect a revised local circulation pattern for University generated trips. This distribution pattern assumes that the number of University trips that do not enter the campus (i.e. park on nearby streets) remains at current level and that the net growth in trips is



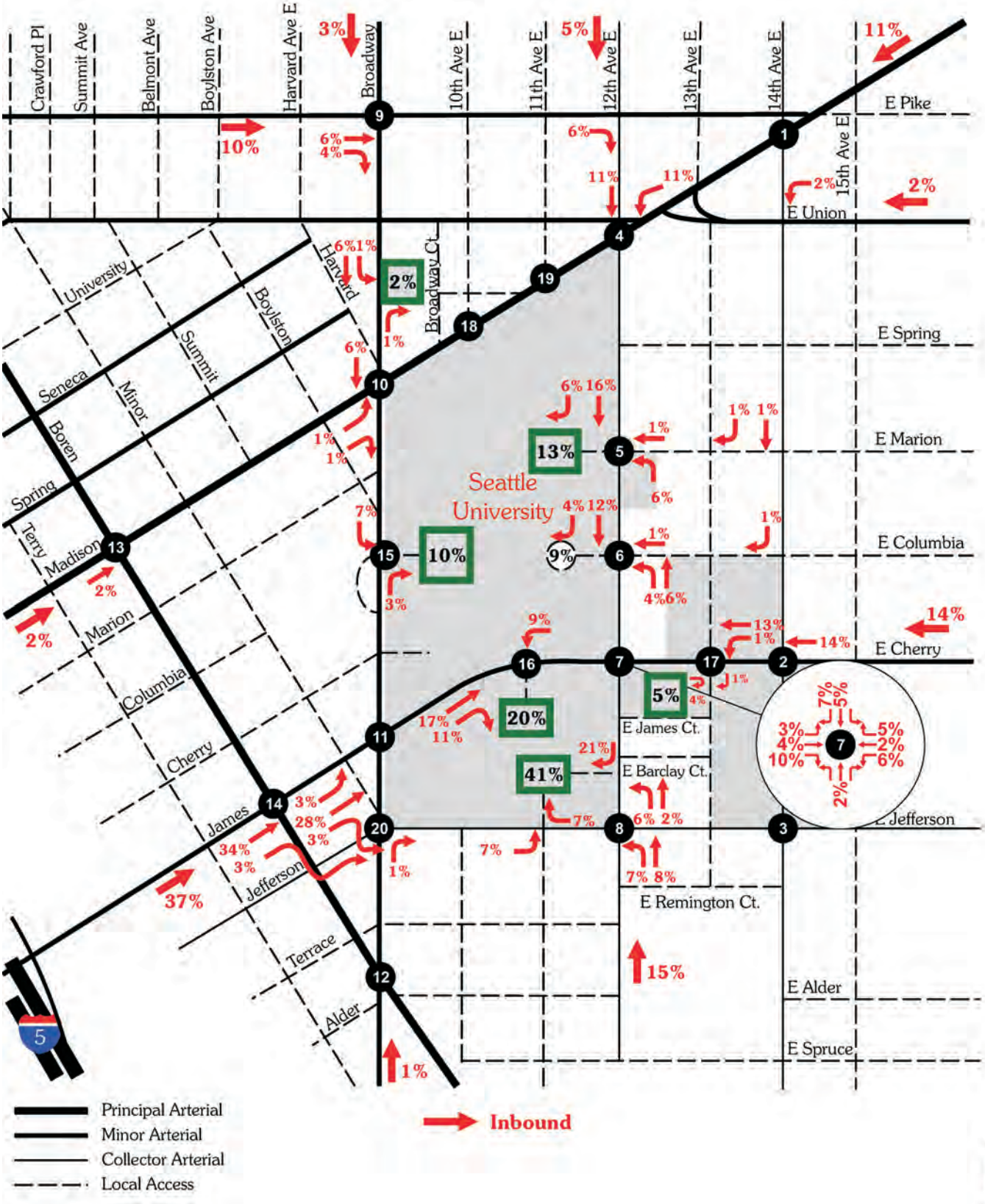
Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-4** 2028 PM Peak Hour Traffic Volumes - Seattle University Not In Session



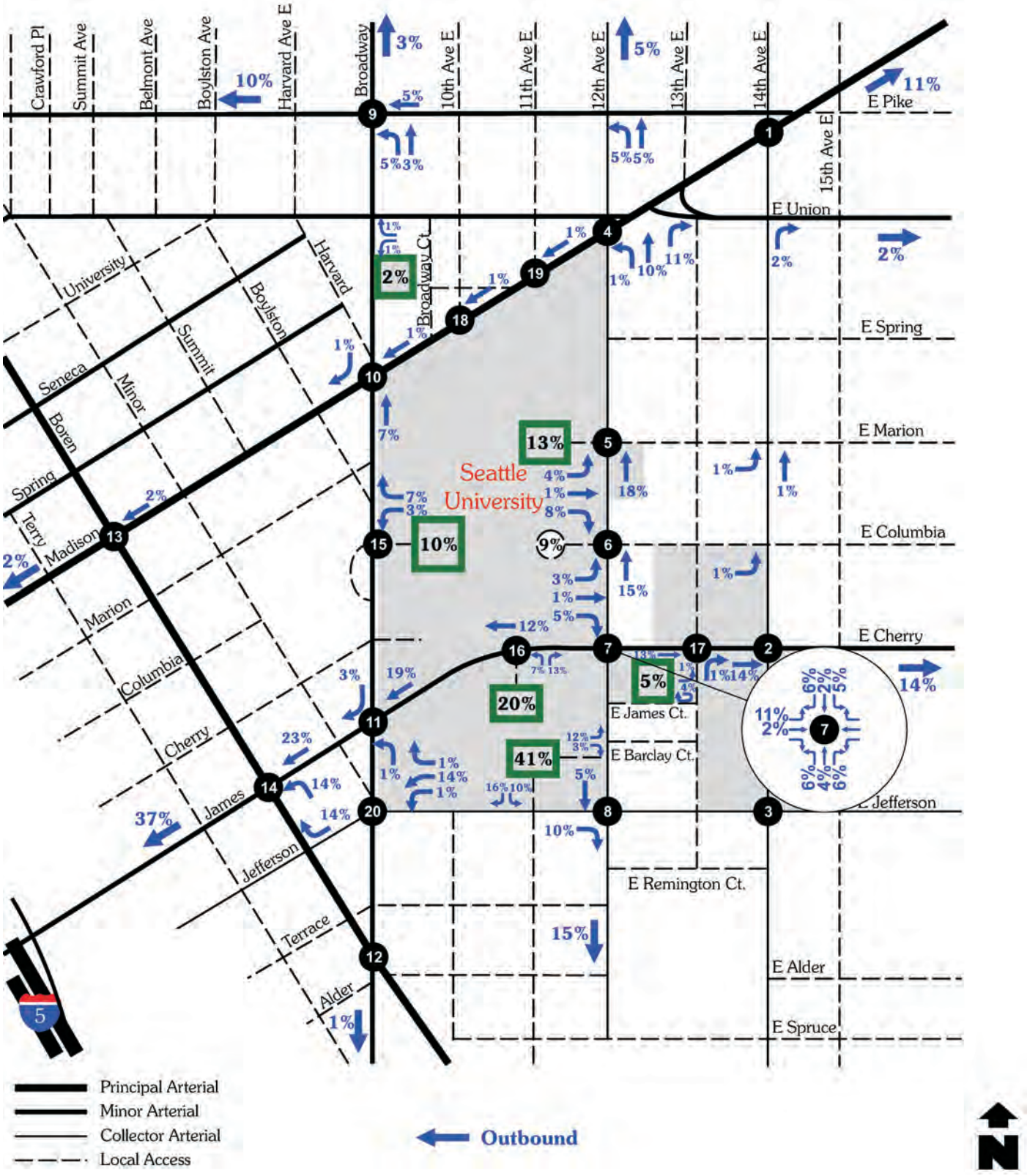
Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-5** 2028 PM Peak Hour Traffic Volumes - No Action Alternative



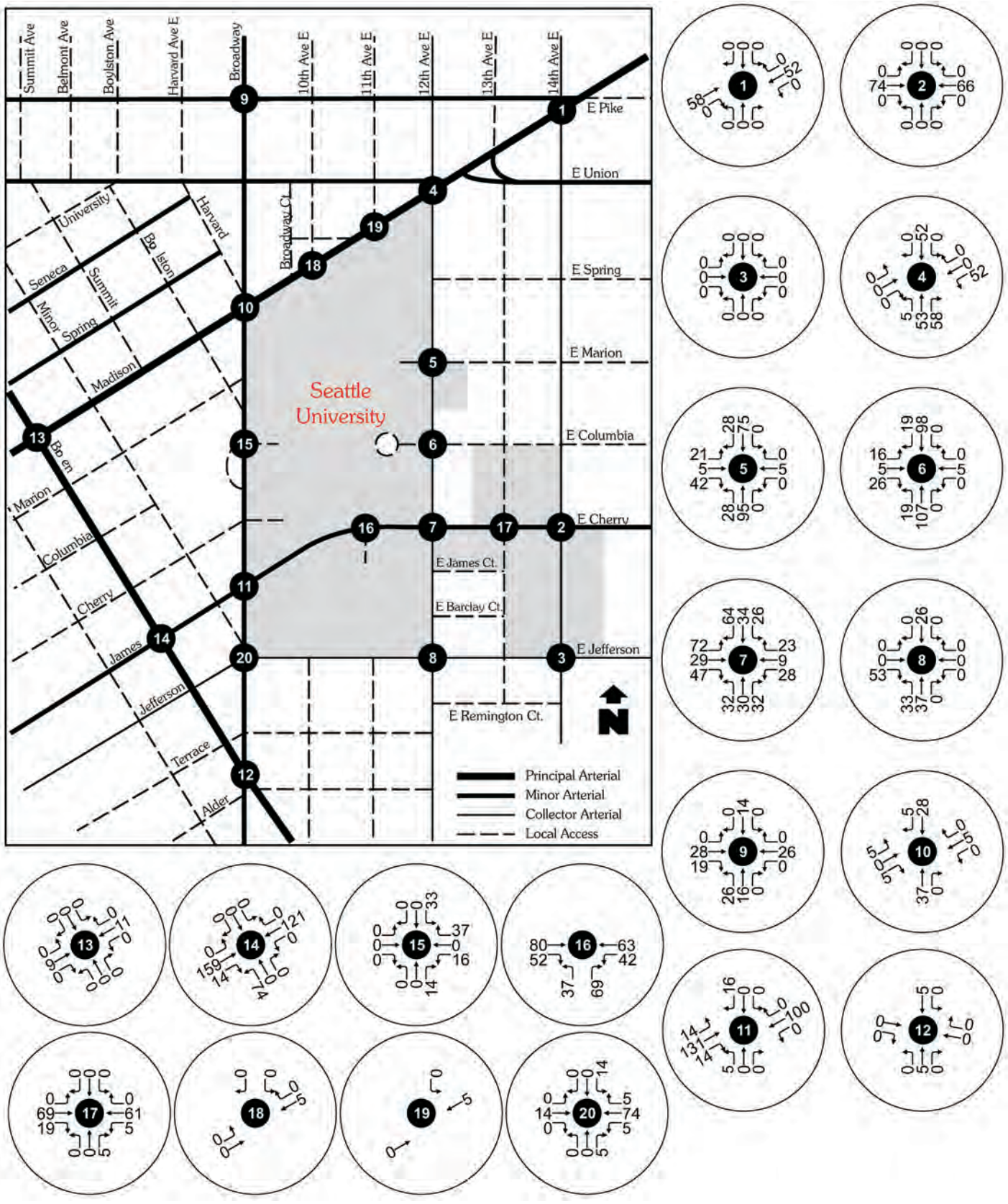
Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-6** 2028 Inbound Trip Distribution - Proposed Action



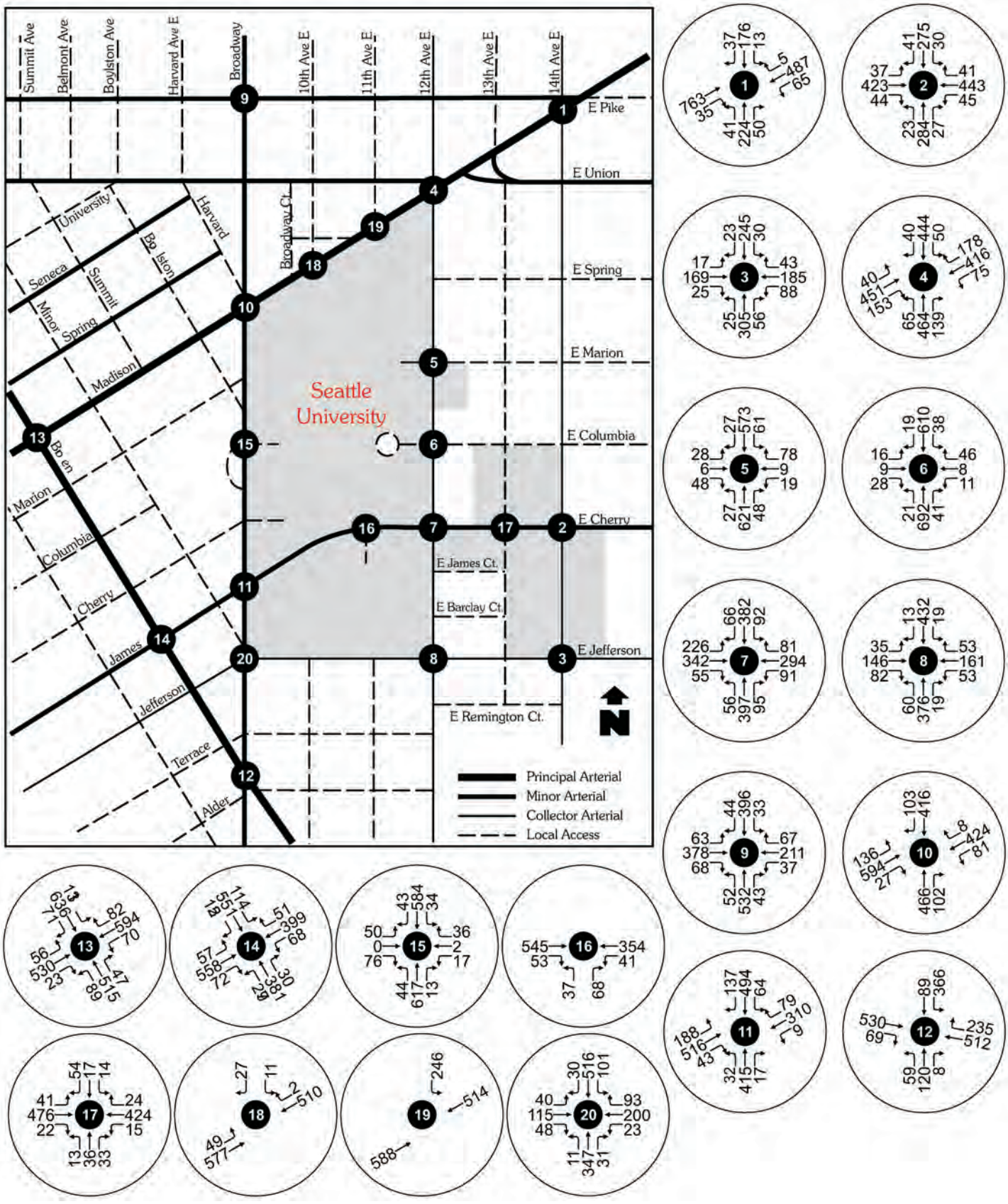
Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-7** 2028 Outbound Trip Distribution - Proposed Action



Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-8** 2028 Trip Assignment - Proposed Action



Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-9** 2028 PM Peak Hour Traffic Volumes - Proposed Action

accommodated by on-campus parking supplies. The assignment of the total 2028 master plaproject trips is illustrated in **Figure 3.8-8**. These volumes were then added to the estimated 2028 PM peak hour volumes without Seattle University traffic (Figure 3.8-4) to forecast the 2028 PM peak hour traffic volumes under the Master Plan as illustrated in **Figure 3.8-9**.

Intersection Level of Service

All signalized intersections are forecasted to operate at LOS–D or better during the PM peak hour. The LOS is also expected to remain at the same level at signalized intersections or improve with the exception of 12th Ave & Union and 12th Ave & Cherry. At these intersection delays would increase by only 1 second and 4 seconds, respectively. Table 3.8-20 below compares the 2028 No Action Level of Service forecast with the 2028 With Proposed Action level of service findings.

Table 3.8-20
FUTURE (2028) PM PEAK HOUR LEVEL OF SERVICE (Proposed Action)

Intersection		Control[1]	Approach[2]	2028 No Action		2028 Proposed Action	
				LOS	Delay[3]	LOS	Delay[3]
1	14th Ave & Madison	S	Avg.	C	20	C	20
2	14th Ave & Cherry	S	Avg.	C	22	C	20
3	14th Ave & Jefferson	AWS	Avg.	D	31	D	27
4	12th Ave & Madison	S	Avg.	B	19	C	20
5	12th Ave & Marion	TWS	EB	C	15	C	18
			WB	C	16	C	18
6	12th Ave & Columbia	S	Avg.	A	5	A	6
7	12th Ave & Cherry	S	Avg.	C	33	D	36
8	12th Ave & Jefferson	S	Avg.	B	15	B	16
9	Broadway & Pike	S	Avg.	B	18	B	18
10	Broadway & Madison	S	Avg.	C	21	C	21
11	Broadway & James	S	Avg.	C	29	C	25
12	Broadway & Boren	S	Avg.	C	26	C	26
13	Boren & Madison	S	Avg.	C	33	C	34
14	Boren & James	S	Avg.	C	31	C	32
15	Broadway & Columbia	S	Avg.	B	12	A	8
16	Cherry & Murphy Apts	TWS	NB	B	13	B	14
17	13th Ave & Cherry	TWS	NB	C	21	E	48
			SB	C	16	D	25
18	10th Ave & Madison	TWS	SB	B	11	B	11
19	11th Ave & Madison	S	Avg.	A	9	A	9
20	Broadway & Jefferson	S	Avg.	B	16	B	16

Source: TSI, 2008

[1] S= Signalized, AWS= All-way stop control, TWS=One or two way stop control, RAB=Roundabout

[2] Approach – designates the direction of travel for the controlled approach and LOS. (i.e. NB = northbound, Avg. = average of all approaches).

[3] Delay = average seconds of vehicle delay for all vehicles entering intersection or those entering on controlled approaches.

All unsignalized intersection averages and approaches are forecasted to operate at LOS-D or better during the PM peak hour with only minor increases in vehicle delay with the exception of the northbound approach at 13th Avenue & Cherry which falls from LOS-C to LOS-E. This decrease in LOS is a result of increased volumes at the two signalized intersections to the east and west, 12th Avenue & Cherry and 14th Avenue & Cherry. The HCM methodology which is used in Synchro to calculate LOS implements the upstream signals methodology for two-way stops. Trafficware (author of Synchro) discovered errors in the HCM methodology and has determined that results calculated with the upstream signals methodology should not be used. For this reason, simulations using SimTraffic for this intersection were run and it was observed that very little delay or queuing occurred at the two-way stop controlled intersection of 13th Avenue & Cherry. The operations report shows an average delay of 10.9 seconds per vehicle, equivalent to LOS-B. This is due to the platoon effect of the adjacent signalized intersections, allowing vehicles at 13th Avenue & Cherry to cross the intersection safely in the gaps between platoons. Queuing is also very low, with an average of 35 feet and a maximum of 78 feet at the northbound approach to 13th Avenue & Cherry.

MIMP Parking Requirements and TMP

Parking

On-Campus

The Proposed Action includes re-organizing and distributing on-campus parking and accesses. Parking access will be removed at the Connolly Center, Lynn Building, Campion Hall, and 1218 E Cherry. The 82-stall parking lot at 12th & Cherry will be removed and replaced with student housing containing 100 parking stalls below grade that are accessed from 13th Avenue only. The 30-stall parking lot north of Logan Field will also be removed and replaced with an 855-stall underground parking structure with accesses on 12th Avenue and Jefferson. New parking will also be constructed at 1313 E. Columbia and 824 12th Avenue. The Broadway Garage would be reduced in size and the Visitor parking lot accessed from 12th Avenue at E. Marion St would be converted to structured parking with a small increase in the supply. A table on page 62 of the Master Plan summarizes the proposed changes in parking supply. In the near term, the parking supply would increase from the existing 1,529 stalls to approximately 2,055 stalls in the near-term. In the far-term, the parking supply is anticipated to drop to 1,868 stalls as surface parking stalls are lost to Master Plan project development. A net increase of 339 stalls is contemplated under the Master Plan.

Table 3.8-21 summarizes the changes in population and the required minimum and maximum parking supplies as per major institution parking codes. The proposed parking supplies for the near time period will fall between the minimum and maximum requirements. In the far-term the proposed supply will be eight stalls below the number of stalls required. Additional stalls may be leased in the far-term or proposed parking supplies expanded to ensure that the minimum requirement is met.

Table 3.8-21
FUTURE MAJOR INSTITUTION PARKING SUPPLY REQUIREMENTS

Requirement	Parking Factor	Peak Presence Factor	Near Term Master Plan		Far Term Master Plan	
			Population	Spaces	Population	Spaces
Long Term Parking						
15% of non-resident students at peak hour	15%	53%	6,350	505	6,900	549
30% of faculty at peak	30%	88%	720	190	775	205
30% of staff at peak	30%	88%	800	211	925	244
25% of resident students	25%	100%	2,200	550	2,700	675
Short Term Parking						
5% of the maximum number of non-resident students at peak hour	5%	53%	6,350	168	6,900	183
Fixed Seating Parking	10%		195	20	195	20
Minimum Required				**1,644**		**1,876**
Maximum Allowed	**135% (min.)**			**2,219**		**2,533**
Proposed Parking Supplies				***2,055***		***1,868***
Bicycle Parking						
10% of the maximum number of students present at peak hour	Residents		2,200	220	2,700	270
	Commuters		3,365	337	3,657	366
5% of the maximum number of staff present at peak hour	Staff		1,520	67	1,700	75
Total Bicycle Parking				**624**		**711**
Existing & Proposed Bicycle Parking				***375***		***425***

Source: TSI, 2008

The parking demand rate of 0.22 stalls per commuter calculated from the existing parking demand analysis was applied to the 2028 forecasted commuter population of 8,600 without any adjustment for future travel mode changes. This rate yields a parking demand of 1,904 stalls, with 1,734 of these expected to be on-campus. Assuming that no more than 95 percent of the supply should be occupied at peak times, the future 2028 on-campus parking demand could be met by a supply of 1,825 stalls. The Proposed Action includes up to 1,868 parking stalls on-campus in the far term, which will adequately accommodate the anticipated on-campus parking demand and is 8 stalls below the major institution parking supply requirements.

It is anticipated that current commuter behavior will change due to rising gas prices and will result in higher transit ridership by 2028. Currently 22 percent of the Seattle University commuter student population uses public transit with the faculty staff population at 34 percent. In order to gain an understanding of the effects of increased transit ridership, a 10 percent shift of travel mode from SOV to transit was calculated. This would result in a transit ridership of 32 percent for students and 44 percent for faculty/staff. Increased transit ridership would reduce the need for additional parking supplies. The forecasted demand for 1,825 stalls drops to 1,397 stalls. The relationship between increased transit ridership and reduced parking demand will need to be watched closely over the life of the Master Plan in order to ensure that adequate but not excessive parking supplies are provided.

The number of proposed bicycle parking stalls is significantly less than the minimum requirement. Although the University is currently evaluating the need for additional bicycle parking, it is necessary to ensure that bicyclists are accommodated. The 2007 Transportation

Survey found that 2% of the commuter students and 1% of the faculty and staff commuted by bicycle. If this level of participation remains constant there would be a need for approximately 155 bicycle stalls plus those used by resident students in the far-term. The code requirement of 711 stalls is likely excessive and the proposed supply of 425 stalls may be adequate. However, bicycle parking facilities should be reviewed on a regular basis to ensure that the location and supply are adequate.

Off-Campus

On-street parking demand is anticipated to remain at the existing levels as all new parking demand will be met by the increased parking supply provided on-campus. The City is currently evaluating the RPZ program. However there are no indications of how the program might change in the future. If any changes are made, there will be opportunities for both the University and the community to evaluate draft recommendations and submit their comments as part of a public review process.

Transportation Management Program

The proposed TMP is summarized in the following table. It maintains all of the primary elements of the 1997 TMP along with a number of new initiatives. Key elements of the proposed TMP include:

1. A minimum transit subsidy of 75% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. Seattle University currently subsidizes faculty and staff transit passes at approximately 90% and student transit passes at 55% of their face value; well above the minimum requirement. The University believes it is appropriate to maintain the required minimum subsidy at this level for a number of reasons. First, rising fuel costs are likely to cause a significant shift away from SOV vehicles and towards transit. Such a shift would significantly increase the costs to subsidize the program while decreasing the revenue generated by parking fees. Secondly, establishing a minimum subsidy provides the University with the flexibility to adjust subsidy levels within a wide range to balance program costs with program participation and program revenue.
2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.
3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.
4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.
5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.
6. Commitment to link institutional policies for sustainability with trip reduction. Examples include increasing the percentage of the student population that reside on-campus, vehicle restrictions for freshman residents, and improved on-line access to classes and services.
7. A final modification to the proposed TMP is to establish a SOV goal of 35% and apply that goal to the entire daytime campus population. While a 50% SOV goal is required for major institutions under the Seattle code (SMC 23.54.016 C1), Seattle University is

committed to working towards achieving this more aggressive goal as part of its ongoing efforts to reduce the University's impact on the environment.

More specific strategies and initiatives for each TMP program element are described in Table 3.8-22. This table illustrates the goal for each program element and the strategies and initiatives identified to meet the goal.

Table 3.8-22
Proposed Transportation Management Plan (TMP)

Element	Strategies
Transit *Goal: Increase transit ridership through subsidies, improved access, and the marketing of program benefits.*	1. Keep the cost of transit commutes below the cost of SOV commutes by providing the following incentives: a. Faculty & Staff: Subsidize up to 75% of the costs of an individual transit pass for faculty and staff cross sound commuters and provide a regional pass (Flex Pass) that is valid on Metro, Community Transit, and Sound Transit routes for $10 per month. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. b. Commuter students: Maintain a minimum subsidy of 30% for all types of Puget Passes for commuter students without a parking permit. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. Maintain the average daily SOV parking rate at a point that is higher than the cost of the average subsidized transit trip. c. Provide a guaranteed ride home to transit users in case of emergency. d. Provide staff access to a University subsidized car share program as allowed under program policies. 2. Work to improve transit access and utilization by: a. Continuing the 'Bus-It' program or a similar program for resident students to make available a free transit pass to check out for off-campus trips. b. Continuing to work with neighboring major institutions, King County Metro, and other agencies to improve transit access to the campus and surrounding neighborhood. c. Developing and participating in programs such as shuttle services, subsidizing transit routes, or other programs that will improve transit access to the University and connections with Light Rail stations. d. Evaluating the costs and benefits of consolidating the transit pass programs into a single program that is funded through a transportation fee and SU subsidies. e. Improving customer access to transportation planning services and subsidized transit passes.
HOV (High Occupancy Vehicle) *Goal: Increase HOV program participation by maintaining subsidies and marketing program benefits and opportunities.*	1. Keep the cost of HOV commutes below the cost of SOV commutes by: a. Providing a 50% parking fee discount for 2 person carpools. b. Providing free parking for MaxiPools (4+ SU passengers) c. Subsidizing VanPool and VanShare riders at the same rate as transit riders and provide free parking. 2. Increase ridership by: a. Marketing program benefits to SU population. b. Working with other First Hill institutions to fill vans with SU riders. c. Marketing program to potential riders through promotions, special events, and promotion of Metro's RideShare program. 3. Program benefits include: a. HOV and parking subsidies. b. Guaranteed ride home in case of emergency. c. Preferential parking. d. Staff access to car share program.

Element	Strategies
Bicycle *Goal: Increase bicycle_ridership by providing support services and establishing marketing and incentive program.*	1. Support services include: a. Covered and open bicycle parking spaces that exceed demand. b. Access to showers and lockers in the Student Center. c. Assistance in learning how to become a bicycle commuter. d. Improve access to bicycles for campus members through promotions, partnerships with local bicycle stores, or a bike share program. 2. Incentives and benefits include: a. Guaranteed ride home in case of emergency. b. Two free SOV parking passes per month for staff. c. Staff access to car share program. d. Develop additional benefits such as discounts at a local bicycle shop, periodic drawings for prizes, and individual recognition. 3. Evaluate the need for additional bicycle racks and/or lockers throughout the campus.
Pedestrian *Goal: Increase pedestrian commutes by providing support services and establishing an incentive program.*	1. Support services include: a. Access to showers and lockers in the Student Center. b. Working with SDOT to improve pedestrian crossings on Madison Street and Cherry Street. 2. Incentives and benefits include: a. Guaranteed ride home in case of emergency. b. Two free SOV parking passes per month for staff. c. Staff access to car share program. d. Security escorts for trips within 2-blocks of campus. 3. Develop additional benefits such as periodic drawings for prizes and individual recognition.
Marketing *Goal: Increase the campus population's awareness of program opportunities and benefits.*	1. Maintain on-line kiosk in Student Center. 2. Maintain on-line access to transportation services. 3. Provide program information to population through orientation sessions, email notices, enclosures in student information packets, and office hours for transportation office. 4. Provide a minimum of four Commuter Information Centers on-campus. 5. Promote programs in campus publications. 6. Establish a comprehensive high-profile marketing campaign that is visible to each member of the campus community on a monthly basis. 7. Increase number of Transit Kiosks on campus and include live / online transit planning web access at each kiosk. 8. Organize unique, campus-wide opportunities, such as events, to promote transportation alternatives. 9. Provide dedicated liaisons on campus to provide assistance and be a resource for transportation initiatives. 10. Maintain and expand partnerships with community organizations to increase Seattle U's visibility in the community. 11. Maintain and expand partnerships with Student Development organizations on campus.
Institutional Policies *Goal: Establish policies that address trip reduction in the context of University sustainability.*	1. Increase on-campus student housing as described in the master plan. 2. Establish policies to promote flextime, telecommuting, compressed work weeks, and other programs that would reduce PM peak hour commute trips. 3. Reduce campus generated trips by restricting freshmen resident students and discouraging other resident students from bringing vehicles to campus. 4. Increase the opportunities for on-line learning and access to campus services.

Element	Strategies
Parking *Goal: Maintain the minimum parking supply necessary to support campus operations while minimizing impacts to the surrounding community.*	1. Minimize the amount of on-campus parking required to support University operations by: a. Maintain SOV monthly parking rates at a point greater than the monthly cost of a transit commute. b. Reducing resident parking demand by listing remote vehicle storage suppliers, limiting residence permits, and providing residents with access to transit passes. c. Maximizing the efficient operation of garages and lots by implementing parking control, monitoring, and security systems. d. Encouraging SOV alternatives by maintaining discounted parking rate for motorcycles and providing a minimum of three days each quarter for HOV-Program participants to park free. e. Limiting potential growth in parking demand by promoting and providing incentives for travel modes such as transit, bicycling, and walking that do not require a parking stall. f. Keeping parking supplies close to the minimum code requirement and restricting the number of parking permits while monitoring demand to limit spillover parking in the neighborhood. 2. Minimize impacts to the surrounding community by: a. Continuing to support existing RPZ's and work with RPZ neighbors and partners to improve effectiveness of City enforcement. Work with City to more effectively manage permit process. b. Work with SDOT and neighborhood groups to manage on-street parking. 3. Developing and maintain an event parking management plan that includes the following elements: a. Identification of a threshold (the size, timing, and type of event) that initiates plan implementation. b. Pre-event notification to attendees to encourage non-SOV travel modes. c. Procedures for signing and staffing events to direct attendees to parking supplies.
TMP Regulation and Monitoring *Goal: Establish a SOV goal and monitoring program that meets or exceeds City requirements.*	1. Establish a campus wide SOV goal of 35% for the daytime campus population. 2. Maintain a Transportation Coordinator position. 3. Conduct a survey of the faculty, staff, and student population every two years that is based on the 2007 transportation survey form. 4. Conduct CTR surveys every two years. 5. Provide annual reports to SDOT.

While not listed in the TMP summary, the University provides additional transit services in the form of a subsidy along with other First Hill institutions for Metro Route 211 which provides service between Eastgate and First Hill via I-90. In addition, the University operates the 'Night Hawk' shuttle program, which provides evening and night service for students traveling within six blocks of campus.

The proposed program includes an aggressive SOV goal of 35%; This goal is to be applied to the entire campus population, including resident students. The SOV goals in the previous master plan applied to faculty, staff, and commuter students. The 2007 SU Transportation Survey found that the current campus wide SOV rate is 39% (see Table 3.8-23). In order to achieve the proposed goal, the faculty/staff SOV rate would have to drop from the current rate of 39% to 36% and the commuter student rate would have to drop from 50% to 47%. Given the increasing costs of vehicle ownership and increased transit service associated with light rail, the TMP goal should be readily achievable in the near term.

Table 3.8-23
Mode Split Change Required to Achieve TMP Goal

Group	2007					2028				
	Population	% SOV	% Transit	% Other	SOV Pop-ulation	Population	% SOV	% Transit	% Other	SOV Pop-ulation
Faculty/ Staff	1,322	39%	34%	27%	516	1,700	36%	37%	27%	612
Commuter Students	5,800	50%	22%	28%	2,900	6,900	47%	25%	28%	3,243
Resident Students	1,728	0%	0%	100%	0	2,700	0%	0%	100%	0
Totals	**8,850**	**39%**			**3,416**	**11,300**	**34%**			**3,855**

Pedestrian Circulation and Safety

A significant project under the Proposed Action is the construction of the Logan Field parking garage. This project shifts a significant portion of the parking supply to the south side of Cherry Street and will significantly increase the volume of pedestrian traffic crossing Cherry Street. The Master Plan identifies the need for a mid-block at-grade crossing on Cherry Street to the west of 12th Avenue. An evaluation of pedestrian volumes and circulation patterns should be included in the environmental review process for the parking structure to establish the location of such a crossing, consistency with City standards and its relationship to the existing sky bridge to the west, and the signalized intersection at 12th and Cherry.

Increased pedestrian traffic between the campus and destinations north of Madison is also a concern. There are already over 120 pedestrian crossings during the PM peak hour at the uncontrolled crossings at Madison and 11th and Madison and 10th. Pedestrian volumes are anticipated to increase with a larger campus population and the development of new commercial projects to the north of Madison that will attract students. Increased pedestrian volumes crossing Madison may warrant additional safety measures such as in-pavement flashing lights, a pedestrian signal, or other measures to improve pedestrian safety.

Pedestrian crossings on 12th Avenue are not a primary concern because of the relatively low vehicle speeds, well marked crossings, and curb bulbs. However, the Master Plan identifies signalization of the intersection of 12th Avenue and East Marion Street. An initial examination of signalization shows that it is not likely warranted based on traffic volumes. Pedestrian counts were not available to determine if pedestrian volumes warranted signalization. Additional traffic and pedestrian data will have to be collected when the project is evaluated to determine if the intersection meets the requirements for signalization and if it does, what type of signal control should be provided.

Carbon Emissions

Transportation related carbon emissions per student under the Proposed Action would decrease slightly due to the increase in the percentage of the student population that are resident students. Table 3.8-24 summarizes the campus population and carbon emissions per

student under the Proposed Action with current transit ridership levels and with an additional shift towards transit as described in the trip generation and parking discussion of this section. The 2007 data is included for comparison.

The findings show that the carbon footprint per student would decrease slightly under the Proposed Action and would decrease significantly if there was a 10% shift from single occupant vehicle to transit travel modes.

Table 3.8-24
Forecasted Carbon Emissions (Proposed Action)

Year	Population				Annual Carbon Footprint (metric tons of CO_2^e)	
	Staff + Faculty	Commuter Students	Resident Students	Total Students	Total	Per Student
2007	1,322	5,801	1,728	7,529	6,565	0.872
2017 Proposed Action	1,520	6,350	2,200	8,550	7,299	0.854
2017 P.A. w/ Transit	1,520	6,350	2,200	8,550	7,644	0.693
2028 Proposed Action	1,700	6,900	2,700	9,600	8,731	0.836
2028 P.A. w/ Transit	1,700	6,900	2,700	9,600	6,516	0.679

Concurrency

The City of Seattle's transportation concurrency level of service standard is based on the PM peak hour volume to capacity ratio (V/C) at screen lines that cross selected arterials. The screen lines affected by the Proposed Action are listed in Table 3.8-25 along with their associated standards.

Table 3.8-25
Concurrency Screen Lines Affected by Proposed Action

Screen line #	Screen line Location	LOS Std. (V/C)	Direc -tion	1998 Capacity	1998 PM Peak Traffic Count	PM Peak Hour	
						Trips Added	V/C Ratio
5.16	Ship Canal University & Montlake Bridges	1.20	NB	4,300	3,820	16	0.89
			SB	4,300	3,360	9	0.78
12.12	East of CBD	1.20	EB	16,290	8,760	3	0.54
			WB	12,540	6,580	6	0.53
10.12	S of S Jackson St 12th Ave S to Lakeside Ave S	1.00	NB	7,400	3,420	4	0.46
			SB	7,400	4,570	7	0.62
9.13	S of Spokane St 15th Ave S to Rainer Ave S	1.00	NB	8,740	3,770	2	0.43
			SB	8,740	4,410	4	0.51

The volume to capacity ratio for a project is calculated by adding the project generated PM peak hour trips to the traffic volume based on the last adopted count (1998) and dividing the sum by the capacity of the affected road segments at the screen line. The assignment of new trips generated under the Proposed Action is based on the zip code distribution of the SU population. Given the small number of new trips generated by the Proposed Action and the relatively small number of trips that would cross affected screen lines, the Proposed Action does not have a noticeable effect on screen line PM peak hour traffic volumes and concurrency requirements are met.

3.8.3 Impacts of the Alternatives

No Student Housing Alternative

The No Student Housing Alternative assumes the same population growth as the Proposed Action and growth in support facilities but no expansion of housing. This would result in an increasing number of commuter students, both undergraduate and graduate, which is not consistent with Seattle University's goal and vision. Traffic and parking needs are expected to increase under this alternative.

The 2028 trip generation forecast for the Proposed Action showed a total of 996 on-campuses PM peak hour trips generated by a commuter population of 8,600. Under the No Student Housing Alternative, all future student population growth would be commuters and would increase the commuter population to approximately 9,572 in 2028. This results in a trip generation of 1,121 PM peak hour trips. The 1,121 trips were distributed using the same distribution pattern as for the Proposed Action. The system was then analyzed for intersection level of service using the same intersection timings as used in the analysis of the Proposed Action. Overall the intersection delays increase very minimally, however the northbound approach at 13th Avenue & Cherry falls from LOS-E to LOS-F with 52 seconds of average delay. As discussed in the Intersection Level of Service section for Proposed Action, the HCM methodology for analyzing this intersection implements a faulty upstream signals methodology and should not be used. It is assumed that delay would increase but still operate with LOS-B due to the platoon effect at adjacent intersections as modeled by SimTraffic animation. Figure 3.8-10 illustrates the assignment of PM peak hour trips generated by the University and Figure 3.8-11 illustrates the forecasted (2028) PM peak hour volumes at analyzed intersections.

Parking demand would increase under the No Student Housing Alternative. The Proposed Action is forecasted to require 1,825 stalls at peak times with a peak utilization rate of 95%. Under the No Student Housing Alternative there would be 9,572 commuters that would require a parking supply of 2,052 stalls at peak times. This is 146 stalls over the proposed supply of 1,906 stalls. Additional parking would have to be provided if this alternative were pursued.

The growth in the commuter population would also modestly increase transit ridership on routes serving the campus and increase the carbon footprint per student from 0.836 metric tons forecasted under the Proposed Action to 0.909 metric tons under the No Student Housing Alternative.

No Vacation Alternative

The effect of a No Street Vacation Alternative on the transportation network would include a potential reduction in the size of the proposed Logan Field Garage and the need to make up the parking at another location. Planned vacations for the MUP approved mixed-use project at 12th and Cherry and proposed vacations on the west side of the campus would not adversely affect transportation conditions.

No MIO Boundary Expansion Increase

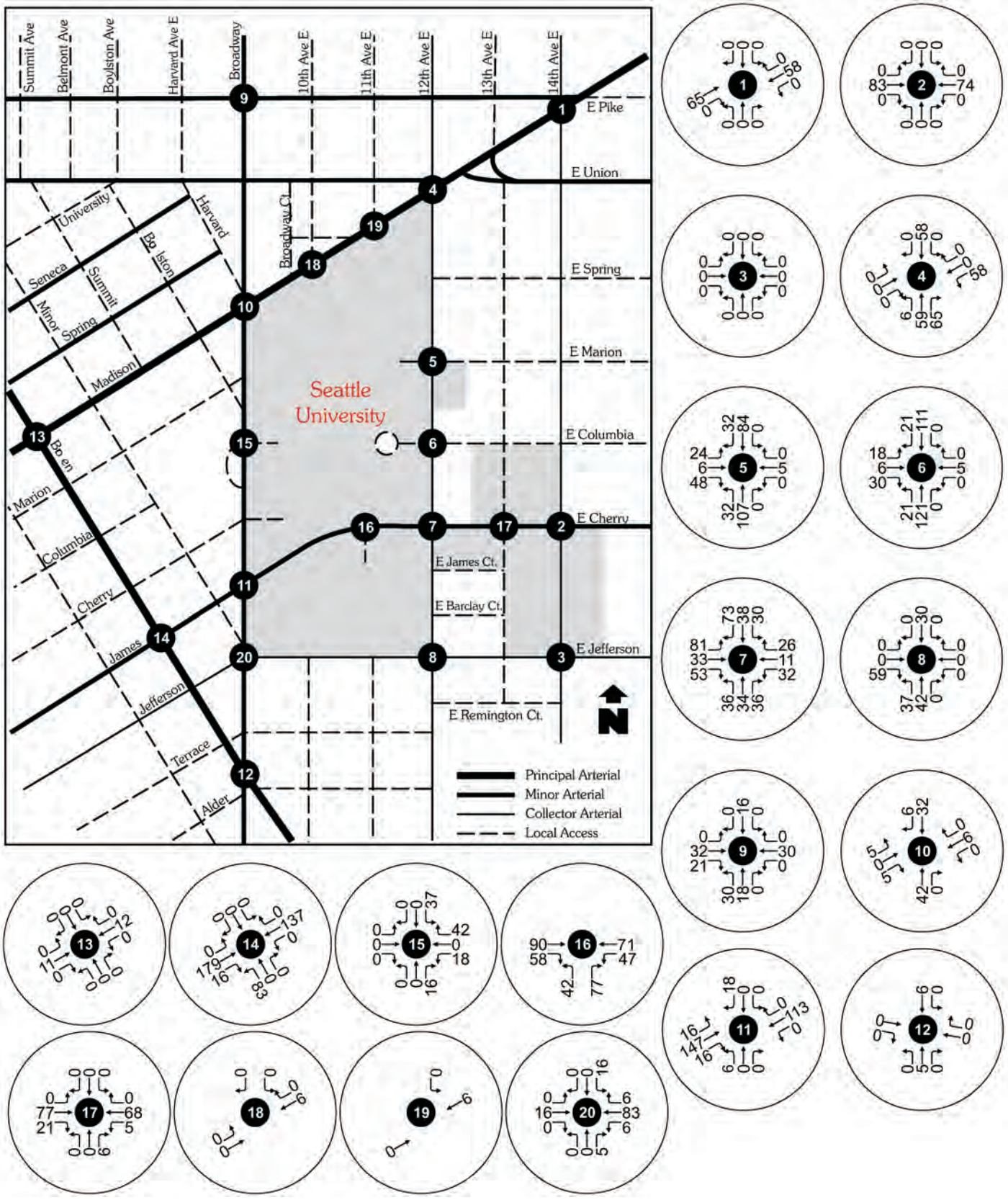
This alternative would likely reduce development potential and could result in less student housing than contemplated under the Proposed Action. The effect of this on transportation would be similar to the No Student Housing Alternative where there would be an increase in trips generated by the University and additional parking supplies would have to be provided.

No Height Increase East of 12th Ave.

This alternative would also likely reduce development potential and could result in less student housing than contemplated under the Proposed Action. The effect of this on transportation would be similar to the No Student Housing Alternative where there would be an increase in trips generated by the University and additional parking supplies would have to be provided.

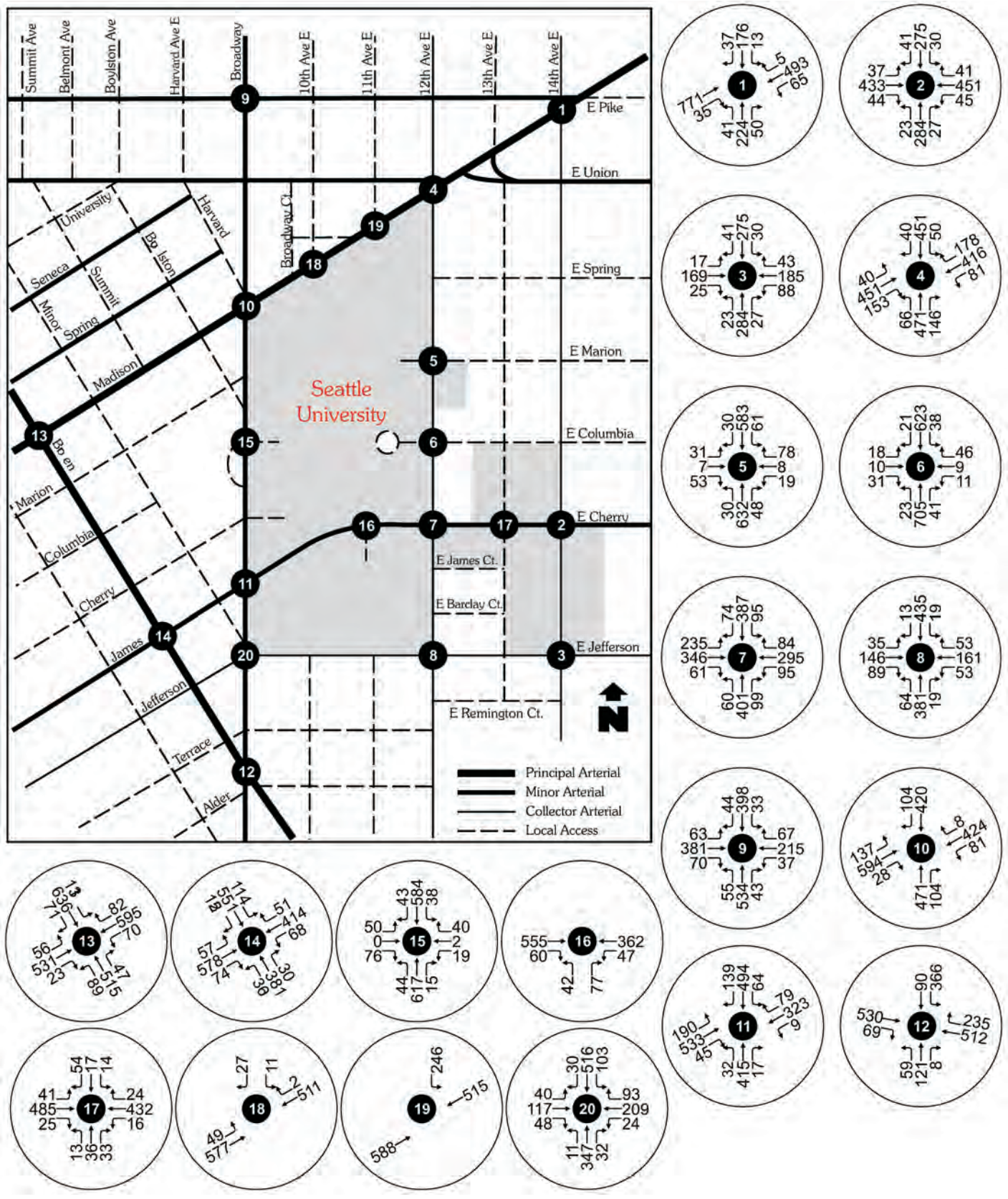
No Action Alternative

The No Action Alternative allows the campus no growth in enrollment. Transportation impacts would be assumed to be equal to the future without conditions intersection level of service findings shown in **Table 3.8-20**. However, with current population projections, this alternative is not seen as a viable solution that would support the Seattle University mission and no further analysis for this alternative would be appropriate.



Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-10** 2028 Trip Assignment - No Housing Alternative



Source: *Transportation Solutions, 2008.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.8-11** 2028 PM Peak Hour Traffic Volumes - No Housing Alternative

Cumulative Impacts

Due to the nature of the transportation analysis conducted for the proposed MIMP, secondary and cumulative impacts have been addressed as part of the primary analysis documented above.

3.8.4 Mitigation Measures

Analysis of the Proposed Action and its alternatives did not reveal any adverse impacts that would require mitigation under SEPA.

The primary traffic mitigation measure is the TMP that is included in the Master Plan. This program has effectively reduced the number of trips generated by the campus population and eliminates the need for other forms of mitigation that would increase the capacity of the local road network.

There are a number of transportation improvements included in the MIMP that would require additional analysis and potential mitigation when their associated projects are planned. The projects and the recommended analysis that could potentially identify project specific mitigation are summarized in **Table 3.8-26.**

Table 3.8-26
MIMP Projects and Analysis Recommendations (Proposed Action)

Project	Recommended Analysis
Logan Field Garage	Operation of garage accesses, effects of accesses on 13th Avenue and Jefferson. Pedestrian circulation and a new mid-block crossing on Cherry St.
Marion St Garage	Operation of intersection of Marion/12th and potential signalization, pedestrian circulation and safety.
Pedestrian Improvements on Madison	Pedestrian volumes, circulation, and safety on Madison corridor. Identification of appropriate pedestrian improvements.
13th Ave E – traffic calming and/or street narrowing between Columbia & Cherry	The MIMP proposes narrowing and/or traffic calming along this segment of 13th to provide additional pedestrian and landscaping space. Prior to modifying the channelization of the street segment, an analysis should be prepared to evaluate the proposed changes on vehicular and pedestrian circulation, the shifting of traffic volumes to other streets, and their relationship to proposed projects east of 12th.

3.8.5 Significant Unavoidable Adverse Impacts

Neither the Proposed Action nor its alternatives would result in significant adverse transportation related impacts.

3.9 CONSTRUCTION

3.9.1 AIR QUALITY

3.9.1.1 Affected Environment

Typical air pollution sources in the Seattle University area include vehicular traffic, retail/commercial facilities, and residential wood-burning devices. While many types of pollutant sources are present, the single largest contributor to most criteria pollutant emissions is on-road mobile sources (i.e., carbon monoxide - CO) and residential wood burning. See **Section 3.1.1** for additional information.

3.9.1.2 Significant Impacts of the Proposed Action

Construction of the *Proposed Action* would generate air pollutants as a result of fugitive dust from demolition activities associated with the buildings and the surface parking areas, earthwork, and emissions from construction vehicles. The primary types of pollutants during construction would be particulates and hydrocarbons. Gasoline or diesel-powered machinery used for demolition, excavation, and construction emit carbon monoxide and hydrocarbons. Such emissions, however, would be temporary in nature and localized to the immediate vicinity of the construction activity. Also, trucks transporting excavated earth and/or construction materials would emit carbon monoxide and hydrocarbons along truck haul routes used by construction vehicles.

Construction activities associated with the *Proposed Action* would occur incrementally over the 20-year development period, and such activity would be dispersed throughout the project site. No construction activity or off-site construction-related truck movements would be expected to cause violations of applicable ambient air quality standards.

3.9.1.3 Impacts of the Alternatives

Alternative 1 - No Student Housing

The *No Student Housing Alternative* would result in the construction and/or renovation of fewer buildings, thereby reducing potential air quality impacts from construction-related activities as compared to the *Proposed Action*.

Alternative 2 – No Alley Vacation

The *No Alley Vacation Alternative* would not substantially alter the construction air quality impacts discussed previously for the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

This alternative would result in similar air quality impacts to those identified under the *Proposed Action,* because no specific development is identified for the proposed MIO boundary expansions.

Alternative 4 – No Height Increase E. of 12th Ave.

This alternative would result in similar impacts to those identified under the *Proposed Action*. This is because the development space lost under *Alternative 4* would be recovered by intensifying campus development west of 12th Avenue, or by further expanding the University's MIO boundary. Therefore, a similar level of overall construction and/or renovation activity would be expected under the *No Height Increase* alternative.

No Action Alternative

Under the *No Action Alternative*, no new building construction or significant modifications to the existing infrastructure on-campus would occur, and there would be no construction-related air quality impacts as related to the *Proposed Action*. Construction and renovation projects identified in the existing MIMP could be expected to continue.

3.9.1.4 Mitigation Measures

Site development would adhere to Puget Sound Clean Air Agency's regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions, including:

- as necessary during demolition, excavation, and construction, sprinkle debris and exposed areas to control dust
- as necessary, cover or wet transported earth material;
- provide quarry spall areas on-site prior to construction vehicles exiting the site;
- wash truck tires and undercarriages prior to trucks traveling on City streets;
- promptly sweet earth tracked or spilled onto City streets;
- monitor truck loads and routes to minimize dust-related impacts;
- use well-maintained construction equipment and vehicles to reduce emissions from such equipment and construction-related trucks
- avoid prolonged periods of vehicle idling; and
- schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.

3.9.1.5 Significant Unavoidable Adverse Impacts

While some construction-related air quality impacts would be unavoidable, with the mitigation proposed and given the anticipated duration, none are considered to be significant.

3.9.2 NOISE

3.9.2.1 Affected Environment

The existing acoustic environment in and around Seattle University is typical of an urban setting, consisting of traffic from local roads, voices, aircraft, and other miscellaneous sources.

Seattle noise limits are based on the underlying zoning of the source and receiving properties. The properties within the existing Major Institution Overlay (MIO) District boundary have varied

zoning. Most of the property is zoned Residential Multifamily (MR). Facilities within these zones are considered Residential sources when applying the Seattle noise limits. The areas of campus zoned NC2, NC3, and C2 are considered Commercial sources when applying the Seattle noise limits. Similarly, the surrounding receiving properties include many land use zones.

Because of the variations in zoning throughout the project area, construction noise limits will vary for each different facility included in the MIMP depending on nearby properties. The most stringent noise limits will apply to those facilities or buildings located in an MR zone that are near Residential receiving properties. See **Section 3.3.2.1** for additional information.

3.9.2.2 Significant Impacts of the Proposed Action

Noise from demolition and construction activities for new or expanded facilities have the potential to impact nearby receivers, particularly sensitive uses such as residences, schools, or hospitals. For daytime construction activities, the Seattle Noise Code allows temporary construction to exceed the noise limits applied to long-term operations by a set amount. This allows for noisier construction activities to occur while still controlling the potential for noise impacts to nearby receivers. During nighttime hours (10 PM to 7 AM weekdays, 10 PM to 9 AM weekends), however, allowed increases are not applied to construction activities, and the stricter nighttime noise limits (e.g., 45 dBA for sources in residential zones affecting receivers in residential zones) would apply. Because it is difficult for construction activities to meet these stricter nighttime noise limits, construction activities are generally limited to daytime hours. The temporary nature of construction coupled with its restriction to daytime hours minimizes the potential for significant impacts from construction activities and equipment.

The greatest potential for noise impacts will be to the residential uses surrounding and interspersed within the MIO boundary, as well as to the Seattle Academy, an independent co-educational day school that serves students in grades 6 through 12 and is located on the east-side of 12th Avenue north of Spring Street. Conceivably, construction-related noise also could affect medical facilities (e.g., Swedish Hospital) that are located on the west-side of Broadway Avenue, although the hospital and other medical facilities are farther from potential construction activities than the residences and the Seattle Academy. Attention to the demolition and construction plans for the nearby sensitive receivers would be necessary to ensure that construction activities comply with applicable noise limits and minimize potential disturbances.

As described above, the variations in zoning throughout the project area result in varying construction noise limits for the different MIMP projects. The daytime noise limits shown in **Table 3.9-1** would be 25 dBA higher when applied to the most common construction equipment of concern (i.e., diesel-powered mobile equipment and pneumatic equipment), resulting in a limit ranging from 80 to 85 dBA depending on the specific source and receiver combination. As can be seen in the upper portion of **Table 3.9-2**, construction activities within 50 to 100 feet of sensitive receivers have the potential to exceed 80 to 85 dBA. Therefore, construction noise management plans should be developed and implemented for those construction projects that are within about 200 feet of off-site sensitive receivers.

Table 3.9-1
ZONING OF SOURCE AND RECEIVING PROPERTIES FOR NEW OR EXPANDED FACILITIES

Expanded or New Facilities	Zoning	Nearby Receivers/Zoning	Seattle Daytime Noise Limit[1]
Planned Near-Term Projects			
Seaport (Academic or Recreation/Sports)	MR	Adjacent mixed-use (NC2) Residences north of Columbia (MR)	57 55
824 12th Avenue Building	NC2	Adjacent residences to east (MR)	57
12th & Cherry Housing	MR & NC2 (Use MR)	Residences south of James (MR)	55
Connolly Center	MR	Residences north of Cherry (MR)	55
Academic & Housing at 12th and Madison	C2	Seattle Academy (NC3)	60
Logan Field Parking & Retail	MR	Residences south of Jefferson (MR)	55
Potential Near-Term Projects			
Academic & Law School Expansion	MR	Mixed-use east of 12th (NC2)	57
Academic & Housing at 12th and Spring	NC3	Residence east of 12th (NC2)	60
Columbia & Broadway Building	NC3	Hospital east of Broadway (NC3 and MR)	60 and 57
Potential Long-Term Projects			
12th & James Retail	MR	Mixed-use east of 12th (NC2)	57
Academic Building at Broadway & Madison	NC3	Mixed-use north of Madison (NC3)	60
Student Housing/Office/Mixed Use at 13th Avenue	MR & NC2 (Use MR)	Adjacent mixed-use (NC2) Residences north of Columbia (MR)	57 55
Campion Ballroom	MR	Residences south of Jefferson (MR)	55
Addition to Connolly Center	MR	Residences south of Jefferson (NC2) Residences south of Jefferson (MR)	57 55
1313 E Columbia Street	MR	Residences east of 14th (MR)	55
824 12th Avenue	NC2	Adjacent residence to east (MR)	57

[1] Noise limits shown here apply to long-term operational noise during daytime hours (i.e., 7 AM to 10 PM weekdays; 9 AM to 10 PM weekends and holidays). Construction noise limits are higher by 20 to 25 dBA during daytime hours, depending on type of equipment in use.

In addition to showing overall hourly noise levels from various construction activities, **Table 3.9-2** (lower portion) shows the range of sound levels (i.e., minimum to maximum levels) emitted by individual pieces of equipment. Because this equipment would not necessarily operate for an entire hour, it is not appropriate to compare these levels with Seattle's noise limits. However, these levels give an idea of the relative sound levels that can be expected from different kinds of equipment. In the absence of intervening terrain or structures, sounds from construction equipment and activities (usually point sources) decrease about 6 dBA for each doubling in distance from the source.

Table 3.9-2
TYPICAL NOISE LEVELS FROM CONSTRUCTION ACTIVITIES EQUIPMENT (DBA)

Activity	Range of Hourly Leqs		
	At 50’	At 100'	At 200'
Clearing	83	77	71
Grading	75-88	69-82	63-76
Paving	71-88	66-82	60-76
Erection	72-84	66-78	60-72
Types of Equipment	**Range of Noise Levels**		
	At 50’	**At 100'**	**At 200'**
Bulldozer	77-96	71-90	65-84
Dump Truck	82-94	76-88	70-82
Scraper	80-93	74-87	68-81
Paver	86-88	80-82	74-76
Generators	71-82	65-76	59-70
Compressors	74-81	68-75	62-69
Pneumatic Wrenches	83-88	77-82	71-76
Jackhammers	81-98	75-92	69-86

Source: EPA, 1971

3.9.2.3 Impacts of the Alternatives

Alternative 1 - No Student Housing

The *No Student Housing Alternative* would result in the construction and renovation of fewer buildings, thereby reducing potential noise impacts from construction-related activities as compared to the *Proposed Action*.

Alternative 2 - No Alley Vacation

This alternative would not substantially alter the construction noise impacts discussed previously for the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

This alternative would result in similar impacts to those identified under the *Proposed Action* because no specific development is presently identified for the proposed MIO boundary expansions. The purpose of the MIO boundary expansion is to provide the University with more flexibility for future growth and development.

Alternative 4 – No Height Increase East of 12th Avenue

The development space lost under *Alternative 4* would be recovered through one of two options: intensifying campus development west of 12th Avenue, or further expanding the University's MIO boundary.

If the option to intensify campus development west of 12th Avenue were exercised, significant building height increases on Broadway and 12th Avenue would be used to make up for lost floor area. This alternative would result in a longer duration of construction noise for potential long-term projects including the Broadway & Madison Building (#308), the 12th & Marion Building (#309), and the Green Over Parking project (#304). Other than duration, the noise impacts would generally be similar to those identified under the *Proposed Action*.

If the option to expand the MIO boundary were exercised, two locations east of 12th Avenue would be added to the MIO boundary in order to recover the development space lost under this alternative (see Figure 2-12). In the event that new Seattle University facilities were developed in these areas, nearby residences, businesses, and the Seattle Academy could experience construction noise impacts. Construction noise would be temporary, however, and construction noise management plans would be developed and implemented to mitigate noise impacts for sensitive locations.

No Action Alternative

Under the *No Action Alternative*, no new building construction or significant modifications to the existing infrastructure on-campus would occur, and there would be no construction-related noise impacts as related to the *Proposed Action*. Construction and renovation projects identified in the existing MIMP could be expected to continue.

3.9.2.4 Mitigation Measures

Alternatives 1 - 4

Some relatively simple and inexpensive practices can reduce the extent to which people are affected by construction noise and ensure that construction noise levels stay within the applicable daytime sound level limits. Examples include using properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off idle equipment. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.

Stationary equipment could be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still significant, portable noise barriers could be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.

Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers could reduce construction and demolition noise. Electric pumps could be specified if pumps are required.

Although, as safety warning devices back-up alarms are exempt from noise ordinances, these devices emit some of the most annoying sounds from a construction site. One potential mitigation measure would be to ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise but without having to use a preset, maximum volume. Another alternative would be to use broadband backup alarms instead of typical pure tone alarms. Such devices have been found to be very effective in reducing annoying noise from construction sites. Requiring operators to lift rather than drag materials wherever feasible can also minimize noise from material handling.

Construction staging areas expected to be in use for more than a few weeks should be placed as far as possible from sensitive receivers, particularly residences. Likewise, in areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses), effective noise control measures (possibly outlined in a construction noise management plan) should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from homes and businesses, such control could include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations. Although the overall construction sound levels will vary with the type of equipment used, common sense distance attenuation should be applied. Additionally, effort could be made by the University to plan the construction schedule to the extent feasible with nearby sensitive receivers to avoid the loudest activities (e.g., demolition or jackhammering) during the most sensitive time periods (e.g., final exams at the Seattle Academy). The construction noise management plan would again be an appropriate location to identify these types of conflicts and establish less-intrusive construction schedules.

3.9.2.5 Significant Unavoidable Adverse Impacts

Construction noise has the potential to affect multiple residential and other sensitive properties in the vicinity of the Seattle University campus. The City of Seattle has established specific noise limits for construction activities that occur during daytime hours. These limits vary depending on the zoning of the source and receiving properties and will be different for each of the proposed new or expanded buildings. Those projects located in an MR (Residential Multifamily) zone and potentially affecting nearby residences in an MR or Single Family zone have the greatest potential for noise impacts. Careful attention should be given to the demolition and construction plans for these facilities in order to ensure that the construction activities can comply with the applicable noise limits.

3.9.3 ENVIRONMENTAL HEALTH

3.9.3.1 Affected Environment

Seattle University was founded on a small parcel located near Broadway and Madison Street within the current campus site in the 1890s. Since that time, the campus has grown and expanded its boundary to incorporate adjacent commercial and residential sites. While the majority of the current campus has no known environmental contamination issues, two on-campus locations (12th & Cherry Street and 1313 E Columbia Street) were evaluated for potential contamination due to historical uses prior to acquisition by the University.

A Phase II ESA concluded that no readily identifiable environmental liabilities were identified at the 1313 E Columbia Street site. However, extensive site exploration and remediation work has been completed at the 12th and Cherry Street site over the last decade, which identified areas of subsurface contamination, primarily from the historic uses located in the northwest portion of the property. The 12th and Cherry Street (1223 E. Cherry St. Redevelopment) site is already being developed under the existing MIMP; a minor amendment and an alley vacation are pending. Although this site is identified as a project under the planned near-team development in the *Proposed Action*, it is likely the project would still be built even if the *Proposed Action* were not adopted.

3.9.3.2 Significant Impacts of the Proposed Action

Implementation of the proposed Seattle University MIMP would include demolition of some on-site buildings, structures and foundations; abandonment or replacement of some utilities; site excavation for below-ground building features such as parking structures, basements and elevator shafts. If not remediated, direct contact with contaminated building materials, soils and groundwater could occur during demolition and construction of the *Proposed Action*.

As at any property, it is possible that previously-undocumented environmental contamination problems could exist at any location on the Seattle University site assumed to be redeveloped under the Proposed Action. Should such contamination be discovered during design or construction activities, mitigation of potential environmental health and hazardous materials concerns would be conducted by complying with release reporting, investigation and cleanup provisions of applicable MTCA regulations.

Demolition of existing structures on the Seattle University campus could disturb asbestos-containing materials and/or lead-based paints. Exposure to these contaminants could pose safety concerns for construction/demolition works and could affect air quality, on a temporary basis and in the immediate vicinity of demolition activities. Mitigation of these potential impacts would be addressed by completing pre-demolition surveys, and conducting asbestos and/or lead abatement activities where required by applicable air quality or worker safety regulations.

3.9.3.3 Impacts of the Alternatives

Alternative 1 – No Student Housing

Construction-related environmental health impacts under the *No Student Housing Alternative* would be similar to the *Proposed Action*. Under this alternative, the 1223 E Cherry Street site may still be developed as student housing. All other potential construction-related environmental health impacts would be similar to the *Proposed Action*.

Alternative 2 – No Alley Vacation

Construction-related environmental health impacts under this alternative would be similar to the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

Construction-related environmental health impacts under this alternative would be similar to the *Proposed Action*.

Alternative 4 – No Height Increase East of 12th Avenue

Construction-related environmental health impacts under this alternative would be similar to the *Proposed Action*.

No Action Alternative

The *No Action Alternative* would not result in any construction-related environmental health impacts because no new construction would occur under this alternative. Construction and renovation projects identified under the existing MIMP could be expected to continue.

3.9.3.4 Mitigation Measures

The potential environmental impacts associated with the *Proposed Action* and alternatives are discussed above. Applicable mitigations measures are listed below.

- Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

- Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

- Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 E Columbia Street site following removal of the utility poles.

3.9.3.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts would result under the *Proposed Action* or the alternatives.

3.9.4 TRANSPORTATION

3.9.4.1 Affected Environment

Regional access to the Seattle University campus is provided by I-5 to the west via James and Madison Streets, I-90 to the southeast via Rainier Avenue and SR 520 to the northeast via E Madison Street. Local access is primarily along Broadway, 12th Avenue E, E Madison Street, E James Street, E Cherry Street and E Jefferson Street.

The roadways surrounding Seattle University primarily consist of residential and commercial local access streets. The principal arterials are Boren and Madison. The collector arterials are 12th Avenue E, 14th Avenue E, and E Jefferson Street. The minor arterials are Broadway, E Cherry Street, E Pike Street, E Pine Street, E Union Street, James Street, Seneca Street and Spring Street. All other streets in the area are defined as Local Access.

The internal campus street system is oriented towards pedestrian travel. Vehicle access is limited to perimeter streets that serve parking lots or service areas. The primary vehicle accesses to the campus are at E Columbia and Broadway, which serves the Broadway garage; 12th and Marion, which serve the visitor parking lot; and on E Cherry Street to the west of 12th Avenue, which serves the Murphy Apartments parking garage. Secondary vehicle accesses serve small surface lots and service areas. See **Section 3.8, Transportation,** for more information about existing transportation conditions on and around the Seattle University campus.

3.9.4.2 Significant Impacts of the Proposed Action

Construction-related traffic impacts would occur in varying degrees throughout the construction process. Implementation of the *MIMP* would result in the intensification of uses on campus as a result of new building development, remodeling and intensifying development associated with existing buildings, and the modification and addition of parking areas. It is anticipated that full development of the *MIMP* would occur over a twenty year time period. Technically, development under the *MIMP* is proposed in three phases: planned Near Term projects (five years), potential Near Term projects (five to ten years) and potential Long Term projects (ten to nineteen years).

It is anticipated that construction workers would arrive at construction sites prior to the AM peak period and depart either prior to the PM peak period or after the PM peak period, depending upon work schedules. The number of workers at each construction site would vary, depending upon the nature and construction phase of each project. In general, construction workers would be present in greater numbers during the finish stages of a project.

A primary construction impact would be the excavation and removal of soil from the construction sites. This activity would require the use of heavy earth moving machinery on the construction

site and truck traffic on adjacent roads. Depending upon individual project designs, fill material may also need to be delivered to construction sites.

During construction projects, large trucks would make trips to the site to deliver cranes, machinery, and other construction equipment; construction materials (e.g. steel, wood for forms/framing, and concrete); and other materials including prefabricated building components, sheet rock, and building machinery (e.g., HVAC, plumbing, electrical equipment, etc.). Concrete deliveries usually occur early in the overall construction schedule and decline in frequency as the construction process continues.

As individual projects are planned and Master Use Permits applied for, the need for a construction traffic management plan and/or street use permits will need to be evaluated if a project is likely to impact traffic flow on nearby streets.

The presence of temporary work forces on-campus would increase the demand for construction-worker parking. It is anticipated that campus parking may accommodate a part of this increased demand. To address parking impacts associated with construction activity, a parking provision could be included in construction contracts between the University and the general contractor and between the general contractor and subcontractors.

Parking impacts would not materialize if the planned Logan Field parking structure is available. This lot would provide ample parking to replace surface parking as well as accommodate the parking demand generated by construction workers.

3.9.4.3 Impacts of the Alternatives

Alternative 1 – No Student Housing

The *No Student Housing Alternative* would result in fewer traffic-related construction impacts than the *Proposed Action*.

Alternative 2 – No Alley Vacation

Assumptions regarding traffic-related construction impacts associated with the *No Alley Vacation Alternative* would be similar to the *Proposed Action*.

Alternative 3 – No MIO Boundary Expansion

Assumptions regarding traffic-related construction impacts associated with the *No MIO Boundary Expansion Alternative* would be similar to the *Proposed Action*.

Alternative 4 – No Height Increase East of 12th Avenue

Assumptions regarding traffic-related construction impacts associated with the *No Height Increase East of 12th Avenue. Alternative* would be similar to the *Proposed Action*, although additional construction traffic could be generated in areas outside the existing MIO boundary, if the option to expand the MIO boundary is selected to recover development space lost under this alternative.

No Action Alternative

The *No Action Alternative* would entail no new plans for construction or renovation of facilities. No new traffic-related construction impacts would be associated with the *No Action Alternative*. However, building and renovation projects identified in the existing MIMP could be expected to continue.

3.9.4.4 Mitigation Measures

Potential Mitigation Measures

- The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning.

- There is both structured parking and surface parking located on the Seattle University campus. It is anticipated that on-campus parking would be used for construction-worker parking during building and renovation projects. Conceivably, other construction workers may park at greater distances from the project site and commute to the site via transit.

- The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.

- Where existing sidewalks or walkways are temporarily closed during construction, alternative routes would be provided to maintain pedestrian circulation patterns.

- For pedestrian safety, a covered walkway with staging would be provided along portions of Fourth Avenue and adjacent to the project site.

3.9.4.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts are anticipated.

3.10 HOUSING

This section of the Final EIS describes the existing housing conditions on the Seattle University campus and in the site vicinity and evaluates the potential impacts that could occur as a result of development of the Seattle University *MIMP*.

3.10.1 Affected Environment

Seattle University is primarily a residential campus, as compared to a commuter campus. All full-time freshmen and sophomores are required to live on campus. This residency requirement is published in the Undergraduate Bulletin of Information, on the University's web site and in the annual Student Handbook. Students are required to live on-campus for six consecutive quarters, not including summer terms, or turn 21 years of age prior to opening day of fall quarter in order to qualify to live off-campus.

Existing Housing

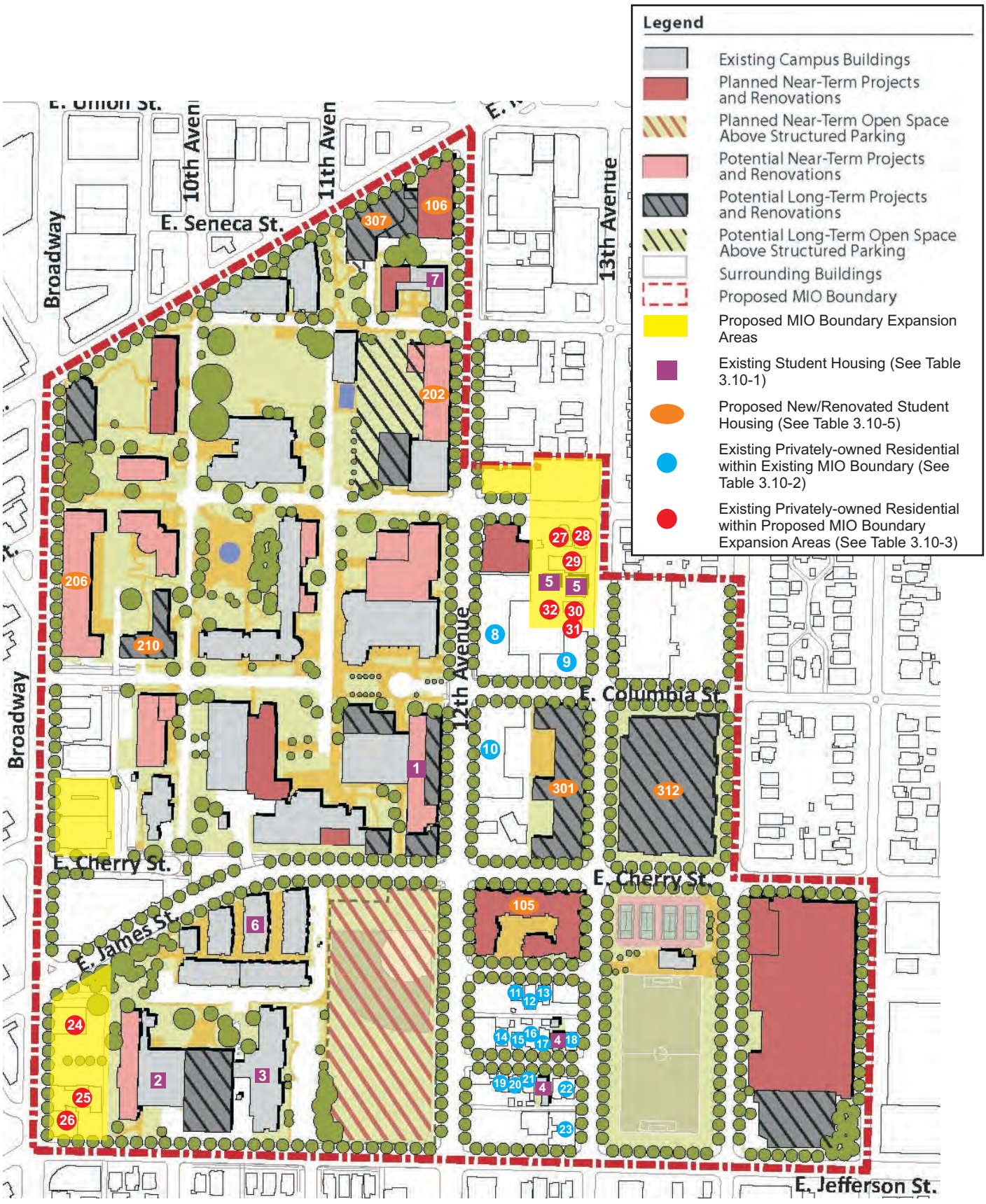
Seattle University Student Housing

As of 2007, approximately 7,529 students (4,216 undergraduate and 3,313 graduate) were enrolled at Seattle University. Approximately 1,644 undergraduate (39 percent) and 132 graduate (4 percent) students for a total of 1,778 students live in campus housing. Seattle University currently has seven campus student housing facilities as shown on **Figure 3.10-1** and listed in **Table 3.10-1** below.

Table 3.10-1
EXISTING SEATTLE UNIVERSITY STUDENT HOUSING

ID on Figure 3.10-1	Name of Building	Number of Student Beds[2]	Type of Housing
1	Bellarmine Hall	420	Residence Hall
2	Campion Hall	650	Residence Hall
3	Chardin Hall	148	Residence Hall
4	Kolvenbach Homes	8	House
5	Logan Court Townhouses[1]	27	Townhouse
6	Murphy Apartments	325	Apartments
7	Xavier Hall	200	Residence Hall
TOTAL STUDENT BEDS		**1,778**	

Source: Seattle University, 2008-2009 academic year.
1. Logan Court Townhouses are located outside of the existing MIO boundary.
2. Housing numbers vary somewhat from year to year based upon actual enrollment and space availability.



Source: *Mithun, EA|Blumen, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 3.10-1** **Existing and Proposed Housing Resources**

All existing student housing is located within the existing MIO Boundary except for the Logan Court townhomes which are located east of and adjacent to the existing boundary. Student housing facilities are primarily located in the southwest and northern portions of campus. As indicated in **Table 3.10-1**, the University has the current capacity to house 1,778 students in campus housing facilities. With the existing residential facilities, the Seattle University currently houses approximately 24% percent of the enrolled students on campus; considering the total campus student population of 7,529.

Residential Uses within the Existing MIO Boundary

Seventeen privately-owned single family and multi-family residential buildings are located within the existing MIO boundary. According to Seattle University, most of the single-family structures within the existing MIO boundary are owned by the University and are currently used for student housing. These buildings are primarily located in the east and southeast sections of the MIO and are shown on **Figure 3.10-1** and listed in **Table 3.10-2**:

Table 3.10-2
PRIVATELY-OWNED RESIDENTIAL BUILDINGS WITHIN THE EXISTING MIO BOUNDARY

ID on Fig. 3.3-1	Type of Housing	Number of Units	Age of Construction	Building Quality/ Condition
8	Apartments (Rianna Apartments & Retail)	78	2000	Average/Good
9	Condominiums	19	2007	Average
10	Apartments/Mixed Use	78	2002	Average/Good
11	Single-Family Residential	1	1918	Average
12	Single-Family Residential	1	1918	Good
13	Single-Family Residential	1	1918	Average
14	Triplex	3	1909 (ren. in 2003	Average
15	Duplex	2	1916	Average
16	Single-Family Residential	1	1997	Average
17	Single-Family Residential	1	1996	Average
18	Single-Family Residential	1	1993	Average
19	Duplex	1	1918 (ren. in 2005)	Average
20	Single-Family Residential	1	1918	Average
21	Single-Family Residential	1	1918	Average
22	Condominiums (Courtlands Condominiums)	1	1999	Average
23	Mixed Use Apartment	16	1909	Average
Total		**206**		

Source: City of Seattle iMAP, 2009.

Residential Uses within the Proposed MIO Boundary

As noted in **Table 3.10-3** and depicted in **Figure 3.10-1** nine privately-owned single family and multi-family residential buildings are located within the proposed MIO boundary expansion areas; these are in the northeast and southwest portions of the campus. Indications are that the existing single-family structures within the MIO boundary expansion areas no longer house single-family residents.

Table 3.10-3
PRIVATELY-OWNED RESIDENTIAL BUILDINGS WITHIN THE PROPOSED MIO BOUNDARY EXPANSION AREAS

ID on Fig. 3.3-1	Type of Housing	Number of Units	Age of Construction	Building Quality/Condition
24	Restaurant & Apartments	4	1906	Average
25	Mixed Use /Rooming House	1	1908	Average
26	Mixed Use Apartment	1	1922	Average
27	Single-Family Residence	1	1900	Good
28	Single-Family Residence	1	1901	Average
29	Apartments	8	1908	Average
30	Duplex	2	1908	Good
31	Single-Family Residence	1	1906	Average
32	Residential Townhouse	1	2008	Average
Total		**20**		

Source: City of Seattle iMAP, 2009.

Site Vicinity

The Central Area neighborhood and vicinity surrounding the Seattle University campus contains a diverse mix of single family and multifamily residential uses. Students who live off-campus in the site vicinity can typically choose from a variety of single family and multifamily rental units available in the area.

According to the *2000 US Census*, approximately 270,500 housing units were located in the City of Seattle; of this total, roughly 133,000 (49 percent) were renter-occupied units. Of the housing units located in Seattle, approximately 17,637 housing units are located in the vicinity of the Seattle University campus (Census Tracts 75, 79, 83, 84, 85, 86, 87, 90, 91). These census tracks extend roughly 1.5 mi. beyond the University's MIO boundary. Approximately 2,571 (15% of the total) of these housing units were owner-occupied and 14,060 were renter-occupied units; approximately 1,006 units were vacant at the time of that analysis. See **Table 3.10-4** for a summary of housing units located in the vicinity of the Seattle University campus by census tract.

Table 3.10-4
HOUSING UNITS IN THE VICINITY OF THE SEATTLE UNIVERSITY CAMPUS

Census Tract	Owner Occupied Units	Rental Units	Vacant Units	Total
Tract 75	391	3,256	161	3,808
Tract 79	658	1,735	95	2,488
Tract 83	224	1,513	132	1,869
Tract 84	306	2,337	158	2,801
Tract 85	42	1,527	87	1,656
Tract 86	179	1,093	145	1,417
Tract 87	505	1,002	103	1,610
Tract 90	248	640	53	941
Tract 91	18	957	72	1,047
Total	**2,571**	**14,060**	**1,006**	**17,637**

Source: US Census, 2000.

Subsequent to the 2000 census, the availability of rental units in the Seattle area has tightened due to the conversion of existing rental units into condominiums and increased population seeking rental units. The *2005-2007 American Community Survey*[1] concluded that approximately 281,600 housing units are located in the Seattle area and of these, approximately 133,000 are owner-occupied units and 127,500 are renter-occupied units (compared with 133,000 renter-occupied units in 2000). More specifically, the *2007 City of Seattle Housing Inventory*[2] concluded that approximately 15,284 housing units, including approximately 8,402 rental units, are located within the Central Area Neighborhood.

The conversion of existing rental units in the Seattle area into condominiums has resulted in a decrease in the supply of available housing rental units. In 2005, approximately 3,600 rental units were converted into condominiums; in 2006, 4,900 rentals were converted to condominiums; and, in 2007, 3,000 units were converted into condominiums.[3] The decrease in the supply of rental units, coupled with increased growth in the area has resulted in a tight rental market in the Seattle area. In 2008, the rental unit vacancy rate for the area was approximately 5 percent (compared with approximately 10 percent nationally).[4] Due to this loss in rental properties, students may be forced to pay higher rental costs due to increased demand and those looking for affordable housing near the Seattle University campus may be forced to live either further from campus or in outlying areas where there is less demand and greater availability in the rental market.

3.10.2 Significant Impacts of the Proposed Action

As stated in the Final MIMP, Seattle University has established the goal of providing new student housing resources additional student housing to increase the residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.

The Final MIMP assumes a population of 9,600 students in 2027 (5,376 undergraduate and 4,224 graduate students). The Final MIMP assumes that a total of 4,584students (48 percent) would be accommodated in on-campus housing; approximately 3,225 undergraduate students (60 percent) and 1,521 graduate students (36 percent).

In order to provide the additional student beds assumed under the Final MIMP, up to 1,239,000 square feet of campus housing could be developed of which approximately 1,109,000 sq. ft. would be new development and approximately 130,000 sq. ft. would be existing sq. ft. that would be renovated and converted to new student housing. The student housing would provide 1,923 to 2,806 new student beds, in addition to the existing 1,778 beds (described in **Section 3.10.1**). Five campus housing projects are proposed for the Near-Term and three are included as part of the Long-Term development as shown in **Figure 3.10-1** and **Table 3.10-5.**

[1] US Census American Community Survey, 2005-2007.
[2] City of Seattle Housing Inventory, 2007.
[3] US Housing and Urban Development: US Housing Market Conditions 4th Quarter Report, 2006 and 2007.
[4] US Housing and Urban Development: US Housing Market Conditions 3rd Quarter Report, 2008.

Table 3.10-5
STUDENT HOUSING PROJECTS - PROPOSED ACTION

Number on Fig 3.10-1	Project	Type	Approximate Number of New Beds/Units[1]	Maximum Housing Square Footage[2]	Total Square Footage	Near or Long-Term Project
105	1223 E. Cherry Housing	New	159	Up to 79,000	160,000	Near-Term
106	Academic and Housing at 12th and E. Madison Street	New/ Renovation	75 to 300	Up to 165,000[3]	220,000[3]	Near-Term
202	Academic and Housing on 12th & Spring	New	190 to 387	Up to 95,000	95,000	Near-Term
206	Columbia and Broadway (Broadway Garage Site)	New	550 to 700	Up to 350,000	350,000	Near-Term
210	Loyola	Renovation	80	Up to 20,000[4]	20,000	Near-Term
301	Student Housing / Office / Mixed Use at 13th Avenue	New	344 to 430	Up to 185,000	185,000	Long-Term
307	Academic and Housing on E. Madison	New	75 to 300	Up to 75,000	75,000	Long-Term
312	1313 E. Columbia	New	450	Up to 270,000	280,000	Long-Term
Total			**1,923 to 2,806**	**Up to 1,239,000**	**1,385,000**	

Source: Mithun, 2009.

1. This provides an estimated range of the number of new beds/units provided in each new facility. The final number of new beds/units would be determined during final design.
2. This provides the maximum amount of square footage in each facility that could be designated as housing. The final amount of square footage would be determined during final design.
3. The MIMP document identifies 55,000 sf of additional building area from new construction; the 165,000 is the approximate existing square footage that will be renovated for housing.
4. The MIMP document identifies the Loyola project as renovation with zero sq. ft. of new development. These 80 units and associated 20,000 sq. ft. of development

The *Proposed Action* assumes the highest level of new student housing development with a total of approximately 2,145,000 square feet of development. Up to 1,239,000 square feet of development could be dedicated to student housing to accommodate approximately 1,923 to 2,806 new student beds. Under the *Proposed Action*, up to approximately 4,584 students (or 48 percent) would be accommodated in existing or new student housing (3,091 undergraduate or 60 percent and 1,457 graduate or 36 percent). This amount of proposed student housing almost exactly matches the University's goal of accommodating up to 60% of undergraduate and 36% of graduate students in on-campus housing. This represents approximately 48% of all students as projected in 2027.

No development is planned by the University in the proposed MIO boundary expansion areas. As such, development of the proposed Near-Term and Long-Term facilities would not displace existing on-campus private residential uses or student housing within the existing MIO boundary area or within any of the proposed MIO boundary expansion areas. If in the future a specific project is proposed for an area within the University's MIO boundary that presently contains privately-owned residential uses, determination will be made by DPD as to whether a MIMP amendment and additional site-specific environmental review would be required.

The addition of the proposed housing facilities could be expected to relieve pressure on the tight private rental market in the surrounding neighborhoods by reducing the need for students to seek off-campus housing.

3.10.3 Significant Impacts of the Alternatives

Alternative 1 – No Student Housing Alternative

As part of the *Proposed Action,* a total of 2,145,000 sq. ft. of development is assumed with up to approximately 1,109,000[5] sq. ft. developed as new student housing and 1,036,000 sq. ft. developed as other uses. This alternative assumes comparable increases in student enrollment, staff and faculty to that of the *Proposed Action*; however, no new student housing is included as part of this alternative. This alternative assumes the total amount of new development would be decreased by 560,000 sq. ft. (approximately 300,000 sq.ft. in the Near-Term and approximately 260,000 sq.ft. in the Long-Term). The remaining 1,585,000 sq. ft. of development assumed under the Proposed Action would occur but would be developed as academic, student life, religious and support facilities uses.

This alternative could be expected to result in additional pressure on the tight private rental market in the adjacent neighborhoods, as more students would be forced to seek off-campus housing alternatives.

Alternative 2 – No Street or Alley Vacations

Under *No Street or Alley Vacations Alternative*, new student housing would still be built under the proposed Near-Term development. Assumptions regarding housing impacts associated with this alternative would, therefore, be similar to the *Proposed Action* (i.e., no on-campus private residential uses or student housing would be displaced and pressure on the private rental market would be reduced).

Alternative 3 - No MIO Boundary Expansion

None of the proposed housing projects are within the University's proposed MIO boundary expansion area and all the proposed housing projects could continue to be built under the *No MIO Boundary Expansion Alternative*. Therefore, assumptions regarding housing impacts associated with this alternative would be similar to the *Proposed Action* (i.e., no on-campus private residential uses or student housing would be displaced and pressure on the private rental market would be reduced).

Alternative 4 – No Height Increase E. of 12th Ave

The *No Height Increase E. of 12th Avenue Alternative* would affect two proposed housing projects including **#301 – Student Housing/Office/Mixed-Use at 13th Avenue** and **#312 – 1313 E Columbia Street**. Project #301 would be limited to a height of 50 feet, which would result in one less floor of development. This would equate to a loss of approximately 31,000 sq. ft. of development and a reduction of approximately 45 beds of student housing.

[5] Although up to 1,239,000 sq. ft. of student housing could be provided under the Proposed Action, only approximately 1,109,000 sq. ft. would be new development. Approximately, 130,000 sq. ft. of existing sq. ft. would be renovated and converted to new student housing.

Project #312 could consist of one of three possible land use options: student housing, academic space, or a university center. In the event that the student housing land use option is selected, this alternative would limit development to the current 37 ft. (approximately 3-story) height, as opposed to 65 feet under the *Proposed Action*. Such would equate to a loss of approximately 135,000 sq. ft. of development and a reduction of approximately 225 beds, as opposed to 270,000 sq. ft of development and 450 beds that would be potentially provided under the *Proposed Action* (see Table 3.10-5).

The student population would still be expected to increase by 36 percent. Without development of the 270 student beds assumed for MIMP Projects 301 an 312, the private rental market could experience increased pressure as a result of more students seeking off-campus housing alternatives.

Overall, this alternative would not satisfy the long-term student housing needs which have been identified and could result in either more intensive on-campus development west of 12th Avenue, or further expansion of the University's MIO boundary, which would necessitate another master planning process. It is still possible that these development options would fail to meet the University's projected housing needs and increased pressure on the private rental market could result.

No Action Alternative

The *No Action Alternative* would entail no new plans for construction or renovation of student housing facilities, however, building and renovation projects identified in the existing MIMP could be expected to continue. The only housing project identified in the existing MIMP is **#105 - 1223 E. Cherry Street Redevelopment**, which would provide approximately 159 student beds. The student population would still be expected to increase by 36 percent. Without the additional 159 student beds included for the remaining 6 proposed housing projects, the private rental market could experience increased pressure as a result of more students seeking off-campus housing alternatives.

3.10.4 Mitigation Measures

No housing impacts are anticipated under the *Proposed Action* and no mitigation measures are proposed.

3.10.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse housing impacts are anticipated.

SECTION IV

AMENDMENTS and CLARIFICATIONS to the DRAFT EIS

SECTION IV

AMENDMENTS and CLARIFICATIONS to the DRAFT EIS

This section of the Final EIS contains major amendments and clarifications to the Draft EIS.[1] This list does not include minor edits such as grammatical changes or page number changes. As part of on-going design refinement and in response to comments received concerning the Draft EIS, the following amendments/revisions are provided. Where applicable, these revisions have been incorporated into this Final EIS.

Item	Page Number	Description
1	ii, 1-3, 2-39	The Description of the No Housing Alternative was updated to provide clarification regarding the maximum amount of housing assumed under the Proposed Action and the amount of development assumed to occur under the No Housing Alternative.
2	v	The list of Required Permits/Approvals was updated to include approval of Alley Vacations by the Seattle City Council.
3	1-5, 3.1-10-14, Appendices B and C	The Greenhouse Gas Emissions analysis was revised to reflect clarification regarding the maximum amount of housing assumed under the Proposed Action.
4	1-13, 2-5, 2-15, 2-33, 3.8-33	The projected net increase of parking spaces under the Proposed Action has been reduced from 577 spaces (in the Draft EIS) to approximately 538 spaces (in this Final EIS) in the near-Term (7 yrs). In the Long-Term (8-18 yrs), the projected net increase of parking spaces under the Proposed Action has been reduced from 378 (in the Draft EIS) to 339 (in this Final EIS).
5	1-17, 3.10	Section 3.10, Housing, has been added to this Final EIS to discuss the potential impacts to housing resources within the MIO Boundary and proposed expansion areas.
6	2-13	The *Current Campus Master Planning* process described in Section 2.2.6.2 has been updated with information about the Draft MIMP and Draft EIS review process, comment period and hearing.

[1] The Draft EIS was issued in May 7, 2009.

Item	Page Number	Description
7	2-23, 2-25, 3.4-15	Language has been revised to clarify that portions of the existing Lynn building may be demolished and other portions may be preserved as part of long-term development project #307 under the Proposed Actions.
8	2-28, 2-29	The description of the *Proposed Action* and Figure 2-10 have been updated to reflect the provision of a potential open space in the form of a pedestrian plaza at the main building entrance to the 1313 E. Columbia building (potential long-term project #312).
9	2-29	New language has been added to page 2-29 to describe limitations for development of open space opportunities east of 12th Avenue.
10	2-29, 2-30, 2-33	The description of existing parking spaces currently leased by the University and Figure 2-11 have been revised to include 20 spaces currently leased at the Rianna Building.
11	2-32	Figure 2-12 has been updated to indicate the southern 185-foot segment of the proposed alley vacation between E. Columbia Street and E. Cherry Street is being analyzed under the current MIMP and this Final EIS.
12	2-36	Under the *Proposed Action*, the number of parking spaces assumed to be provided at the 12th & E Cherry Housing project has been revised to 49 spaces (from 88 spaces assumed in the Draft EIS).
13	2-37	A description of the revisions to the Transportation Management Plan has been added.
14	3.2	The language in this section has been revised to indicate that Director's Rule 16-2008 is no longer a *Draft* (as indicated in the Draft EIS) but has been adopted.
15	3.4-10	Figure 3.4-4 has been corrected to indicate the proposed retail/street activating uses at Logan field would be below the playing field.

Item	Page Number	Description
16	3.4-19, 3.4-8, 3.4-38	The building heights east of 12th Avenue assumed under the *Proposed Action* have been changed (including Figure 3.4-5) to the following: • the MIO designation that is proposed along the east-side of 12th Ave. would be MIO-65 ft. from north of E. Marion Street to E. Jefferson Street; the height limit along the east-side of 12th Ave. would be 65 ft.; • the MIO designation that is proposed for the east-half of the block that is bounded by the mid-block alley between 12th Ave. and 13th Ave. and from north of E. Marion St. to north of E. Columbia St. would be MIO-37; the height limit would be 37 ft.; • the MIO designation that is proposed for the south two-thirds of the block that is bounded by E. Marion St., 14th Ave., E. Columbia St. and 13th Ave. would have be MIO-65, however, the height limit that would be a condition for this block would be 55 ft.; • the MIO designation that is proposed for the block that is bounded by E. Columbia St., 14th Ave., E. Cherry St. and 13th Ave. would be MIO-65, however, the height limit for this block would be measured from the mid-point of the block face along 13th Ave. (also corresponds to the 1313 E. Columbia Building); and • the MIO designation that is proposed for the north portion of the east-half of the block that is bounded by E. James Ct., 13th Ave., E. Jefferson St. and 12th Ave. would be MIO-37 ft.; the height limit would be 37 ft.
17	3.4-38	The EIS has been updated to indicate that under the *Proposed Action*, for the areas along the portions of the MIO Boundary that border 14th Avenue and the portion of the MIO boundary that crosses 13th and 14th Avenue between E. Marion Street and E. Columbia Street, a 15 foot setback is proposed for the ground level with a 40 foot setback for the upper levels.
18	3.5-3	Certain assumed building heights east of 12th Avenue under the *Proposed Action* have been revised (Figures 3.5-1, 3.5-2, 3.5-3).
19	3.8-9	The transportation analysis has been revised to identify the signalized intersections of 12th/ Madison, Broadway/ Pike, and Boren/ James as 'high accident locations'.
20	3.8-15, 3.8-35	The transportation analysis has been revised to include updated information regarding the provision of bicycle parking under existing conditions and the Proposed Actions.
21	3.8-16	Table 3.8-12, Percentage of Campus Population Commuting by SOV, has been revised.

Item	Page Number	Description
22	3.8-21	A discussion of the potential traffic impacts of the potential events center at 1313 E. Columbia has been added to the Transportation Section.
23	3.8-35	The Transportation Management Plan has been revised to reflect a minimum transit subsidy of 75 percent of the cost of transit passes for faculty (from 50 percent assumed in the Draft EIS).
24	Section IV, V, VI and VI	This **Section IV** (Amendments and Clarifications to the Draft EIS), **Section V** (Key Issues), **Section VI** (Comment Letters and Written Responses) and **Section VII** (Public Testimony and Responses) have been added as integral parts of this Final EIS.

SECTION V

KEY ISSUES

SECTION V

KEY ISSUES

The Draft EIS was issued May 7, 2009 for a 46-day public comment period. During this timeframe, a DEIS public meeting was held on June 3rd to provide an opportunity for the presentation of verbal comments – in addition to the submittal of written comments. A number of comments (written and verbal) were received that identified several common issues; these have been termed "key issues." Rather than providing a similar response to each comment that raises a key issue, this section of the Final EIS identifies the key issue and provides discussion concerning the common issue raised. Responses to specific key issue comments in *Section VI* and *VII* of this Final EIS refer back to the discussion that is contained in this section.

The following key issues are discussed in this section of the Final EIS:

1. **Zoning and Additional Height Increase East of 12th Avenue;**
2. **The Potential Events Center Use at the 1313 E. Columbia Site;**
3. **Development Along the Edges of the Campus;**
4. **Vacant Parcels – Land Banking; and**
5. **Increase Building Heights in the Core of the Campus.**

1. Zoning and Additional Height Increase East of 12th Avenue

Many written comments and public testimony identified issues related to Seattle University's proposed height increase east of 12th Avenue. In summary, the comments noted concern with regard to:

- blanket area-wide zoning;
- loss of light, increased shadows and loss of privacy;
- noise-related impacts; and
- inconsistency with the scale of the neighborhood.

It is expected that Seattle University will grow throughout the lifetime of the proposed MIMP. Such growth has been considered and is planned for as part of the new MIMP in a manner that minimizes adverse environmental impacts. The City's Major Institution Master Plan process recognizes that a balance needs to occur between "a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.)

As indicated in **Section VI** of this Final EIS, based on comments received on the Draft MIMP and Draft EIS, Seattle University's Final MIMP modifies several development standards that were proposed in the Draft MIMP. These changes include the following:

MIO Designations (see Figure 3.4-5 in **Section III** of this Final EIS)

- the MIO designation that is proposed along the east-side of 12th Ave. would be MIO-65 ft. from north of E. Marion Street to E. Jefferson Street; the height limit along the east-side of 12th Ave. would be 65 ft.;

- the MIO designation that is proposed for the east-half of the block that is bounded by the mid-block alley between 12th Ave. and 13th Ave. and from north of E. Marion St. to north of E. Columbia St. would be MIO-37; the height limit would be 37 ft.;

- the MIO designation that is proposed for the south two-thirds of the block that is bounded by E. Marion St., 14th Ave., E. Columbia St. and 13th Ave. would have be MIO-65, however, the height limit that would be a condition for this block would be 55 ft.;

- the MIO designation that is proposed for the block that is bounded by E. Columbia St., 14th Ave., E. Cherry St. and 13th Ave. would be MIO-65; however, the height limit for this block would be measured from the mid-point of the block face along 13th Ave. (also corresponds to the 1313 E. Columbia Building); and

- the MIO designation that is proposed for the north portion of the east-half of the block that is bounded by E. James Ct., 13th Ave., E. Jefferson St. and 12th Ave. would be MIO-37 ft.; the height limit would be 37 ft.

Structural Setbacks

- street-level building setbacks are proposed along several streets; the setbacks vary based on the specific street frontage and range from 10 ft. to 15 ft. from the right-of-way; and

- upper-level building setbacks of 25 ft. (measured from the street-level setback) are proposed along portions of the west-side of 14th Ave. and the north boundary of the MIO that is between 13th Ave. and 14th Ave.

The University indicates that the height increases that are proposed for portions of the campus east of 12th Ave. are necessary to provide the flexibility necessary to implement mixed-use development (retail, academic and student housing) in this area. Buildings with academic uses now have greater floor-to-floor heights than structures in the past. The reason for this is to allow for flexibility in use, the demands of information technology, and for sustainability. The Final MIMP notes that emerging building types that support a range of sustainable features are frequently taller and narrower structures. This allows for greater natural light and ventilation, improved occupant well-being and decreased heating and cooling loads, as well as providing for more ground-level open space.

One of the EIS alternatives that was evaluated in the Draft EIS and in this Final EIS involves no height increase east of 12th Ave. (***Alternative 4***). That alternative is described in **Section II** of this Final EIS and the environmental impacts of that alternative are noted in **Section III** relative to each of the environmental parameters that are considered in this EIS.

Several comments on the Draft EIS concerned the height limit along 14th Ave., which was proposed in the Draft MIMP and evaluated in the Draft EIS. As noted above, the Final MIMP

(and this Final EIS) indicate that several changes are proposed as part of the Final MIMP, including:

- a conditioned height limit of 55 ft. for the segment of 14th Ave. between E. Columbia St. and south of E. Marion St.;

- a change in the method of height measurement for the segment of 14th Ave. between E. Columbia and E. Cherry Streets; and

- 15-foot street-level setbacks and 25-foot upper-level setbacks (total upper-level setback is 40 ft.) are proposed from south of E. Marion St. to E. Cherry St. **Figure 3.5-1** through **3.5-3** in **Section III** of this Final EIS depict cross-sections between 13th Ave. and 14th Ave.

Several comments on the Draft EIS concerned the height increase associated with properties not owned by Seattle University. Seattle University's Major Institution Master Plan (MIMP) is a land use plan for the University and it is intended to guide both Near-Term and Long-Term development decisions of the institution. In addition, the MIMP will serve as a planning tool for the City and the adjacent community. Conceivably, if a potential height increase is not included as part of an *Adopted* MIMP and is later proposed, such would be considered by the City as an amendment (either Minor or Major) to the *Adopted* MIMP. The MIMP establishes development standards for properties that are owned by the institution. It also establishes development standards for properties within the MIO that are not owned by an institution but are developed with a use that is functionally integrated with, directly related to, or serves the users of the University. Properties not owned by an institution and are not functionally integrated with or related to the institutional use are regulated by the development standards of the underlying zone.[1]

Several comments on the Draft EIS concerned the height limit and the potential for increased shading and a loss of privacy. The modifications to the height limits discussed above are intended to lessen the potential for increased shading and a loss of privacy. Properties proximate to the laundry building or on the west-side of 13th (south of E. Marion St.) are not expected to be affected by the proposed MIMP in that the University has not identified any new near-term development in this area.

Several comments on the Draft EIS concerned the height limit and the potential for increased noise. The Draft EIS and this Final EIS evaluate the potential noise impact based on the proposed MIMP and the alternatives. As indicated by **Figure 2-7** and **Figure 2-8** of this Final EIS, in the area that is bounded by 12th Ave., E. Marion St., 14th Ave. and E. Cherry St. three Near-Term projects are proposed over the next five years and three Long-Term projects are proposed between 7 and 17 years following adoption of the Final MIMP.

[1] Properties that are located within an MIO have two zoning designations – one applies to property that is owned by the institution or is functionally-related to the institutional use (e.g., MIO 50, for example). The other zoning designation applies to properties that are not-owned by the institution (e.g., L-3).

2. The Potential Events Center Use at the 1313 E. Columbia Site

Several written comments and public testimony identified issues related to the Seattle University's potential events center at the 1313 E. Columbia site. In summary, the comments concern:

- noise-related impacts;
- traffic and parking impacts;
- light and glare impacts; and
- bulk and scale.

At present there are no definitive plans to construct an events center on-campus. Such a facility is identified as one of several potential redevelopment options for the 1313 E. Columbia site. Possible uses that are envisioned and described in this Final EIS for that site include: academic uses, student housing and integrated learning, or a University event center. As noted in **Table 2-4** of this Final EIS, redevelopment of that site is intended as a potential Long-Term development that would not be operational until approximately 2027. If and when Seattle University pursues redevelopment of this site, a Master Use Permit (MUP) would be required by the Seattle Department of Planning and Development. Regardless of the use, further environmental analysis may be necessary -- if the proposed development differs from the program; height, bulk and scale that is analyzed as part of this Final EIS; or circumstances in the neighborhood differ substantially.

If the event center option is selected by the University, as noted in this Final EIS, no on-site parking would be provided. Adequate parking, however, would be provided by the University within short walking distance of the facility. In addition, if the event center option is selected, an event transportation management plan would be required by DPD to mitigate identified impacts.

While increased development east of 12th Avenue may result in increased noise levels in the area, no significant noise-related impacts, however, are anticipated. Noise impacts are analyzed in the Draft EIS and this Final EIS in **Section III** (3.3.2).

There are three key components of noise associated with new development: construction-related noise, operational noise and traffic-related noise. Construction-related noise is typically the most disruptive. However, most major noise generating operations associated with building construction occur at the outset of a project (e.g., demolition, earthwork, etc.) and they (as well as other construction-related noise) are temporary in nature. Still, construction-related noise is subject to the City's noise limits.

Operational noise is for the most part associated with building systems (HVAC, etc.) and to a lesser degree pedestrian activity. Noise from building systems, as described in this Final EIS, would be required to comply with the City's Noise Code (SMC 25.08), which establishes levels and durations of allowable daytime/nighttime operational noise. Noise associated with increased pedestrian activity, while at times disruptive, is enforced under the City's nuisance provisions.

Vehicular traffic associated with a project and sounds created by motor vehicles are exempt from the City's Noise Code. As indicated in the noise analysis, traffic volumes on area roadways are expected to increase minimally in conjunction with the proposed MIMP and no

significant impacts are anticipated. The proposed MIMP indicates that in the area east of 12th Avenue existing surface parking would continue during the Near-Term at 1218 E. Cherry and at 1313 E. Columbia (**Figure 2-13** of this Final EIS). In addition, structured parking would be provided in conjunction with the proposed mixed-use development at 1223 E. Cherry (12th & E. Cherry). The Long-Term development would eliminate existing surface parking at 1218 E. Cherry and at 1313 E. Columbia.

Several comments addressed the potential loss of light as a result of an event center at this location. Response 1 (above) addresses the height modifications and setbacks (street-level and upper-level) that are proposed relative to this area of campus. These are aimed at mitigating adverse impacts due to the height of buildings in this area.

Several comments questioned the location of the event center in the east portion of campus, indicating a preference for a more central campus location. Seattle University indicates that in early planning for an event complex a range of on-campus sites were considered but 1313 E Columbia site remains the preferred location.

3. Development Along the Edges of the Campus

Several written comments and public testimony identified issues related to proposed development along the edges of campus. In summary, the comments noted concern regarding:

- pedestrian streetscape improvements; and
- street-activating uses.

In order to effectively respond to these issues, Seattle University reduced proposed height limits in portions of the campus east of 12th Avenue and provided increased street-level and upper-level setbacks. Building setbacks are also proposed along the south boundary of campus. Refer to Response 1 above for further details. Also, details are provided in the Campus and Community Context chapter of the Final MIMP (pgs. 133 – 155). This portion of the Final MIMP contains design guidelines for the campus; proposed campus edge improvements; information pertaining to landscaping, sidewalks, and right-of-way improvements; and specific details pertaining to 12th Avenue and activation of this arterial, including street-level uses.

4. Vacant Parcels - Land Banking

Several written comments and public testimony identified issues related to properties within the University's MIO boundary being acquired and not being maintained. Specifically, the key issues included:

- concern that the University would acquire property within their institutional boundary and not adequately maintain the property, which could adversely affect the character and livability of the neighborhood; and

- concern that non-University-owned property within the MIO boundary could deteriorate as a result of lack of maintenance of the property, since the University could be viewed as the likely buyer.

Seattle University notes that they have been an integral part of this community for nearly 120 years. The University indicates that the character and quality of the campus and adjacent areas is crucial to the wellbeing of not only Seattle University but this area of the City. The University campus and surrounding neighborhoods are the home to University students for often up to four years. In addition, Seattle residents and visitors worldwide come to the University to enjoy performances, attend lectures, tour the botanical gardens, visit the Chapel of St. Ignatius and participate in outreach services that are provided by Seattle University. The University indicates that by its very nature it draws people together. As the University acquires property within its MIO boundary, it remains in the institution's best interest to continue to maintain and utilize that property – not only for the sake of the University but for the benefit of the community-at-large.

Pride of ownership is not something that can be regulated. Circumstances always arise wherein an owner of property through loss of income, health problems or for other reasons is unable to adequately maintain their property. There are other situations, however, in which an owner or absentee owner elects to not continue to maintain their property. In the case of absentee owners, rights have been established for tenants and landlords. Landlords are responsible for keeping the rental unit in a livable condition. "The landlord must keep the structure of the building sound, including stairways, floors, and roofs; keep electrical, heating, and plumbing systems operating safely; supply hot and cold water in reasonable amounts; and exterminate infestations of pests…"[2] Title 22 of Seattle's Municipal Code addresses Building and Construction Codes; Chapter 22.206 pertains to Habitable Buildings. The following are several excerpts from that chapter that relate to physical appearance:

> "A. Every foundation, roof, exterior wall, door, skylight, window, and all building components shall be reasonably weathertight, watertight, damp-free and rodentproof, and shall be kept in a safe, sound and sanitary condition and in good repair.
>
> G. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint or other approved protective covering or treatment.
>
> H. All premises shall be graded and drained, and all premises and structures shall be free of standing water and maintained in a safe condition."

In addition, last autumn, the City Council enacted legislation that allows expedited demolition of derelict properties, as well as legislation that addresses chronic nuisance properties. So through these pieces of legislation and the City's Building and Construction Codes, City leverage does exist to ensure that properties are adequately maintained.

Land banking is often a consideration with regard to Major Institution Overlay boundaries. And while pride of ownership cannot be legislated, safe and habitable building and housing laws do regulate. It is certainly possible that a non-University-owned property within Seattle University's MIO boundary could be allowed to deteriorate by the owner of that property -- with the thought that the University would always be a willing buyer. The University would likely pay fair market value, which conceivably could be influenced by the condition of the property. In addition, development on the University campus is regulated by the Adopted MIMP, which is a long-range plan. If the particular property is not designated as a redevelopment site in the MIMP, for the University to redevelop the property would require a minor or major amendment to the MIMP.

[2] http://realestate.findlaw.com/tenant/tenant-repairs/tenant-repairs-right.html

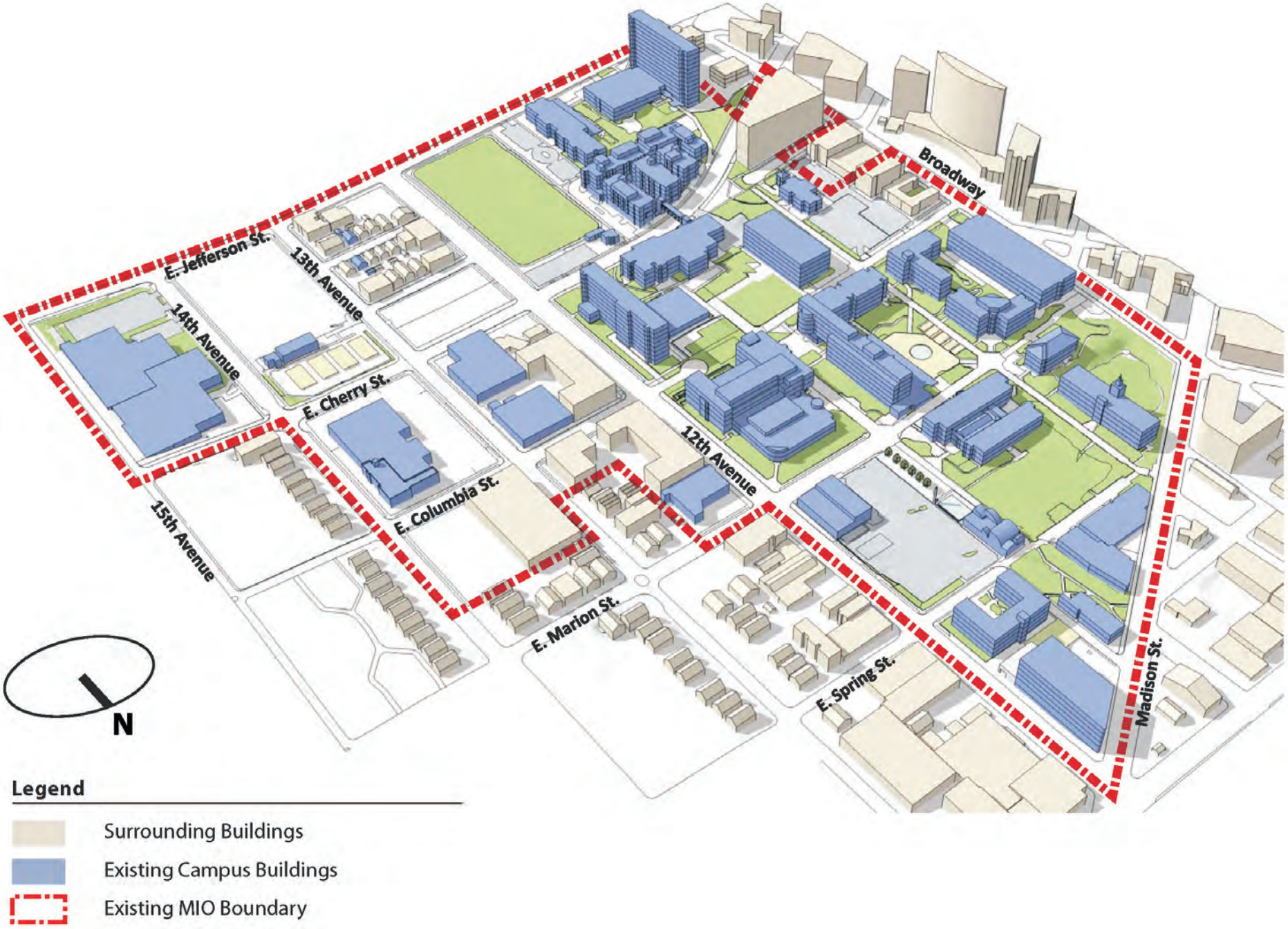
5. Increase Building Heights in the Core of the Campus

Several written comments and public testimony suggested that building heights within the central core of the campus should be maximized. Collectively, the thought seems to be that building height in those areas should be maximized before the height limit is increased in areas of the campus outside the central core.

As depicted by **Figure 2-7** and **Figure 2-8** in **Section II** of this Final EIS, the University is proposing extensive redevelopment and densification internal to the campus. The difference in massing is depicted by **Figure 5-1** and **Figure 5-2**; **Figure 5-1** is an illustrative depiction of existing massing and **Figure 5-2** is a depiction of proposed massing. As noted previously, Seattle University's proposed MIMP would increase the MIO boundary by approximately 2.4 acres with roughly 1.2 acres located east of 12th Avenue. The University also proposes to increase campus development by 2,145,000 sq.ft., which represents the long-term, full build-out associated with this MIMP. As illustrated by **Figure 5-1** and **Figure 5-2**, the majority of new development is proposed for the core of the campus. At full build-out the core of the campus is projected to contain 73 percent of the total campus development.

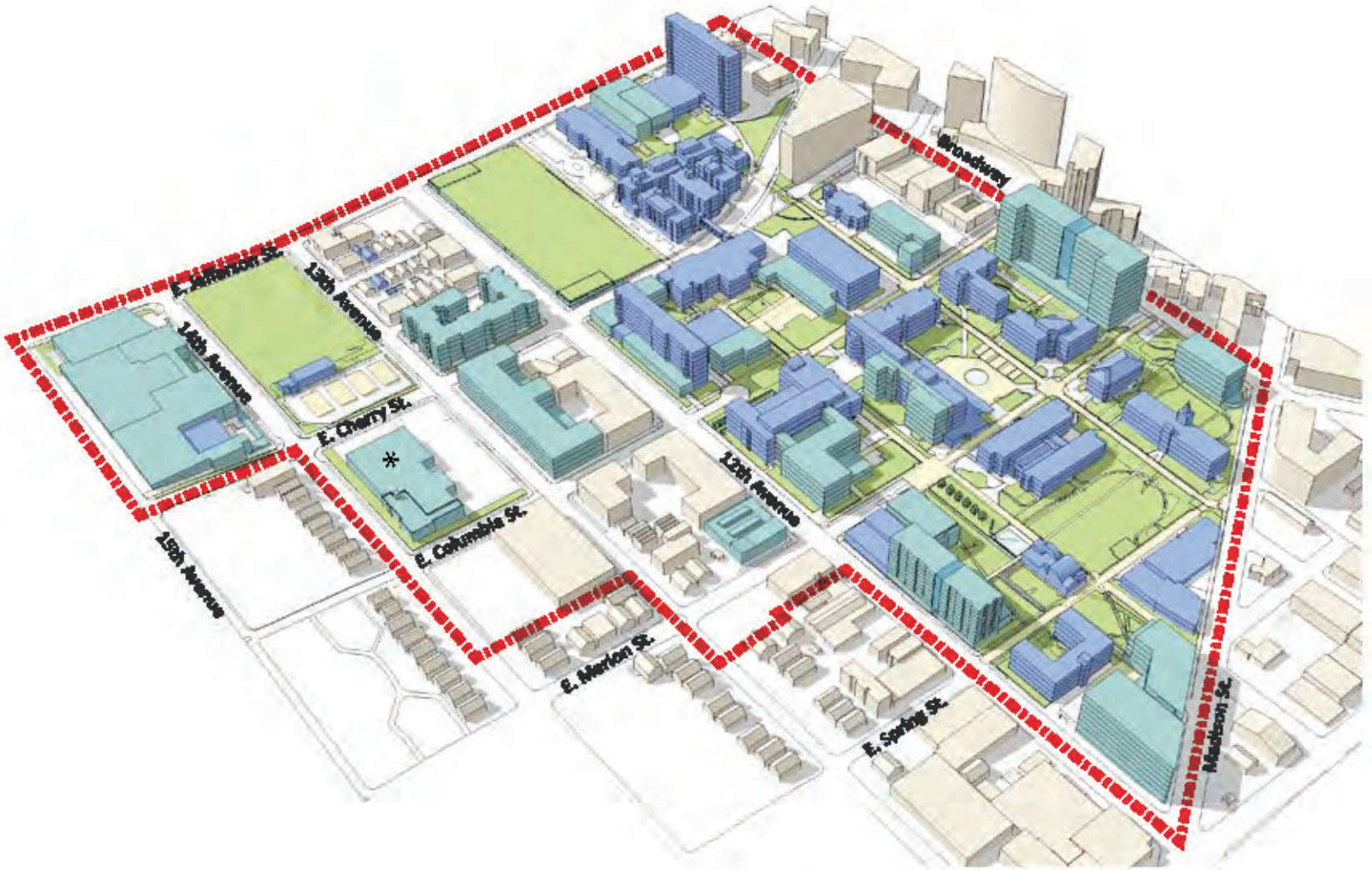
Seattle University indicates that they believe that the boundary and height increases that are proposed as part of the Final MIMP represent the minimum necessary to meet the University's Near-Term and Long-Term development plans. Unlike a major hospital campus that programmatically functions best as part of an interconnected building complex, the goals of a major university are best met with separate buildings interspersed with landscaping and plazas. The density that is planned for the campus core is considered the maximum feasible density. Academic and student life uses benefit from being ground-related. This encourages interaction with the broader campus, strengthening a sense of community overall, and eases movement between classes (large numbers of students cannot be easily transferred between floors using elevators). Some uses, such as housing, administration, and research can function better than academic uses on upper floors. In addition, architectural elements such as clock towers also need greater height. For this reason, projected academic space needs are assumed to generally occur on the first four floors. Functions above four floors are typically residential, administrative and/or research-type uses. The resulting development density proposed in this plan reflects these functional requirements.

While several purposes of the City's Major Institution Overlay District are to "encourage the concentration of Major Institution development on existing campuses" (23.69.002E.) and "discourage the expansion of established major institution boundaries" (23.69.002E.), the City also recognizes that a balance needs to occur between a "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.). In light of that, the City has established a process – the major institution master plan process – wherein "the coordinated growth of major institutions … (is provided)…through major institution conceptual master plans and the establishment of major institutions overlay zones" (23.69.002D.).



Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 5-1** **Existing Physical Development**



N

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

Source: *Mithun, 2011.*

EA | BLUMEN	**Seattle University Major Institution Master Plan Final EIS**	**Figure 5-2** **Proposed Physical Development**

With regard to specific locations on-campus that were cited in the comment where increased building height is encouraged:

- **12th & Spring** – As indicated by Figure 2-7 of this Final EIS, Near-Term development project #202 is proposed for this location and it would contain an estimated 95,000 sq.ft. with a height of 105 ft.

- **Broadway & Madison** – As indicated by Figure 2-8 of this Final EIS, Long-Term development project #308 is proposed for this location and it would contain an estimated 100,000 sq.ft. with a height of 65 ft.

- **Madison at 11th** – As indicated by Figure 2-8 of this Final EIS, Long-Term development project #307 is proposed for this location and it would contain an estimated 75,000 sq.ft. with a height of 105 ft. A building of this height is the maximum allowed in this portion of the campus.

- **Broadway and Columbia** – As indicated by **Figure 2-3** of this Final EIS, while the subject property is located within Seattle University's existing MIO boundary, this property is not owned by the University and the University has no control over subsequent development that may occur relative to this property. Refer also to Comment Letter #6 and #28 in this Final EIS.

SECTION VI

WRITTEN COMMENTS REGARDING the DRAFT EIS and RESPONSES to THOSE COMMENTS

SECTION VI

WRITTEN COMMENTS REGARDING the DRAFT EIS and RESPONSES to THOSE COMMENTS

The Draft EIS was issued May 7, 2009 with public comments due June 22, 2009. During the Draft EIS public comment period, written comment letters and e-mail correspondence were received by the Seattle Department of Planning and Development (as the SEPA Lead Agency) from three public agencies, three organizations and 21 individuals. Each comment letter/e-mail is numbered and included in this section of the Final EIS, together with responses to the comments that they raise.

Agencies

1. Washington State Department of Archaeology & Historic Preservation
2. City of Seattle Department of Transportation

Organizations

3. Seattle University Citizens Advisory Committee
4. Lead Pencil Studio
5. Valencia Capital Management

Individuals

6. Flo Beaumon & John Shaw
7. Debra Blankenship
8. Denise Burnside
9. Scot Carr (#1)
10. K. Scot Carr (#2)
11. Mary Pat DiLeva (#1)
12. Mary Pat DiLeva (#2)
13. Jordan Heitzman
14. Alan Hudson
15. David Mihalyo
16. David Neth
17. Jearl Newman
18. John Oliver Perry
19. Stewart E. Perry
20. Ronald J. Sepkowski
21. Carol Simons (#1)
22. Carol Simons (#2)
23. Ellen Sollod
24. Kenneth Torp
25. Tom Watson
26. William Zosel

Comments Received After the Draft EIS Comment Period

27. Valencia Capital Management

The comment letters follow the sequence noted above. EIS-related comments within each letter are identified by number and responses to the individual comments follow each letter. Several responses identify changes to the Draft EIS and those revisions are described in ***Section IV*** of this Final EIS (***Amendments and Clarifications to the Draft EIS***). Similarly, several comments raise similar or related concerns and these are addressed in ***Section V*** of this Final EIS as (***Key Issues***).

Responses are provided for substantive comments relating to the Draft EIS. Expressions of opinions, subjective statements and positions for or against Seattle University's proposed *Major Institution Master Plan* are acknowledged without further comment.

In addition to receipt of written comments, a public meeting was held on June 3, 2009 as an opportunity for agencies, organizations and individuals to learn more about Seattle University's proposed MIMP and to provide testimony concerning the Draft EIS. A transcript of that meeting, together with responses to the comments raised is included in ***Section VII*** of this Final EIS.

Letter #1

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

May 26, 2009

Ms Lisa Rutzick, Land Use Planner
Department of Planning and Development
Seattle Municipal Tower-700 5th Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

In future correspondence please refer to:
Log: 052609-42-KI
Property: Seattle University Campus
Re: Seattle University Major Institution Master Plan

Dear Ms Rutzick:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Draft Environmental Impact Statement (DEIS) for the Seattle University Major Institution Master Plan. On behalf of the State Historic Preservation Officer (SHPO), I have reviewed the DEIS to assess impacts of the master planning process on significant cultural resources including archaeological sites and historic buildings, structures, objects and districts.

As a result of this review, I am providing the following comments/recommendations.

1. The DEIS text in Section 3.7.2 discusses a few of the buildings to be affected by this proposal. Note is made of the Coca Cola Building at 1313 East Columbia Street and its nomination as a Seattle City Landmark. DAHP supports the building's Landmark nomination and has previously determined the building as eligible for listing in the National Register of Historic Places (see DAHP log # 090297-09-FCC. 1
2. The eligibility status for listing in various historic registers (local, state, national) of the 41 buildings listed in Table 3.7.1 is less clear. The text relates that the Engineering Building has been demolished. It also refers to a DEIS that included an inventory of campus buildings and concludes that "...they have no significant historic or cultural value that warrants City, State or Federal nomination to an historic or landmark register." 2
3. If a survey of campus buildings over 40 years of age has been completed, please forward to DAHP a copy of the inventory forms and survey report completed for that survey project. This information will help us in evaluating the buildings for potential eligibility to the National Register of Historic Places and/or the Washington Heritage Register. 3

4. If not recently completed, DAHP recommends that a comprehensive inventory be conducted of buildings 40 years of age on the Seattle University campus with results of the inventory provided to DAHP and the Landmarks Preservation Board for review and incorporation into our Historic Property Inventory Database as well as into the University's master plan and project planning process. 4
5. Finally, it is recommended that Seattle University undertake a campus-wide historic preservation plan to be incorporated as part of the campus Master Plan. The preservation plan should be completed by a historic preservation professional and include, but not be limited to: University policies, goals, and objectives on preservation of significant properties; strategies for preserving/re-using campus properties found to be architecturally/historically significant; and identification of policies and procedures for incorporating the preservation plan into the University's master and project planning processes. 5

Thank you for the opportunity to review and comment on the DEIS. Should you have any questions, please feel free to contact me at 360-586-3073 or greg.griffith@dahp.wa.gov.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

c: Karen Gordon, City Historic Preservation Officer

RESPONSE TO COMMENTS FROM WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

(Letter #1)

Comment 1

The comment is noted. It is anticipated that Seattle University will consider this comment in planning associated with the building. In addition, the comment will become part of the record that is used by DPD to compile the Director's Report and it will be considered by the University's CAC with regard to the Advisory Committee Report. Both the Director's Report and the Advisory Report will be considered by the City's Hearing Examiner in the recommendation to the City Council.

Comment 2

Since the MIMP is intended to guide campus development for both near-term and long-term projects, **Table 3.7-1** was provided to identify campus buildings that are at least 40 years old -- without regard to the historical significance that may exist concerning any of the structures. Information regarding the Engineering Building (pg. **3.7-2**), as well as other information in that paragraph, was provided within the context of information that was compiled in conjunction with the University's two previous MIMPs.[1]

Comment 3

No comprehensive survey of buildings has been completed for any of the structures noted as being 40 years of age or older on the Seattle University campus.

Comment 4

The comment is noted. Completion of an historical analysis of the 57 buildings that are noted in **Table 3.7-1** as being at least 40 years old would amount to a significant expense at this point in the master planning process. Seattle University's *Major Institution Master Plan* is intended to guide long-term development on-campus. While the need for subsequent campus development has been identified, actual funding for campus development is less well-defined. This Final EIS identifies five buildings that are proposed for demolition either in the Near-Term or the Long-Term. At such time as a specific development is proposed in conjunction with any one of these structures, an historical analysis would be conducted of the building that is proposed for demolition. The focus of that analysis would be to determine potential eligibility for listing in the National Register of Historic Places, the Washington State Register and/or consideration as a City of Seattle Landmark.

Comment 5

The comment is noted and will be considered by Seattle University. However, given the timing of the proposed MIMP, it is unlikely that an historic preservation plan would be incorporated as part of the MIMP.

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[1] Seattle University's first MIMP was adopted by the University and the City in 1986 and the University's second MIMP was adopted in 1997.

June 30, 2009

Seattle University Draft Major Institution Master Plan

Comments on Transportation Management Program (pp. 150-160)

from SDOT's Traffic Management Division

TMP COMMENTS

1. **Reference throughout the document to "SOV:"** Consider including a definition or changing the term from "SOV" to more user-friendly "drive alone." 1
2. **Page 151, Spectator sports facility**: Seattle University must develop a separate TMP for this facility and a plan for managing transportation, traffic and parking and submit it to the City of Seattle for review. 2
3. **Page 151, Development Standards for Long-Term Parking;**
   Page 154, Transit Strategies: 1c
   Page 155, Transit Strategies: 1a, 1b Research has found that providing parking discounts to carpools can be counter-productive to reducing private auto use. Carpool parking discounts can shift commuters from alternatives such as public transportation to commuting by automobile. Car and vanpoolers appreciate being rewarded with preferred parking locations. Reconsider carpool discount and instead focus on vanpool and transit subsidies. 3
4. **Page 152 paragraph 2, below the table**: "The goals for faculty…" By "goals," does the proponent mean reduction in SOV (drive alone rates) or something else? Please specify the goals. 4
5. **Page 153, 1.** If transit ridership decreases, consider increasing transit subsidy and/or charging non-vanpool vehicles the market rate for parking. 5
6. **Page 154 and throughout document**: Suggest eliminating the reference to "ZipCar," which is a commercial brand. Substitute the generic term, "carshare." 6
7. **Page 154, Transit Strategies 1a, b**: Where appropriate, please specify details such as "one-zone peak," other transit agency fares, and the new ORCA pass. 7
8. **Page 154, Transit Strategies 2d**; The City would require SU to include these analyses as an attachment to the annual TMP report. 8
9. **Page 154, Transit Initiatives 2**: Bus It program added? Or "continued?" (See Transit Strategies 2) 9
10. **Page 155, Bicycle Strategies 2b., Page 156, Pedestrian Strategies 2b**: In managing the SOV parking pass benefit, please consider enforcement and prevention of abuse. 10
11. **Page 155, HOV Initiatives 1**: Increasing the subsidy for van-share and van-pools appears to conflict with HOV Subsidy Page 155, 1.c., which calls for subsidizing Vanpool and Van-share riders at the same rate as transit riders and SU's proposal to decrease transit subsidies (Page 153). Please clarify. 11

12. **Page 155, Bicycle Strategies 2.d**. Please provide detailed reporting of this in annual TMP reports. 12
13. **Page 156, Institutional Policies, Strategies 2**, Please include long-distance learning. 13
14. **Page 157, Parking Strategies 1a**: Research has found that charging market rates for parking is the greatest deterrent to driving alone. Consider restructuring parking rates for both short- and long-term parking to achieve desired goals. 14
15. **Page 157, Parking Strategies 1d**: Federal, state and local governments regard and treat motorcycles and scooters as drive-alone vehicles (SOVs). Many models pollute more than some sport utility vehicles. While charging motorcycles and scooters less to park because they require less space makes sense, it is not a strategy for reducing private vehicle use or emission levels. 15
16. **Page 157 Parking Initiatives 1**. A paid parking rate that is only marginally higher than the cost of a bus pass does not incent auto drivers to use transit. Consider charging the prevailing market rate for parking. 16
17. **Page 157 Parking Strategies 1b and Parking Initiatives 3**. What does the proponent mean by "...providing its residents with ...access...to transit passes?" Are residents not entitled to the same transit pass discount? 17

RESPONSE TO COMMENTS FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION
(Letter #2)

Comment 1

The references to SOV (single occupant vehicle) are consistent with the Director's Rule governing transportation management plans and the Seattle Municipal Code (SMC 23.54.016) requirement for a SOV goal as part of a transportation management plan.

Comment 2

At present there are no definitive plans to construct a sports facility on-campus – such a facility is one of several potential redevelopment options for the site. Uses for this site that are envisioned and described in this Final EIS include redevelopment for: academic uses, for student housing and integrated learning, or as an event center for the University. As noted in **Table 2-4** of this Final EIS, redevelopment of this site is intended as a potential **Long-Term Development** that would not occur until 2027. If and when Seattle University pursues redevelopment of this site, a Master Use Permit (MUP) would be required by the Seattle Department of Planning and Development. Regardless of the use, further environmental analysis may be necessary if the proposed development differs from the program, height, bulk and scale that is analyzed as part of this Final EIS. Given the intended timing of that redevelopment project, it is likely that if an event center is proposed, an event transportation management plan would also be required to mitigate identified impacts.

Comment 3

The Transportation Management Plan (TMP) attempts to offer a wide range of commuting options and incentives for preferred alternatives that meet the commuting needs of the campus population. For many members of the Seattle University community, carpooling is the alternative that works best for them because of shared schedules or a lack of rapid transit access between their homes and the campus. While Seattle University is well served by public transit, recently many of the routes have been at capacity resulting in problems with riders being passed-up when coaches are full. With the addition of light rail access and the proposed First Hill Streetcar in the near future, capacity should increase resulting in increased transit use. The University indicates that it reviews its subsidies for all travel modes on a regular basis and adjusts them on a regular basis to ensure that the trip reduction program and parking program are managed effectively.

Comment 4

The SOV goal for each population group is described in the Final MIMP (page **155**). That information is also presented in this Final EIS (page **3.8-39**).

Comment 5

The comment is noted. There are no indications that transit ridership will decrease. With future access to the light rail system it is anticipated that ridership will increase.

Comment 6

The comment is noted. The term 'Zip-Car' has been removed and 'carshare' added in its place.

Comment 7

The comment is noted.

Comment 8

The comment is noted.

Comment 9

The bus-it program is a continuing program.

Comment 10

The SOV parking pass program that allows transit or other HOV commuters occasional SOV parking privileges is closely monitored and controlled by the limited issuance of permits to prevent abuse.

Comment 11

The program will place vanpool subsidies so that they are at the same level as transit subsidies. The current program limits the subsidy to the limits of a two-zone transit subsidy.

Comment 12

The comment is noted.

Comment 13

Long distance learning is included in the revised TMP program that is noted in the Final MIMP (pg. **159**) and in this Final EIS (pg. **3.8-36**). In addition, see the Institutional Policies section of **Table 3.8-22** that is contained in this Final EIS.

Comment 14

Parking rates are evaluated on an annual basis to ensure that parking rates are no less than 75 percent of non-medical parking rates east of Broadway. Seattle University parking rates tend to be much higher than the minimum requirement. If rates were set at market rate it would likely encourage users to park off-campus, which could adversely affect the availability of neighborhood on-street parking. The management goal is to maintain rates at a high enough level to discourage SOV use, but not so high as it forces users to park off-campus.

Comment 15

The comment is noted.

Comment 16

See response to Comment #14.

Comment 17

Students that live on-campus by definition do not commute and, therefore, do not create a significant number of SOV trips on local roadways during peak traffic periods (AM and PM). To provide all resident students with transit passes would be costly and would not substantially affect the number of trips that the campus as a whole generates. In order to provide resident students with access to off-campus destinations, a pool of transit passes is maintained for resident student use. These passes are 'checked out' on an as-needed basis and they provide an effective alternative for resident student travel in the area.

City of Seattle

Gregory J. Nickels, Mayor

Department of Neighborhoods
Connecting people, communities, and government

Stella Chao, Director

SEATTLE UNIVERSITY MAJOR INSTITUTIONS MASTER PLAN CITIZENS ADVISORY COMMITTEE

July 14, 2008

Diane Sugimura, Director
Department of Planning and Development
PO Box 94649
Seattle, WA 98124 - 4019
Attn: Lisa Rutzick

Michael Kerns
Vice President Facilities Administration
Seattle University
901 12th Avenue
Administration Building # 117
Seattle, WA 98122

RE: Seattle University Major Institutions Master Plan Citizens Advisory Committee Comments and Recommendations Concerning the Draft Seattle University Major Institutions Master Plan and Preliminary Draft Environmental Impact Statement for Seattle University

Dear Ms. Sugimura and Mr. Smith,

In accordance with SMC 23.69.032.D(11), the Seattle University Major Institutions Master Plan Citizens Advisory Committee (CAC) submits the following comments on the Draft Major Institutions Master Plan (DMIMP) and the Draft Environmental Impact Statement (PDEIS).

The CAC focused on the physical features of the proposed plan – the height, bulk, and scale. The CAC directed its efforts to what the proposed expansion would look like and how it would impact the neighborhood. We care about the scale and position of the buildings; the setbacks and open space; parking; and impacts such as traffic. We believe it is our role to balance the growth of the institution with long term compatibility of the surrounding neighborhoods consistent with SMC 23.69.025.

Many of the CAC's comments relate to the proposals to increase development east of 12th Avenue. This is a particularly sensitive area as it abuts a lower density residential neighborhood.

To that end we offer the following specific comments:

Concerning the Objectivity of the EIS, Overall Direction of Development and Alternative Evaluation

Concerns were expressed by various member of the CAC that in some portions of the DEIS the evaluation appeared to hold back from a full evaluation of some of the negative impacts of the proposed actions, and especially the apparent decision to forgo greater density on the Central Campus in favor of greater development and expansion of boundaries to the east of 12th Avenue.

The CAC was presented with information concerning past City and University plans and intentions concerning the use of the areas east of 12th Avenue. Those presentations indicated that initial planning in the 90's was based, at least in part, on the desire to allow development of the University's Athletic Complex, east of 12th with a strip along Columbia as a connecting corridor. The areas east of 12th were viewed as a transition zone and attention was focused on the more intensive development of the Central Campus west of 12th. The present proposal appears to subtly shift this focus. Through regularization of the boundaries, and particularly through increases in the proposed height of development east of 12th, it is clear that the area is now being seen more as a true extension of the Seattle University Campus, rather than an ancillary area.

The CAC does not necessarily object to this proposed direction. Accommodation of additional development east of 12th may be necessary and there may be benefits from new development. However, the concomitant increase in development densities and heights will have a greater impact on the adjacent lower-density neighborhood and should not be done without a full evaluation of both the impacts and the possible alternatives. The CAC concluded that the EIS did not go far enough in evaluating these alternatives and impacts and that without additional evaluation, the ultimate decision makers might lack proper information to make their decision. Therefore the CAC formally forwards the following comment and recommendations:

Recommendation (Comment) 1

The Plan and Final Environmental Impact Statement should be amended to provide more justification for and evaluation of the boundary and height expansions and to address the community's interest and City's Policies to concentrate height increases toward the Center of Campus and the desire to constrain most institutional development within existing MIO boundaries. This should specifically include analysis of the ability to satisfy SMC standards by increasing the density of development in the core of the existing campus and specifically including at (a) 12th and Spring, (b) Broadway and Madison, (c) Madison at 11th, (d) Broadway and Columbia (vacant building site). 1

Concerning Boundary Expansions

Seattle University has proposed boundary expansion in three areas: 1) along the east side of Broadway from about mid-block between E Cherry and E Columbia Streets to E Jefferson Street; 2) along the north side of E Marion Street from 12th Avenue to 13th Avenue; and 3) the east side of 13th Avenue from E Marion Street to the existing MIO boundary north of E Columbia Street. The CAC carefully reviewed each of these boundary expansions.

The Major Institutions code stated that one of the purposes of the establishment of this process is to "discourage the expansion of established major institution boundaries". In general, the CAC has worked

under the assumption that boundary expansions, while clearly allowed, should be granted only where other alternatives to develop within the previously determined MIOs are not desirable or available. Expanding boundaries should generally be considered when no other alternative exists.

In evaluating the proposed expansions, the CAC had no objections to the regularization of the boundaries along Broadway or the inclusion of the east side of 13th Avenue from E Marion Street to the existing MIO boundary north of E Columbia Street, however, considerable discussion focused on the second area (the north side of E Marion Street from 12th Avenue to 13th Avenue). Seattle University's rationale for this expansion is to maintain control over all four corners of this intersection as they view this as their major entry. The following comment was put forward out of concern that institutional uses at street level might impair retail activity in a business district.

> The Seattle University Draft Master Plan should be amended to delete that portion of the proposed boundary expansion east of 12th Avenue that includes the Photographic Center and its adjacent parking lot.

The CAC evenly split over this issue and it is, therefore, not a formal recommendation at this point; however, this issue will clearly be the subject of additional discussion in the future.

While the CAC could not reach a formal position concerning the desirability of expanding the boundary to include the Photographic Center, there was consensus that the vitality of 12th Avenue would best be promoted by the placement of non-university uses along the 12th Avenue Street front in this location. Therefore, the CAC offers the following comment.

> Recommendation (Comment) 2
>
> In the event that Seattle University acquires the property presently owned by the Photographic Center, the four uses must be required to comply with the provisions of the 12th Avenue Plan and that they be non-university retail or retail like uses through lease or other arrangements with private owners.

2

Concerning Height Limits

Under the proposed plan, new (increased) MIO heights are proposed generally in two areas: 1) Along Broadway between Columbia and Jefferson, and 2) generally in the area east of 12th Avenue. The CAC has taken no issue with the proposed increase along Broadway, and there is general support for the MIO 160 and MIO 90 for those areas. However, a great deal of concern was raised regarding the changes east of 12th.

The CAC carefully evaluated the proposed heights east of 12th Avenue. SU proposed that all but a small portion along the west side of 13th Avenue north to E Columbia Street be changed from MIO 37 and 50 to MIO 65. In two areas this would represent a change from 37 foot maximum height to 65 feet: 1) the area bounded approximately by 13th Avenue, 14th Avenue E Cherry and E Marion Streets (1313 East Columbia Street and the adjacent privately owned laundry to the north); and 2) the area bounded by the rear lot lines of lots fronting 12th Avenue, 14th Avenue, E Jefferson Street and James Court (Barclay Court Area). The CAC carefully evaluated the proposed heights for both areas. In each case, the CAC is recommending that the proposed heights be reduced.

1313 E Columbia and Adjacent Block to the north.

The greatest attention was given to the 1313 E. Columbia Block and the block immediately north. Seattle University is proposing possible development on the 1313 E Columbia Street Block for either housing, academic or event center development. They have clearly indicated that they consider this site as the only appropriately sized parcel for development of a sports arena to accommodate their resurgent basketball program, and wish to maintain the flexibility to accommodate this possible use.

Both CAC members and abutting residents have expressed concerns. The site lies across 14th Avenue from residential uses and the proposed 65 foot heights will impact these properties through increase shadowing and possible traffic impacts. In addition, the landmark designation of the former Coca Cola Bottling Plant at 1313 E. Columbia on the site further complicates future use. Nonetheless, after careful evaluation, the CAC is recommending that the proposed height increases be mitigated through the adoption of the restrictions shown in Recommendation 3.

Recommendation (Comment) 3

The Seattle University Draft Master Plan should be modified as it applies to the blocks between 13th and 14th Avenues, E Cherry and E. Marion Streets as follows: 1) to designate the block occupied by the old Coca Cola Bottling Plant MIO 65 as a flat plane measured from the mid-block along 13th Avenue with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14th Avenue street front; and 2) to designate the block north of E Columbia and occupied by the Laundry Facility as MIO 65 conditioned to no greater than 55 feet with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14th Avenue street front and the north boundary of the proposed MIO between 13th and 14th Avenues.

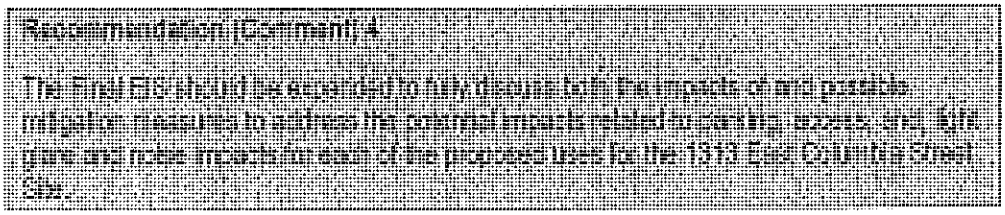
3

The following is an illustration of the heights and setbacks as they would be applied to the block occupied by the old Coca Cola Bottling Plant (1313 E. Columbia).

Graphic Deleted for ease of e-mail reviews

This recommendation was adopted after considerable discussion by the CAC on a 6 to 3 vote. There clearly was, and remains, considerable sentiment for greater reductions in heights in these blocks and a clear majority of comments from adjacent residents were in opposition to the increased heights.

Many CAC members concluded that the most problematic use for this site may be the possible event center. If constructed, the event center would accommodate events (sporting and others) with attendance of up to 5,000 persons. Events of that size have the potential of generating significant parking, noise, light and glare impacts on the surrounding neighborhood, but, the event center option for 1313 E. Columbia is not addressed in terms of its potential impacts for noise, land-use, traffic or parking in any significant way in the EIS.

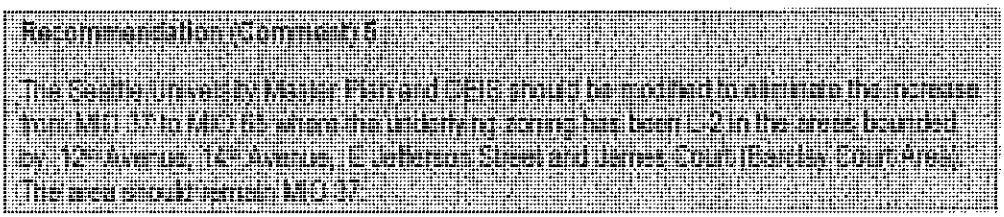


4

Transportation and parking issues related to this use are a particular concern. If the 5000-seat venue does come to fruition then a systematic parking and transportation plan will be required related to moving patrons to and from events, as this use might drive the need for the construction of additional parking.

Barclay Court Area

This area is an anomaly. In essence it is a single standard block, split into three sub blocks by James and Barclay Courts and developed with small homes on small lots. Seattle University incorporated this area in its MIO in its last Master Plan with the intention or using homes for student and faculty housing. Seattle University has acquired the northern ½ of this area and plans a major student housing project for that site. The remainder of the area is in private ownership; and the University is proposing no immediate or long-term use of the area. For this reason the CAC has determined that there is no immediate need for this height increase across the whole of these blocks. However, it was agreed that the lots currently designated NC2-40 could be up-zoned to MIO 65 to align with heights proposed along the east side of 12th Avenue within the proposed campus boundaries.



5

Remaining Blocks East of 12th

For the remaining blocks east of 12th, including the 12th Avenue streetfronts, the CAC makes no formal recommendation and accepts the proposed height increase.

Concerning the Design Along the Edges of the Campus-

The interface between the community and Seattle University is one of the most important elements of this plan for the CAC. It has been noted that in many ways the University has turned its back to the community and focused inward. This is apparent in the treatment of Jefferson, Broadway and Madison where, with a few notable exceptions, the street front is dominated by the rears of buildings. For many years, 12th Avenue was treated similarly. However, recently Seattle University has done a much better job orienting its buildings in ways that help activate 12th Avenue, and current projects that are in the works appear to follow this trend.

The proposed master plan builds on recent changes and includes design guidelines and a campus context study for 12th Avenue. The CAC strongly commends them for this effort and commitment to better design of this boundary and recommends that a similar effort be undertaken for all of the campus boundaries.

Recommendation (Comment) 6

The Seattle University Major Institution Master Plan should be amended to include a package of pedestrian streetscape improvements along 13th Avenue between Cherry and Marion, and possibly along 14th Ave between Cherry and the north boundary of the MIO mid-block between E. Columbia and E Marion Streets, and to include urban design strategies and community context evaluations similar to that completed for 12th Avenue for both Madison Street and Broadway

6

Recommendation (Comment) 7

The Seattle University Major Institution Master Plan should give a priority to streetfront improvements and the pedestrian experiences along its principle campus boundaries with the public realm separate and distinct from the design of individual buildings and including further definition of the nature and quality of street front improvements.

7

Concerning the Preservation on Housing Opportunities

It is City policy a. "to encourage preservation of housing opportunities, especially for low income persons, and to ensure that persons displaced by redevelopment are relocated." and b. "proponents of projects shall disclose the on-site and off-site impacts of proposed projects upon housing, with particular attention to low-income housing."

The proposed boundary expansion on 13th Avenue south of E. Marion includes at least 18 units of existing housing, yet there appears to be no mention in the DEIS of any plan to replace the housing. In addition, the proposed boundary expansion on 13th Ave. north of E. Marion includes undeveloped lots with a zoned capacity for at least 8 additional housing units. The DEIS also appears to forgo any discussion of the possible impacts of the loss of this housing opportunity.

Recommendation (Comment) 8

The Final EIS should be expanded to fully evaluate the impacts of the loss of existing housing and housing development opportunities related to the Seattle University Master Plan

8

Concerning Open Space – Particularly East of 12th.

The Community Advisory Committee previously noted that the existing Seattle University campus serves an important function as an urban oasis in the neighborhood and that while the proposed plan envisions the greatest height, bulk and scale changes east of 12th Avenue, no formal open space is identified for that area.

Seattle University has identified a small plaza related to a possible adjacent building as its contribution to open space east of 12th Avenue. This does not appear to be a significant action and consideration should be given to a greater effort in this regard. Seattle University should strive to identify additional locations for possible central open spaces in the area east of 12th Avenue.

Recommendation (Comment) 9

In those areas east of 12th Avenue, in any case where Seattle University proposes an increase in the over-all density of land east of 12th, Seattle University should provide more open space, green space or other public benefit features that are currently proposed in the Major Institutions Master Plan.

9

Concerning the Proposed Street and Alley Vacation Immediately East of Broadway

The vacation of the E. Columbia Street stub approximately 125 feet east to the north-south alley running south from Columbia to E Cherry Street and the vacation of that alley presently provides access to property not owned by Seattle University for both deliveries and patient access. It appears that Seattle University has no intention of pursuing this vacation so long as the Northwest Kidney Center was operating in that location. Given this the CAC discussed the following possible recommendation (comment):

The Seattle University Major Institution Master Plan should be amended to clearly state that the potential vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10th Avenue Right-of-way and the connecting alley south to E Cherry Street shall be pursued by Seattle University only in the event that the University acquires all properties accessed by this street end and alley.

However, members of the CAC expressed their belief that alley vacations have been increasingly difficult to obtain in Seattle and that there are adequate protections in place to prevent SU from obtaining an alley Vacation if an adjacent owner objected. No vote was taken.

Concerning the Transportation Management Plan

The TMP for the draft plan and its analysis in the DEIS states that there will be a significant reduction in SOV commuters. Yet, the strategies outlined are not much different from those in the old TMP.. Seattle University has proposed a goal in their TMP or a 35% SOV use rate. This is ambitious and the TMP needs to more clearly identify additional actions that Seattle University is prepared to take to achieve the 35% SOV rate in such a short period of time?

Recommendation (Comment) 10

The transportation section of the MIMP and EIS should provide more detail on the institution plans to achieve the significant SOV use reduction promised for faculty/staff and commuter students.

10

The TMP is heavily weighted toward continued automobile travel and associated parking needs. Although, a 'Transit Element' is covered (EIS Table 3.8.22), there seems to be very little in the 'strategies' column that provides information (a plan) on how the university will improve transit ridership percentages (currently 22% for students and 34% for faculty and staff

Recommendation (Comment) 11

The Plan and EIS should include a greater commitment to use of mass transit, including additional transportation and parking management strategies.

11

We would like to acknowledge the openness of Seattle University and its consultants, Mithun, Blumen Consulting Group and Transportation Solutions, Inc. in discussing the issues raised, and the questions asked, by the CAC. At all times during the review of the Drafts of the MIMP and Major Institution Master Plan, the SU team was forthcoming and frank in their comments to the CAC.

Sincerely,

Electronic Copy
Final with Signature on file with the City of Seattle Department of Neighborhoods

John Savo, AIA
Chair

RESPONSE TO COMMENTS FROM THE SEATTLE UNIVERSITY CITIZENS ADVISORY COMMITTEE

(Letter #3)

Comment 1

Seattle University indicates that they believe that the boundary and height increases that are proposed as part of the Final MIMP represent the minimum necessary to meet the University's Near-Term and Long-Term development plans. Unlike a major hospital campus that programmatically functions best as part of an interconnected building complex, the goals of a major university are best met with separate buildings interspersed with landscaping and plazas. The density that is planned for the campus core is considered the maximum feasible density. Academic and student life uses benefit from being ground-related. This encourages interaction with the broader campus, strengthening a sense of community overall, and eases movement between classes (large numbers of students cannot be easily transferred between floors using elevators). Some uses, such as housing, administration, and research can function better than academic uses on upper floors. In addition, architectural elements such as clock towers also need greater height. For this reason, projected academic space needs are assumed to generally occur on the first four floors. Functions above four floors are typically residential, administrative and/or research-type uses. The resulting development density proposed in this plan reflects these functional requirements.

While several purposes of the City's Major Institution Overlay District are to "encourage the concentration of Major Institution development on existing campuses" (23.69.002E.) and "discourage the expansion of established major institution boundaries" (23.69.002E.), the City also recognizes that a balance needs to occur between a "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.). In light of that, the City has established a process – the major institution master plan process – wherein "the coordinated growth of major institutions … (is provided)…through major institution conceptual master plans and the establishment of major institutions overlay zones" (23.69.002D.).

With regard to specific locations on-campus that were cited in the comment where increased building height is encouraged:

- **12th & Spring** – As indicated by **Figure 2-7** of this Final EIS, Near-Term development project #202 is proposed for this location and it would contain an estimated 95,000 sq.ft. with a height of 105 ft.

- **Broadway & Madison** – As indicated by **Figure 2-8** of this Final EIS, Long-Term development project #308 is proposed for this location and it would contain an estimated 100,000 sq.ft. with a height of 65 ft.

- **Madison at 11th** – As indicated by **Figure 2-8** of this Final EIS, Long-Term development project #307 is proposed for this location and it would contain an estimated 75,000 sq.ft. with a height of 105 ft. A building of this height is the maximum allowed in this portion of the campus.

- **Broadway and Columbia** – As indicated by **Figure 2-3** of this Final EIS, while the subject property is located within Seattle University's existing MIO boundary, this property is not owned by the University and the University has no control over subsequent development that may occur relative to this property. Refer also to Comment Letter #6 and #28 in this Final EIS.

Comment 2

Creating a vibrant 12th Avenue is a key consideration of Seattle University's Final MIMP. The MIMP identifies a range of proposed urban design strategies and design guidelines that the University will pursue to enhance that segment of 12th Avenue that is located within Seattle University's MIO boundary. These are described on pgs. 133 – 155.

The Final MIMP and this Final EIS include the current location of the Photographic Center Northwest within the proposed MIO Boundary Expansion areas. The Final MIMP (pg. 142) has been revised with the following language to more clearly state the University's intent for redevelopment of this site:

> "For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47.005.D1. The university will endeavor first to fill this space with non-university retail, cultural, or retail-like uses. If the space is occupied by the university, additional art gallery or museum uses shall not be allowed."

Refer to information contained in the Campus and Community Context chapter of the Final MIMP (pgs. 133-155) concerning urban design strategies for the 12th Avenue corridor.

Comment 3

See Response 1 of **Section V**, Key Issues, of this Final EIS regarding building heights and zoning designations for the areas east of 12th Avenue.

Seattle's Major Institution Code (23.69) authorizes designated major institutions, as part of the Major Institution Master Plan, to modify development standards associated with physical development within the Major Institution Overlay district. The development standards contained in an *Adopted* MIMP supersede the development standards of the underlying zone.

As depicted by pg. 108 of the Final MIMP and **Figure 3.4-5** in this Final EIS, Seattle University proposes that the height limit of the 1313 E. Columbia St. block be 65 ft., measured as a flat plane at the mid-point of the block along 13th Avenue between E. Cherry St. and E. Columbia St. Also depicted on pg. 108 of the Final MIMP and in **Figure 3.4-5** in this Final EIS, the University proposes that the height limit of the 1300 E. Columbia St. block be 55 ft.

The setback requirements for the 1313 E. Columbia St. block (former Coca-Cola Building) and 1300 E. Columbia St. block (existing Laundry Services Building) have been clarified in the Final MIMP and this Final EIS, as outlined below.

- New construction associated with the 1313 E. Columbia site would maintain a 15-foot setback from the west boundary of the 14th Avenue right-of-way at street level and would maintain an upper-level setback of an additional 25 ft. (40 ft. from the 14th Avenue right-of-way) beginning at a height of 40 feet above street level (see Final EIS pg. **3.4-38** and Final MIMP pg.113).

- New construction associated with the 1300 E. Columbia St. block would maintain a 15-foot setback from the west boundary of the 14th Avenue right-of-way at street level and would maintain an upper-level setback of an additional 25 ft. (40 ft. from the 14th Avenue right-of-way) beginning at a height of 40 feet above street level. In addition, new construction would maintain a 10-foot setback from the east boundary of the 13th Avenue right-of-way at street level. Along the north property line, it is proposed that new construction on the 1300 E. Columbia block maintain a 15-foot setback from the north property line at grade level and maintain an upper-level setback of an additional 25 ft. (40 ft. from the north property line) beginning at a height of 40 feet above grade level. (see Final EIS pg. **3.4-38** and Final MIMP pg.113).

Comment 4

See Response 2 of **Section V**, Key Issues, of this Final EIS.

Potential impacts relative to parking, access, light/glare and noise are analyzed in this Final EIS relative to the possible range of uses associated with the 1313 E. Columbia St. site.

Comment 5

See Response 1 of **Section V**, Key Issues, of this Final EIS.

As shown on **Figure 2-3** of this Final EIS, Seattle University currently owns the northern third of this block and two parcels within the lower two-thirds of this block (the location of Kolvenbach 1217 and 1220).

As depicted on pg. 108 of the Final MIMP and **Figure 3.4-5** of this Final EIS, the University proposes that the height limit in the lower two-thirds of this block (the Barclay Court area) (13th Ave., 14th Ave., E. James Ct., north of E. Jefferson) remain at 37 ft.

Comment 6

See Response 3 of **Section V**, Key Issues, of this Final EIS.

The Final MIMP has been revised to include design guidelines relative to campus edge improvements (pgs.134 - 147). Segments of 13th Avenue and 14th Avenue are included in this discussion. The information includes streetscape, sidewalk improvements, and right-of-way improvements.

Comment 7

See Response 3 of **Section V**, Key Issues, of this Final EIS.

Refer to response to Comment 6.

Comment 8

An analysis of ***Housing*** has been provided as part of this Final EIS (**Section 3.10)**. As indicated, Seattle University currently provides housing for approximately 1,750 students within the MIO boundary.[2] In addition to University-sponsored student housing, within the University's existing MIO boundary are 17 privately-owned single family and multi-family residential buildings representing a total of approximately 206 dwelling units. Indications are that the existing single-family structures within the existing MIO boundary no longer house single-family residents. Within the proposed MIO boundary expansion areas there are 9 residential buildings containing an estimated 20 dwelling units.

As noted in **Section 3.10** of this Final EIS, no loss of existing privately-owned housing would occur -- either within the existing MIO boundary or the proposed MIO expansion areas -- as a result of implementation of the University's proposed MIMP. In order to meet the University's master plan goals (discussion beginning on pg. 24 of the Final MIMP), additional student housing is proposed, amounting up to approximately 1,239,000 sq.ft. [1,923 – 2,806 beds].

The Final MIMP depicts the nature, character and location of future development within the University's existing and proposed MIO campus boundaries. None of the properties that currently provide privately-sponsored housing are identified in the Final MIMP as a site for future campus development. While two single family structures are located on E. Marion St. in the vicinity of two sites that are identified as open space (one site is "planned" and the other is "possible") in the Final MIMP, no long-term impacts to these structures is anticipated as a result of implementation of the proposed MIMP. Therefore, no loss of existing housing opportunities is anticipated as a result of Seattle University's proposed MIMP. If in the future a specific project is proposed for an area within the University's MIO boundary that presently contains privately-owned residential uses, determination will be made by DPD as to whether a MIMP amendment and additional environmental review would be required.

Comment 9

The comment is noted. Final MIMP and Final EIS have been updated to show the provision of open space in the form of a pedestrian plaza at the main entrance to the proposed 1313 E. Columbia building. Unlike the core of the campus with vacated streets, the grid system of existing streets located east of 12th Avenue limits opportunities for open space while maintaining adequate developable area for the University. It is Seattle University's intention to contribute to a high-quality urban landscape as part of all new campus development. Pg. 127 of the Final MIMP and **Figure 2-10** of this Final EIS depict future open space – planned and/or possible -- within the proposed MIO boundaries. As shown, two open spaces are planned – one south of E. Marion St. between 12th and 13th Avenues and the other mod-block along the east-side of 12th Avenue between E. Cherry and E. Jefferson Streets. Three additional open spaces may be possible; these are University-owned properties within the proposed MIO boundary and they include: a site at the northwest corner of 15th Avenue & E. Jefferson Street, a site within the 1313 E. Columbia block, and a site in the northeast corner of the block bounded by 12th and

[2] An additional 27 student beds are contained in the Logan Court Townhouses, which are located outside of the MIO boundary.

13th Avenues, E. Columbia and E. Cherry Streets. In addition, the Final MIMP and Final EIS also depict the locations for two possible open spaces -- if the property is acquired by the University. These locations include the Laundry Services block and the northwest corner of 13th Avenue and E. Marion Street.

Comment 10

The comment is noted. See page **2-39** of this Final EIS for additional analysis and discussion of the TMP program.

Comment 11

The comment is noted. See page **2-39** of this Final EIS for additional analysis and discussion of the TMP program.

LEAD PENCIL STUDIO 332 15TH AVE SEATTLE 98122 206.322.0227

TRANSMITTAL

DATE: Wednesday, June 10, 2009 FROM: Daniel Mihalyo

TO: Steve Sheppard PLEASE REPLY: Yes [ ] No [x]

RE: SU Draft Major Institution Master Plan

Dear Steve,

I am writing as a concerned neighbor (9 years), former 2 year member of the Swedish/Providence Citizens Advisory Panel and 12th Avenue neighborhood advocate, and juror for the King County Youth Detention Services RFQ selection process.

The new Seattle University Draft MIMP details in broad strokes a plan to place a blanket 65 foot height limit across the entire campus East of 12th Avenue. For all property facing 12th Avenue, I cannot see how there would be much neighborhood opposition if only because there are already several buildings, both existing (Alhadef - 12th +Jefferson) and proposed (CHHIP housing at 12th +Jefferson and the forthcoming King County Juvenile courts), which approach that height limit. The underlying zoning on properties on the West side of 12th is already 65 foot height and many University buildings easily exceed this limit, so truly 12th Avenue is a busy urban street that can well tolerate extensive heights. 1

My primary objection to the new MIMP is this: Blanket Zoning is inappropriate and insensitive with respect to the nuanced fabric of the University Master Plan boundary. I would request that SU re-examine the block by block needs and proposed a finer grain response to the "needs" and projections for future growth. Certainly there is no defined within the language of the Draft MIMP that describe a philosophy of "need" for all parcels to be increased to a 65 foot high. The consequences to this blanket approach are clearly not well studied in this plan. 2

I can see no compelling reason in the Draft Plan and it seems like this potentially large impact on perceived property values will have an exaggerated effect on perceptions and plans for future development. 3

As an example, consider Barclay Court:
Barclay Court is an interesting case because it represents the last block south of Pine Street and North of Dearborn that remains a classic example of small in-city 3000SF housing lots (with a charming narrow street) that has not been replaced by a Major institution. I cannot imagine why the zoning on this street needs to be increased to 65', when the proposed master plan includes no plans to construct a future building. 4

For example, if I owned a small rental property on Barclay Court and knew that SU had permission to build to 65', while any other buyer could only build to L3 and 35', what incentive would there be for me to sell at a lower value when I could just as well wait for SU to offer a considerably higher sum for a more valuable property. I might just as well not improve my property while I'm at it because I know the future use will not include private housing. Similar examples of inappropriate 65' zoning heights as proposed on Barclay Court should be reconsidered on all sites East of 12th. 5

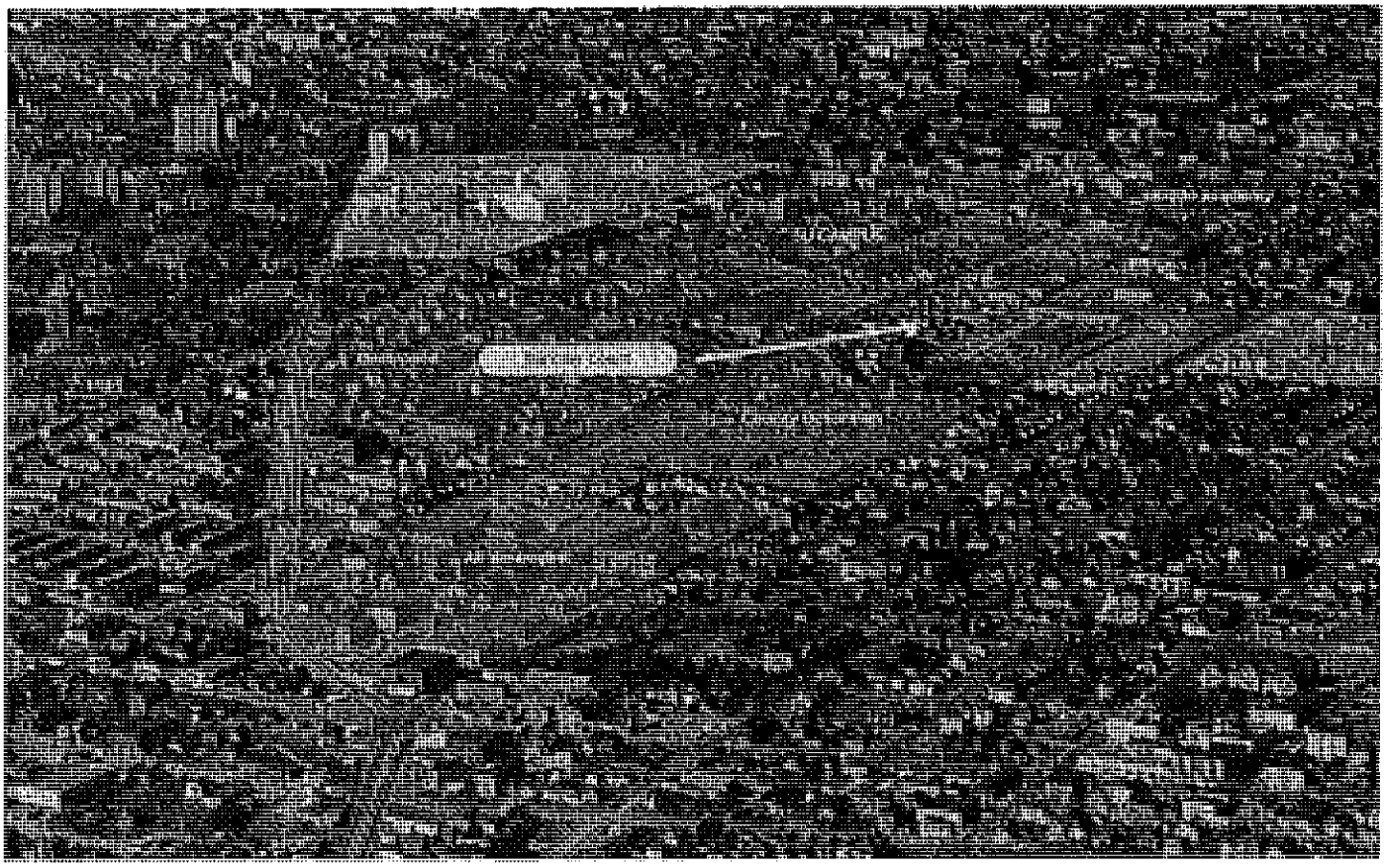
These perceptions, though difficult to quantify, are none-the-less authentic and the Draft SU MIMP does nothing to address these collateral impacts. 6

My second concern regards the planned uses of the athletic field along 12th (proposed below-grade parking w/retail) and the Coca Cola building (long term plans for sports arena). With parking for 5000 seats such a massive neighborhood impact and substantial demolition of the southern 2/3's of the Coca 7

Cola building a high likelihood one would have to wonder if a sports arena wouldn't be better placed on the 12th avenue baseball filed site where below-grade parking could better serve the arena and a forthcoming streetcar transit could directly serve the function. The coca cola site could then be developed for a higher and more appropriately scaled function up against single family residences. Where will the replacement ball field go? How about pushing it to the south half of its current location or on the site of the Hospital Laundry building. 7 cont.

Thank you again for your time in listening to these concerns.

Daniel Mihalyo



RESPONSE TO COMMENTS FROM THE LEAD PENCIL STUDIO
(Letter #4)

Comment 1

See Response 1 of **Section V**, Key Issues of this Final EIS.

Comment 2

See Response 1 of **Section V**, Key Issues of this Final EIS.

Comment 3

An analysis of property values is not required by SEPA nor was it an issue that was identified during the EIS Scoping process for Seattle University's proposed MIMP. Refer to Response 2 in **Section V,** Key Issues.

Comment 4

The comment is noted. As indicated previously in this Final EIS and in response to Comment 5 by the CAC, the University has revised the proposed MIMP to indicate that it is intended that the height limit in a portion of the Barclay Court area (13th Ave., 14th Ave., E. James Ct., north of E. Jefferson) remain at 37 ft.

Comment 5

See Response 2 in **Section V**, Key Issues**.**

Comment 6

SEPA analyses must address probable significant adverse environmental impacts – impacts with a reasonable certainty of occurring. The EIS cannot address speculative, "possible" impacts that may result from an action.

It is possible that the outcome you describe could occur, and this should be considered in the rezone decisions. However, it is also possible (and perhaps more probable) that owners of the rezoned properties would continue to maintain their properties because they would want to protect their investments, attract other potential purchasers, and thereby maximize the value of their properties.

Comment 7

Seattle University indicates that in early planning for an event complex a range of on-campus sites were considered.

As noted in ***Section II*** (2.4.5.3) and in the **Transportation** section (**3.8**) of this Final EIS, Seattle University presently has approximately 1,528 parking spaces in 14 facilities. The Long-Term projection for parking (timeframe of development in conjunction with the Event Center) is for

1,906 parking spaces. Parking requirements associated with Major Institutions in Seattle are regulated by SMC 23.54.016. Minimum and maximum amounts of parking are based on a range of factors, including: the number of commuter students present on-campus at peak hour, the number of employees present at peak hour, the number of resident unmarried students, the number of fixed seats, etc. As noted in **Table 3.8-21** of this Final EIS, the minimum allowed number of parking spaces associated with Seattle University's MIMP is 1,868 and the maximum allowed number of parking spaces is 2,522. The amount of Long-Term parking that is proposed would be within the acceptable range (minimum to maximum) allowed by City code.

The University proposes a rigorous Transportation Management Plan (see Section **3.8** of this Final EIS) in an effort to reduce the number of vehicular trips to and from campus. Additional, non-vehicular trips could be accommodated with increased transit availability and the planned First Hill Trolley.

Letter #5

VALENCIA Capital Management

June 8, 2009

Ms. Lisa Rutzick, Land Use Planner
Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98104-4019

Re: Project # 3008328 – Comments to Seattle University's Draft Major Institution Master Plan and Draft Environmental Impact Statement

Dear Ms. Rutzick:

Thank you for the opportunity to review and comment on Seattle University's (SU) draft Major Institution Master Plan (MIMP) and Draft Environmental Impact Statement (DEIS). I represent Broadway-Columbia Acquisition I, L.P. (Broadway-Columbia), the owner of the property located at 726 Broadway in Seattle. 726 Broadway is located at the southeast corner of Broadway and East Columbia Street, and is within the current boundaries of SU's Major Institution Overlay (MIO).

Under code provisions for Major Institutions, City policies seek to balance the institution's needs with those of the surrounding property owners. *See* SMC 23.69.025. Broadway-Columbia ownership would like to express concern over two areas of the MIMP/DEIS where significant adverse impacts are created and the appropriate balance is not achieved.

A. <u>Proposed Right-of-Way Vacations</u>

1. The MIMP and DEIS fail to identify adverse impacts.

SU's draft MIMP proposes the vacation of five public rights-of-way. *See* pages 2-31 through 2-33 in the DEIS, and page 76 in the draft MIMP. Three of the proposed vacations will have a significant adverse impact upon the 726 Broadway property. These include the following proposed vacations: (1) vacation of a 176-foot segment of E. Columbia Street just east of Broadway; (2) vacation of the northern 180-foot segment of the alley located between E. Columbia Street and E. Cherry Street; and (3) vacation of the southern 185-foot segment of the alley located between E. Columbia Street and E. Cherry Street. 1

Vehicular and pedestrian access to 726 Broadway is located on E. Columbia Street and the alley between E. Columbia Street and E. Cherry Street. Vacating those rights of way would render 726 Broadway inaccessible. This cannot be allowed. Moreover, the proposed vacation areas are also the primary source of access to the other two privately-owned properties in the 700 block of Broadway (properties owned by Northwest Kidney Center and Pacific Northwest Research Institute). Right-of-way vacations may be approved only if they do not result in negative effects upon current and future needs for circulation and access to private property. *See* Seattle Street Vacation Policies, Guideline 1.1. Despite this requirement, the DEIS glosses over the significant negative impacts the vacations would have upon circulation and access. According to the DEIS, "The potential alley vacations consist of 2

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relatively small segments that would not affect overall circulation, access, delivery and parking aspects of the roadway/alley system." *See* DEIS, page 3.4-41. This is incorrect and misleading, as circulation, access and delivery to our site would be compromised. 2 cont.

2. The MIMP and DEIS mischaracterize prior "approvals."

We also note that the draft MIMP and DEIS seem to mischaracterize the current status of approvals for the proposed vacations. Although several of the proposed vacations were included in SU's adopted 1997 MIMP, SU did not at that time, nor has it ever, received formal approval of a street or alley vacation petition from the City. Simply receiving "conceptual approval" via the MIMP process is by no means sufficient to ensure a successful street vacation petition. Indeed, SU could not pursue such a petition at this time, due to the fact that any vacation petition requires the approval of two-thirds of the owners of properties abutting the area to be vacated. *See* SMC 15.62.020. 3

Moreover, the conceptual approval of the right-of-way vacations referenced above was based upon the assumption that SU would acquire and develop the property located at 726 Broadway. That site was identified in the 1997 MIMP as a "Joint-Use Building" opportunity. *See* SU's 1997 MIMP, at pages 24 and 40. However, circumstances have changed since the adoption of SU's MIMP in 1997. SU did not acquire the property; instead, we acquired the property in 2007. 4

3. The MIMP should not be used to gain market advantages.

It should be noted that we approached SU after the acquisition of 726 Broadway regarding a development of a joint-use building with SU. SU declined the offer but did indicate interest in owning 726 Broadway (as also indicated in the 1997 adopted MIMP). Intentionally or unintentionally, the request to vacate access to privately-held property would significantly drive down property values for those non-institutional owners. The MIMP should not be an inadvertent tool that could be used to drive out private property owners. Accordingly, Broadway-Columbia ownership respectfully requests that the draft MIMP be updated to reflect the change in circumstances and not include conceptual approval for these right-of-way vacations. 5

4. The DEIS fails to explore other reasonable alternatives.

There are alternatives that should be considered that would achieve the proper balance between institutional and non-institutional owners. Broadway-Columbia previously approached SU and our other neighbors about the possibility of realigning the alley from its current dog-leg alignment to a straight alignment, thus improving the access and circulation for all of the property owners on the block. At the time, other owners were supportive. However, despite the positive recommendation of others, SU was unwilling to support this proposal. In light of the positive public benefit that an alley realignment would provide, Broadway-Columbia ownership respectfully submits that this concept is still worth exploring, in accordance with the final EIS review of the alternatives. 6

5. The MIMP should include language to protect other owners.

Finally, SU stated in the draft MIMP that it would only pursue vacation of the E. Columbia and alley segments should Northwest Kidney Center cease its operations at its site at 700 Broadway. However, the MIMP fails to acknowledge the adverse impacts to the rest of the owners in the block.

Accordingly, for the reasons stated above, Broadway-Columbia ownership respectfully requests that SU either strike its proposal to vacate these rights-of-way, or include language in the draft MIMP and DEIS similar to the following: 7

> *"The properties located at 700-726 Broadway are privately owned. Vacating the E. Columbia Street segment and the alley between E. Columbia Street and Cherry Street would be detrimental to their current operations. However, if at such future time that Seattle University owns all of the properties located at 700-726 Broadway, Seattle University may petition the City for vacation of these rights-of-way."*

B. <u>Proposed Height Rezone</u>

SU's draft MIMP proposes a rezone of the properties along Broadway between E. Columbia Street and E. Cherry Street, including the 726 Broadway property, from the existing MIO-105 zoning to MIO-160 zoning. *See* page 102 in the draft MIMP and Section 3.4 in the DEIS. The effect of the rezone proposal is to increase the MIO height limits in this block to 160 feet. The current MIO height limit is 105 feet, and the current underlying zoning is 85 feet. SU's stated rationale for the proposed rezone is to "buffer" SU from the density located west of Broadway – the Swedish Medical Campus. Broadway-Columbia has several concerns with SU's proposed rezone.

1. The rezone criteria are not met.

First, the proposed rezone fails to meet the City's rezone criteria. The City code requires that height rezones in commercial areas be evaluated to confirm that the proposed height limits are compatible with actual and zoned heights in the surrounding areas. *See* SMC 23.34.009. In evaluating whether this criterion is met, the City looks to the height limits permitted by the underlying zoning, not the height limits permitted by the Major Institution designation. As stated above, the current height limit for the underlying zoning is 85 feet. Moreover, the rezone criteria include a preference for a *gradual* transition between height limits. *See* SMC 23.34.008. In this instance, the transition can hardly be characterized as gradual. Not only would the new height limit be nearly double the 85-foot height limit of the underlying zone, but SU's own proposed building directly east of the rezone area is slated to be only 65 feet in height. *See* draft MIMP, page 40 (proposed Building 201). 8

2. The height is inconsistent with the urban form and scale of the Broadway edge.

Second, we are concerned that the higher heights would effectively create a 160-foot wall extending along Broadway. Not only would these higher heights completely separate the campus from the neighborhood, but they would also result in a "canyon" effect along Broadway. This runs contrary to 9

SU's stated goals for an "outward-facing campus perimeter," and improved edges of the campus to "facilitate better integration into the surrounding neighborhood." *See* draft MIMP, pages 16 and 22. 9 cont.

Increasing the allowable MIO height limits along Broadway may create buildings out of scale with their surroundings and lead to significant adverse impacts upon the neighboring properties. As discussed above, the properties located along Broadway between E. Columbia Street and E. Cherry Street are privately-owned and thus subject to the underlying zoning height limits of 85 feet. Should Seattle University acquire/develop *some*, but *not all* of these properties, the remaining privately-owned properties will be out of scale by almost half the height of the SU developments. This will also result in the SU buildings blocking light and air to the privately-owned buildings. Surprisingly, these potentially significant adverse impacts of the height rezone are not addressed at all in the DEIS. If the institutions in the area require height limits at 160 feet, perhaps the underlying zoning should also be increased so that when institutions and private owners share common boundaries, proper balance is restored. 10

Accordingly, for the reasons stated above, Broadway-Columbia ownership respectfully requests that the MIMP and EIS be revised to exclude the proposed height rezone along Broadway. 11

Thank you again for the opportunity to comment on Seattle University's draft MIMP and DEIS. If you would like to speak to me directly, please call 214-559-2375.

Sincerely,

Valerie Qualls
Valencia Capital Management

Cc: Michael J. Romo, Valencia Capital Management
T. Ryan Durkan, Hillis Clark Martin & Peterson
Beverly Barnett, Seattle Department of Transportation
John Savo, Citizen's Advisory Committee Chairperson
Steve Sheppard, Department of Neighborhoods
Michael Kerns, Seattle University

ND: 19439.003 4843-8311-8339v2

RESPONSE TO COMMENTS FROM VALENCIA CAPITAL MANAGEMENT
(Letter #5)

As the MIMP was being finalized, Seattle University acquired the property that was formerly owned by Valencia Capital Management. Since Valencia's letter was submitted during the Draft EIS public comment period, it is included in this Final EIS. Responses to comments that are raised in the letter are provided for informational purposes only.

Comment 1

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration.

Comment 2

Your concerns are noted; page **2-33** of this Final EIS has been revised accordingly.

In response to this comment, the University has changed its proposal to state that it will not petition the City to vacate the alley or E. Columbia Street until it owns the adjacent properties or has the consent of the adjacent property owners.

Comment 3

As indicated in the Draft EIS and this Final EIS, five street/alley vacations are proposed as part of this MIMP. Four of these vacations were proposed in conjunction with Seattle University's existing *Adopted* MIMP. The statement is correct in that inclusion of proposed right-of-way vacations as part of an approved MIMP does not constitute an approved vacation. The City's street vacation process requires submittal of a petition signed by owners of two-thirds of the property abutting the right-of-way to be vacated, a filing fee, and detailed supporting information.

Seattle University has initiated the alley vacation process for two of the four vacations that were noted in the University's existing MIMP. These include the partial alley vacation south of E. Cherry St. and the alley vacation between 12th and 13th Avenues. As noted in the Final MIMP and this Final EIS, both vacations received conceptual approval by the Seattle City Council (October 6, 2003). Terms of each vacation are being resolved and final City Council action concerning those two vacations is anticipated to occur in 2010.

Comment 4

The comment is noted.

Comment 5

The proposed Major Institution Master Plan for Seattle University, like that of other designated Seattle institutions, is a long-term planning document for the University, the City and the adjacent community.

Conceivably, if a potential vacation is not included as part of an *Adopted* MIMP and vacation is later proposed, such vacation would be considered by the City as an amendment (either Minor or Major) to the *Adopted* MIMP. Seattle University indicates that it remains their desire to implement the right-of-way vacations that are proposed in the MIMP, based on circumstances noted with regard to Response to Comment #2 above.

Comment 6

The comment is noted. Seattle University indicates that alignment may be possible at a future date, if such does not adversely affect the use and operations of Seattle University-owned properties.

Comment 7

Refer to the Response to Comment #2 above.

Seattle University indicates that if, at some time in the future, the University acquires the property at 700-726 Broadway and determines that vacation of adjacent street/alley segments would be desirable, it may at that time pursue the vacation process for those rights-of-way. Similarly, if in consultation with owners of the property at 700-726 Broadway it is mutually agreed that applicable vacations should be pursued, Seattle University may initiate that process.

Comment 8

The Seattle Municipal Code ("SMC") contains general rezone criteria, see SMC 23.34.008-.009, as well as a series of specific criteria applicable to rezones in particular districts, including the Major Institution Overlay ("MIO"), see SMC 23.34.124. Where there is a conflict between the two, the general rezone criteria must yield to the specific Major Institution rezone criteria.

The general criterion cited in the comment -- that MIO height limits cannot be considered when evaluating a proposed height increase, SMC 23.34.009.D.1 -- conflicts with the specific MI rezone criterion regarding height increases. This section, titled "Designation of Major Institution Overlay (MIO) districts," specifies the criteria which "shall be used in the selection of appropriate height designations for: . . . 2) proposed additions to existing MIO districts; and 3) proposed modifications to height limits within existing MIO districts." SMC 23.34.124.C. The criteria listed include consideration of whether the increased height will help limit horizontal expansion, the height limits at the district boundary, and transitional height limits. Unlike the general criteria, this provision does not prohibit examination of neighboring MIO height limits.

Analysis of the specific rezone criteria of SMC 23.34.124.C supports the proposed height limit increase. Because the SMC permits examination of adjacent MIO height limits when evaluating a proposed change to MIO heights, Seattle University may examine the height limits within its own MIO as well as those applicable to Swedish Medical Center's First Hill campus across

Broadway. The proposed change would bring the height limits in line with Seattle University's MIO-160 height limit to the north. Swedish Medical Center's MIO-240 across Broadway is even higher than the 160-foot height sought by the University. Finally, the proposed MIO height limits and boundary expansion would still provide transition between the MIO and the NC3-65 to the south by stepping down to MIO-90 along Broadway between James and Jefferson.

Analysis of the remaining general rezone criteria also lends support to the proposed rezone. For example, the general criteria prefers a gradual transition between zoning categories, including height limits. SMC 23.34.008.E.1. This criterion is discussed above and is served by the proposed change. Physical buffers, such as "major traffic arterials" and a "distinct change in street layout and block orientation" may be used to separate different uses and intensities. SMC 23.34.008.E.2. Broadway is eighty feet wide through the area of the proposed height change, and the buildings to the west are at a 30 degree angle to the grid on the east side of the street. Both of these physical buffers help allay any concerns about the possibility of creating an urban canyon.

Finally, if an area is located in an overlay district, "the purpose and boundaries of the overlay district shall be considered." SMC 23.34.008.H. The purpose of the MIO is to increase major institution density while limiting horizontal expansion. SMC 23.69.002. The Major Institutions code allows major institutions to build denser and higher in exchange for the imposition of boundaries that limit horizontal expansion.

Comment 9

The concern is noted.

As indicated with regard to Response to Comment #8 above, however, the existing height limit of the area immediately north of the 700-726 Broadway site – from E. Columbia to E. Madison Streets -- is 160 ft. Since the 700-726 Broadway site is within the University's existing MIO boundary, the existing institutional height limit of that site is 105 ft. and the height limit of the underlying zoning designation (non-institution) is 85 ft. The existing height limits on the Swedish Medical Center campus (along the west-side of Broadway from E. James to E. Madison Streets) vary from 70 ft. to 240 ft.

Your concern with regard to a possible "canyon effect" is also noted. However, the segment of Broadway adjacent to the Seattle University campus has a width of 80 ft. with four lanes of travel and periodic left-turn pockets and/or on-street parking. Also, the street grid west of Broadway differs by approximately 30 degrees from the north-south and east-west directions relative to the street grid east of Broadway. The resultant effect is that buildings on the Swedish campus appear more angular relative to Broadway and are not aligned parallel with Broadway.

Comment 10

As noted in the MIMP and this Final EIS, Seattle University proposes modifying the height limit of institutional properties located between E. Columbia St. and E. Cherry St. to a height of 160 ft., which would be consistent with the existing height limit from E. Columbia St. to E. Madison St. A private property owner also has the right to pursue a zone reclassification of their property.

Comment 11

The comment is noted. Seattle University indicates that they intend to pursue the proposed height increase along Broadway to provide a buffer from the higher density hospital development that is located (or proposed) along the west-side of Broadway.

From: Flo Beaumon & John Shaw <floandjohn@speakeasy.net>
To: <Lisa.Rutzick@seattle.gov>, <Steve.Sheppard@seattle.gov>
Date: 6/9/2009 11:31 PM
Subject: Objection to increased height limit for Seattle University on 14th Avenue
Attachments: Part.001

Department of Planning and Development
Lisa Rutzick, Land Use Planner

Department of Neighborhoods
Steve Sheppard, Dept. of Major Institutions

June 9, 2009

Dear Ms. Rutzick and Mr. Sheppard:

Due to prior commitments, we were unable to attend the June 3 meeting regarding the Draft Environment Impact Statement for the Seattle University Major Institution Master Plan.

We wish to take this opportunity to make our very strong objections to the request for the increased height limit along the west side of 14th Avenue between E. Cherry Street and E. Marion Street. We live on 14th Avenue between E. Columbia and E. Marion, directly across the street from the hospital laundry parking lot. 1

65 foot high buildings - six stories - are completely out of character with the immediately adjacent neighbors. There are houses on the same block as the hospital laundry, two stories high, all at least 100 years old. Our side of the street is all historical houses (Street of Dreams in 1901), 108 years old, just two stories tall. 2

6 story high buildings would loom, dominate over everything in the area. Even 12th Avenue, a commercial street, is built only up to 4 stories on the side leading into the neighborhood, south of Madison. 13th Avenue goes up to only 3 stories in this area. 3

6 story high buildings would reflect street noise back to us and all the neighbors on the street. 6 story high buildings would block the western sun for us. 6 story high buildings would turn half of 14th Avenue into a canyon. Our property's value would be reduced substantially by such high buildings. 4

We have lived here for 26 years, and admire many of the new buildings on the SU campus. But creeping out into the residential neighborhood with enormous edifices is an invasion. We call on DPD to keep the height limit on 14th Avenue at the existing 37 feet. There should also be a substantial setback with greenery to avoid creating a blank wall right along the sidewalk. They can build something attractive like the Kokoffi Apartments on 13th and E. Columbia. 5

We have heard a rumor that SU plans to possibly build a sports stadium on 14th between Marion and Columbia, or Columbia and Cherry. That would be a disaster to the residential quality of the neighborhood, with intolerable noise and lights along with the excessive height, and we call on DPD to prevent it. 6

Sincerely yours,

Flo Beaumon and John Shaw
810 - 14th Avenue
Seattle, Washington 98122
home: 324-6704

RESPONSE TO COMMENTS FROM FLO BEAUMON & JOHN SHAW
(Letter #6)

Comment 1

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration. See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

See Response 1 of **Section V**, Key Issues, of this Final EIS. Your comment is noted, however, properties along the east-side of 12th Avenue, north of Seattle University's MIO boundary are zoned for structures with a height of 65 feet. Similarly, the area north of E. Madison St. is zoned for development with a maximum height of 65 feet, as shown by Figure 3.4-5 in **Section III**, Land Use.

Comment 4

Reflected noise can, under certain circumstances cause slight increases in the levels of sound over those that would occur in the absence of any reflection. However, such reflected noise is rarely sufficient to cause sound level increases that would be considered a noise impact. For example, if conditions are perfect for creating a noise reflection -- including spatial geometries and meteorological conditions that allow unobstructed reflections of noise from a source or sources near a reflective surface towards a more distant location -- the largest increase in sound levels that could occur due to the reflection would be 3 dBA (i.e., due to a doubling of sound source energy). But, because conditions are rarely ideal for perfect reflections, any increases that occur are typically much lower. A change in sound levels of 3 dBA *might* be perceptible to people with normal hearing in a simple, quiet acoustic environment, however, such a small change would be unlikely to be perceived in a complex urban environment. And even smaller changes in sound levels as would be more likely due to any noise reflection would be very difficult for people to perceive in an active, outdoor environment. Therefore, reflected noise is rarely if ever a cause for new noise impacts in urban settings. Because the University's proposed Major Institution Master Plan is expected to result in minimal changes in levels of traffic noise along affected streets, possible noise reflections from buildings proposed as part of the MIMP would be unlikely to result in either substantial changes in existing noise levels or in associated noise impacts.

Comment 5

The comment is noted. The University notes that it has been a part of this community for nearly 120 years, that it intends to remain a good neighbor, and will continue to actively work with the community to minimize conflicts within the confines of the *Adopted* MIMP.

Comment 6

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration.

An event center is one of several development options that the University is considering for 1313 E. Columbia. Those options include: academic classrooms/science and lab space, an integrated learning or student housing complex, or an event center. These development options are identified as Project #312 in **Table 2-4** of this Final EIS and depicted in **Figure 2-8**. These three possible development options are identified as Potential Long-Term Development that may occur in approximately 2027. If and when Seattle University pursues redevelopment of this site, a Master Use Permit (MUP) would be required by the Seattle Department of Planning and Development. Regardless of the use, further environmental analysis may be necessary if the proposed development differs from the program, height, bulk and scale that is analyzed as part of this Final EIS.

From: DEBRA BLANKENSHIP <deblankenship@msn.com>
To: <steve.sheppard@seattle.gov>, <lisa.rutzick@seattle.gov>
Date: 6/16/2009 10:11 PM
Subject: Seattle University Expansion.

Dear Steve and Lisa;

I have recently have become aware of Seattle University's imminent expansion in our neighborhood (and immediately next door to our home). I have received no real information about their intent and usage until we recently received a note from a concerned neighbor. I would like as specific information as is possible about their plans which will directly affect our quality of life and have financial impact on our home. 1

This neighborhood has put up with a lot of abuse: noise, traffic, parking, etc. Now it appears that the University is planning to change the zoning to 65' structures which would prevent light entering our home and property, and/or a loss of privacy that we have struggled to maintain. 2

It seems the structures bordering onto residential properties should maintain a lower height and be kept further from the property lines so to maintain a sense of the neighborhood. 3

Why are they not building higher buildings on their existing campus and parking lots west of 12th? What are they doing about parking? Currently their students charge recklessly around the neighborhood looking for parking and then park encroaching intersections, driveways and fire hydrants without any parking enforcement for the neighborhood. 4

An arena again would be more appropriate on the westside of 12th where they have an existing field. My concern again is for the impact of bringing 5,000 people into a residential neighborhood creating traffic impact and parking nightmares for those that live here. 5

The city has not been supportive of neighborhoods in the past and tends to make deals a fore gone conclusion from my past experience. I am hoping that is not the case here but fear it is so. Please advise me on the plans specifics and who we can contact on this. 6

Regards

Debra Blankenship & Ron Erickson

RESPONSE TO COMMENTS FROM DEBRA BLANKENSHIP
(Letter #7)

Comment 1

The Draft MIMP and Draft EIS associated with Seattle University's *Major Institution Master Plan* were issued in May of 2009. Public notice of the availability of the Draft MIMP and Draft EIS was provided in the form of signage at various locations around the University campus and notice was sent to local community groups.

Seattle University has been working with its Community Advisory Committee (CAC) since 2008 and the CAC has community-wide representation. There have been numerous CAC meetings with the University during this timeframe and all meetings are open to the public.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

See Response 5 of **Section V**, Key Issues, of this Final EIS.

Comment 4

As part of its parking management program, Seattle University works with the City to encourage enforcement of the Residential Parking Zones and other restrictions on parking. The University has no authority to enforce off-campus parking regulation; that is a City responsibility. As part of the Draft EIS, parking demand on off-campus streets was documented. The findings showed that student-related demand has dropped since the previous MIMP due to the presence of on-street parking meters in commercial areas and increased participation by students, faculty and staff in the University's Transportation Management Plan. Also, see the response to Letter 3, Comment 2 regarding a sports facility east of 12th Avenue.

Comment 5

See Response 2 of **Section V**, Key Issues, of this Final EIS.

Comment 6

Your concern is noted. While several purposes of the City's Major Institution Overlay District are to "encourage the concentration of Major Institution development on existing campuses" (23.69.002E.) and "discourage the expansion of established major institution boundaries" (23.69.002E.), the City also recognizes that a balance needs to occur between a "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.). In light of that, the City has established a process – the major institution master plan process – wherein "the coordinated growth of major institutions … (is provided) … through major institution conceptual master plans and the establishment of major institutions overlay zones" (23.69.002D.). The Final MIMP

identifies the University's proposed development program, proposed modifications to applicable development standards, and changes to the University's Transportation Management Plan. This Final EIS identifies the probable significant impact of the proposed MIMP.

From: Denise Burnside <ddburnside@gmail.com>
To: John Savo <jsavo@nbbj.com>, Steve Sheppard <Steve.Sheppard@Seattle.Gov>,...
Date: 6/10/2009 9:19 AM
Subject: Fwd: Fw: Seattle U. Masterplan - I CONCUR!

I concur with David. 1
As his neighbor, and home owner at 728 14th Ave for eleven years, I do not support a 65' height exemption for our neighborhood. 2

Sincerely,
Denise Maupin Burnside
728 14th Ave

**
**

Subject: Seattle U. Masterplan

Though I have spoken at the public meetings, I would like to formally voice my objections to a number of Seattle University's master plan items.
**
*Most notably as a resident of 14th Ave, mid block between E. Cherry and E. Columbia I face the former Pepsi Cola plant that Seattle U. is currently renovating. This building is only approximately 32 feet high on the side facing my home at 726 14th. To allow Seattle U.** the unencumbered right to raise the height to 65 feet, double what it is, is totally out of proportion to the residential hillside it faces. That amount of height would make facing homes feel they are in a fishbowl. One of their other possible options they have shown for the future use of this site is a 5,000 seat sports stadium! We could be facing a 65 foot mostly blank stadium wall. Either way it is not an attractive option if you were living in one of the 100 year old homes that make up a good portion of our neighborhood facing Seattle University. A height variance for them to 65 feet would also mean a huge loss of natural street light in the afternoons, and a significantly earlier sunset for me every day for the rest of my life. There would also be a significant noise effect that a building that tall will create as the increased traffic noise on 14th Ave. reflects off the block long wall into the neighboring homes. This would of course be equally true of the next block to the north which they don't even own and yet they have added it to their footprint. Without even owning the property they are asking the city to give them a 65' height exemption there also. *
**
It has been pointed out in the meetings that Seattle U. does not build to their height maximums on their campus but yet they want to have the right to do it up against our neighborhood. When combined with their other requests for out-lying height increases in this plan, and coupled with their expanding footprint, where is the protection for the community? *Instead of a taller central core with gradients out into the community, they are basically proposing to keep their lower central campus open and foist their height onto the outlying communities at their edges.** This is 100% the opposite of what it should be, especially for an in-city university that purports to be all about 'community'!*
**
* It is my understanding from a recent Seattle Times article by Sharon Sutton that major institutions do not even have to go through design review any longer in ways that private projects do. Instead they are

'advised' by a citizens advisory committee which has only token say and no teeth. That prospect, coupled with inappropriate height allowances is not acceptable, especially from an institution which has repeatedly broken its promises to our community in my 25 years living here. It would be happy to expand on their lack of community ethics over the years.*
**
I do not think Seattle University should be granted the right to further expand into our neighborhood. If they build up to their allowable heights on their existing campus and then want to have lower impact buildings as an expansion option into our neighborhoods I would support that. To give them carte blanche on properties they don't know what they need them for and in some cases don't even own, is totally inappropriate.
**
*Sincerely, *
**
David Neth, Realtor, 23 year resident
**
726 14th Ave., Seattle
206-818-7300

RESPONSE TO COMMENTS FROM DENISE BURNSIDE
(Letter #8)

Comment 1

The comment letter from David Neth is included as Letter # 16 in this Final EIS.

Comment 2

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration. See Response 1 of **Section V**, Key Issues, of this Final EIS.

From: Scot Carr <casacarr@mac.com>
To: <Lisa.Rutzick@seattle.gov>
Date: 6/8/2009 6:28 AM
Subject: Seattle University Plan

Lisa,
Unfortunately I was not able to attend last weeks meeting regarding the proposed SU zoning changes. I did however download the plan, and have several questions:

1. The HSC Laundry Property (14th Ave between Marion and Columbia) is not currently under SU control, so what is the reason that SU is proposing increasing the height there? 1
2. Is this increased height legally tied to SU ownership of the property? In other words, if SU does not get purchase the property, does the height stay at the current zoning? 2
3. Page 115 of the Development Standards Document shows "Possible Open Space" for this parcel, however the Section BB on page 120 (keyed on page 119) shows another intent as open space does not typically have 65' buildings on it. What is the intent? 3
4. What is the timeline on this action - I assume a City Council Action - please outline? 4
5. What is the process and timeline for formally submitting comments about this plan for consideration? 5

Thank you for the information.
Regards,
K. Scot Carr, AIA and neighbor
T +206.218.8708

RESPONSE TO COMMENTS FROM SCOT CARR
(Letter #9)

Comment 1

As depicted by **Figure 2-6**, the south two-thirds of the block that is bounded by 13th and 14th Avenues and E. Marion and E. Columbia Streets is property that presently is not owned by the University. This is the site of the Hospital Central Services Association (HCSA) Laundry. As depicted by **Figure 2-3** of this Final EIS, this property is already within Seattle University's Major Institution Overlay boundary and no modification to the campus boundary is proposed for this property in conjunction with the proposed Final MIMP.

The City's Major Institution Overlay zone authorizes a Major Institution to jointly develop with the City a Major Institution Master Plan (MIMP). The MIMP establishes the development standards for properties that are owned by the institution or functionally-related to the institution. Properties within a MIO zone that are not owned by or functionally integrated with, directly related to, or serve the users of the Major Institution are allowed to develop consistent with the development standards of the underlying zone.[3]

Comment 2

That is correct. If Seattle University does not acquire property within its MIO boundaries or the property is not developed with a use that is functionally integrated with, directly related to, or serves the users of the University, the development standards that apply to that property are those of the underlying zone classification. Refer also to Response to Comment 1 above.

Comment 3

The figure on pg. 127 of the Final MIMP indicates that if the HSC Laundry site is acquired in the future by Seattle University, the eastern-half of this site could be developed as possible open space. The section that is referred to (Section B in the Final MIMP) depicts the proposed 65-foot height limit that would apply to this area of campus. Again, the intent of this Final EIS is to depict and analyze worst case environmental impacts. As shown by **Figure 2-7** and **2-8** of this Final EIS, no Planned or Potential Near-Term Development is envisioned for the HSC site, nor is any Potential Long-Term Development planned for this site.

Comment 4

If you are referring to the timeline associated with adoption of the Final MIMP, then yes the process concludes with City Council approval. That is expected to occur in 2010. Before final Council action, however

- the Final MIMP and Final EIS will be issued for public review;

[3] Properties that are located within an MIO have two zoning designations – one applies to property that is owned by the institution or is functionally-related to the institutional use (e.g., MIO 50, for example). The other zoning designation applies to properties that are not-owned by the institution (e.g., L-3).

- DPD and the CAC will compile and submit recommendations to the City's Hearing Examiner;
- the Hearing Examiner will hear hold a public hearing and issue a recommendation to City Council; and a
- City Council committee will review the Hearing Examiner's recommendation and the record and submit a recommendation to the full City Council.

If, however, you are referring to timing associated with possible future open space on the east-half of the HSC block, there is no anticipated schedule and it remains a possible open space.

Comment 5

The comment period associated with this Final EIS ended June 22, 2009. With submittal of your letter (#10), it becomes part of the official record for this project. There is also an opportunity to comment at the Hearing Examiner hearing on the proposed MIMP.

DATE: June 22, 2009

TO: Seattle University via DPD
Lisa Rutzick, Land Use Planner
Department of Planning & Development T: 386-9049

FROM: K. Scot Carr, AIA

RE: Proposed Seattle University MIMP and 14th Avenue Impacts

This letter is in response to the proposed Seattle University Draft Major Institution Master Plan. I have lived in Squire Park for 12 years and put these comments forward as a concerned neighbor. However, as a practicing architect, I see several flaws with proposed height increase along 14th Avenue between Cherry and Marion as described in the May 2009 Draft MIMP. My specific concerns are:

1. **Proposed Height Increase to 65' does not respond to scale of established surrounding residential neighborhood.** The block of 2-story houses between Marion and Columbia on the east side of 14th Avenue were constructed by two brothers between 1899 and 1901 and offer a unified and consistently scaled edge to the residential neighborhood to the east (see figure 1). The proposal to increase the allowable height to 65' across the street would diminish the presence of these houses and create a wall-like boundary to Seattle University. Furthermore, 14th Avenue north and south of the MIO Boundary will have a 30 - 40' height limit assuming the proposed Multifamily Zoning Changes go forward, putting the proposed height increase in further question as valuable old single family houses abut the Laundry Block to the North. (See figure 2) 1

Figure 1: Existing Single Family Houses from 1889-1901 along 14th Avenue across from Laundry Block

Figure 2: Existing Single Family Houses directly to north of Laundry Block on west side of 14th Avenue. Note that a 65' tall structure to south would overshadow these houses in every sense.

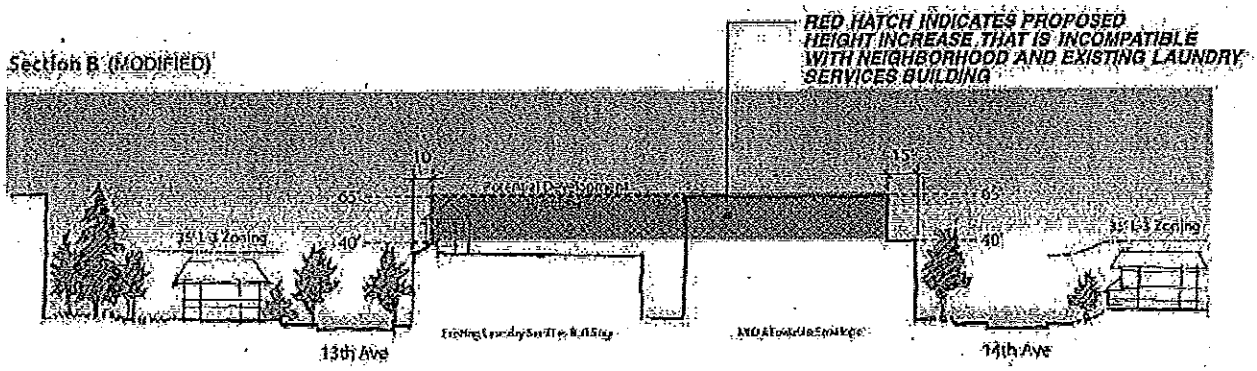
2. **Proposed Height Increase from 35' to 65' would diminish pedestrian experience along 14th Avenue.** Page 99 of the Draft plan states that "Seattle University will promote a pedestrian friendly streetscape along all of its campus edges..." however the proposal for 65' tall buildings on the west side of 14th Avenue between Cherry and Marion will have the reverse effect. The proposal for an Upper Level Setback along 14th Avenue does not mediate this fact. The pedestrian perception from the east side of 14th Avenue will be a 65' tall building that blocks light and air to the street. 2

3. **Draft Plan appears to be misleading.** Page 115 of the plan presents the site north of Columbia (Laundry Block Site) as "Possible Open Space (if acquired)" however section BB through this site (located on page 120, keyed on the page 119 plan) shows the proposed 65' tall envelope as built form. Typically, open space does not contain 65' tall structures and this presentation of a desirable development (open space) in parallel with an undesirable development (65' tall building) is misleading. 3

4. **There may be better locations for increased square footage:** The plan does not justify the zoning increase based on need for additional square footage, rather it appears to be merely opportunistic in the event that SU acquires the Laundry Block site. Increased height along 12th Avenue would be preferred given the urban arterial character of 12th Avenue in this neighborhood, and extending north to the Pike-Pine intersection. If increased height is justified, 12th Avenue may offer more appropriate increased development opportunities for the institution rather than pushing 65' tall structures adjacent to 30' tall single family homes, as the current proposal outlines. 4

Summary

As a neighbor and practicing architect, I fully support Seattle University acquisition and development of the Laundry Block site, and am excited about the investment Seattle University has made in the historic Coca-Cola plant to the south. It is logical and desirable for Seattle University to control the Laundry Block parcel and incorporate it into its campus / master plan however this should be done appropriately, and with more sensitivity to the potential effects on the surrounding neighborhood and the stated goals. For the Laundry Block Site (14th Avenue north of E. Columbia Street) the proposed height maximum should be 30 - 40' which is consistent with the scale of neighborhood to the north and east, a pedestrian friendly boundary, and the proposed multifamily zoning changes that will govern the surrounding parcels. 5



May 2009

Figure 3: Section Diagram from MIMP modified to highlight incompatible height proposal

Thank you for your consideration of these potential adverse impacts. Please do not hesitate to contact me if you have any questions.

Regards,

K. Scot Carr, AIA
Tel: 206.218.8708 email: casacarr@mac.com

RESPONSE TO COMMENTS FROM K. SCOT CARR
(Letter #10)

Comment 1

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

The figure on pg. 127 of the Final MIMP indicates that if the HSC Laundry site is acquired in the future by Seattle University, the eastern-half of this site could be developed as possible open space. The section that is referred to (Section B in the Final MIMP) depicts the proposed 65-foot height limit that would apply to this area of campus. Again, the intent of this Final EIS is to depict and analyze worst case environmental impacts. As shown by **Figure 2-7** and **2-8** of this Final EIS, no Planned or Potential Near-Term Development is envisioned for the HSC site, nor is any Potential Long-Term Development planned for this site.

Comment 4

Your comment is noted. Properties along the east-side of 12th Avenue – from slightly north of E. Marion St. to E. Jefferson St. -- would have a height limit of 65 ft. See Response 5 of **Section V**, Key Issues, of this Final EIS.

Comment 5

As depicted by **Figure 2-3** of this Final EIS, this property is already within Seattle University's Major Institution Overlay boundary and no modification to the campus boundary is proposed for this property in conjunction with the proposed Final MIMP. Refer also to Response 1 of **Section V**, Key Issues, of this Final EIS.

From: Mary Pat DiLeva <mpd1@eskimo.com>
To: "'jsavo@nbbj.com'" <jsavo@nbbj.com>, "'Steve.Sheppard@Seattle.Gov'" <Ste...
Date: 6/9/2009 8:47 PM
Subject: DRAFT MIMP & DEIS Comments/Priorities

Page 101 : Proposed Building Heights
Maintain current height limits east of 12th Avenue, including the existing MIO 37' and MIO 50'.

Page 105 Proposed Boundary Expansion
Maintain existing boundaries of the MIMP east of 12th. 1

Page 101: Proposed Building Heights
Preserve existing housing opportunities, especially low income housing, within the existing MIMP (this relates to properties on James Court, Barclay Court and 13th.
>
All three of these priorities are reinforced by the Seattle Municipal Code that states: SMC 23.69.002E The Seattle Municipal Code: "Discourage the expansion of established major institution boundaries... encourage the concentration of Major Institution Development on existing campuses." 2

This implies directly that the institution should build "up" within their boundaries and maximize the use of its existing envelope.

Further the intent of the CAC and the MIMP is to create mutual benefit between the neighborhood and the institution such that both flourish. The increased height proposal along 13th Avenue, 14th Avenue, James Court and Barclay Court are detrimental to the residential character of the neighborhood. In particular, a 65'
height limit would detrimentally effect the quality of life of residents of 14th Avenue, 15th Avenue and 16th Avenue, placing them in a canyon. It would also likely spell the deathnel for existing housing on James Court and Barclay Court. These statements were made repeatedly at the public hearing on the DEIS. 3

Further, it is City policy " to encourage preservation of housing opportunities, especially low income persons, and to ensure that persons displaced by redevelopment are relocated" and " proponents of projects shall disclose the on-site and off-site impacts of proposed projects on housing, with particular attention to low income housing." 4

Mary Pat DiLeva

The only thing that you can make from up to down are holes.
Engineer friend of writer Eduardo Galeano

RESPONSE TO COMMENTS FROM MARY PAT DILEVA
(Letter #11)

Comment 1

Your comments are noted. The Final EIS includes additional analysis relative to existing housing and housing development opportunities. See **Section 3.10**, Housing. Also, see Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

Several purposes of the City's Major Institution Overlay District "encourage the concentration of Major Institution development on existing campuses" (23.69.002E.) and "discourage the expansion of established major institution boundaries" (23.69.002E.). However, the City also recognizes that a balance needs to occur between a "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.). In light of that, the City has established a process – the major institution master plan process – wherein "the coordinated growth of major institutions … (is provided) … through major institution conceptual master plans and the establishment of major institutions overlay zones" (23.69.002D.).

Refer also to Response 5 of **Section V**, Key Issues, of this Final EIS.

Comment 3

Your concerns are noted. Please refer to **Section III** of this Final EIS. The Final MIMP includes modifications to the proposed height limit within a portion of Barclay Court.

Comment 4

The Final EIS includes additional analysis relative to existing housing and housing development opportunities. As depicted by **Figure 2-7** and **Figure 2-8** of this Final EIS, no Planned or Potential Near-Term Development nor any Potential Long-Term Development is proposed for Barclay Court as an element of the Final MIMP.

June 20, 2009

Department of Planning and Development
Attn: Lisa Rutzick, Land Use Planner
700 5th Avenue, Suite 2000
P. O. Box 34019
Seattle, WA 98104-4019

RE: Project 3008328/Seattle University Major Institution Master Plan (MIMP)

Dear Ms. Rutzick:

The Seattle Municipal Code provisions that allow the MIMP to be evaluated include a list of "purposes and intents". One of those is: "Discourage the expansion of established major institution boundaries" (SMC 23.69.002 E). I believe the City's intention was to protect the neighborhoods surrounding institutions from the negative impacts of institutional development that changes the character of the neighborhood. The City's stated policy is to "encourage the concentration of Major Institution Development on existing campuses," (SMC 23.69.002). 1

That's why it's hard for me to understand why the 12th Avenue and Cherry Hill Communities are faced with a proposal from S.U. to expand its boundaries into new areas, and to increase the allowed height limit within the existing boundaries. To add to the confusion S.U. has no stated development plans that require the changes. S.U. has an unfortunate history of allowing property it owns to deteriorate and become the center of neighborhood blight. 2 3

Additionally the very core of the 12th Avenue Development Plan is to encourage neighborhood-serving housing and retail space. That implies locally owned businesses that serves the needs of neighbors, and which I believe would also serve the needs of S.U. students and staff, and reasonable heights that don't cause existing neighbors to abandon the neighborhood and keeps new people from wanting to move to the neighborhood. Consider the negative impacts of the proposed changes on the stated goals of the affected neighborhoods. 4

This is also an opportunity for the City to embrace some of the core values of its Race and Social Justice Initiative. Consider that one of the components of supremacy is the belief that big is better and that's what should be aspired to. In limiting height increases and boundary expansion the City and for that matter Seattle University can show that they actually care about the communities surrounding major institutions and they understand the importance of fostering development that supports existing communities and doesn't dismantle and destroy them. It would be transformative on so many levels. 5

Sincerely,

Mary Pat DiLeva

Mary Pat DiLeva

RESPONSE TO COMMENTS FROM MARY PAT DILEVA
(Letter #12)

Comment 1

Several purposes of the City's Major Institution Overlay District "encourage the concentration of Major Institution development on existing campuses" (23.69.002E.) and "discourage the expansion of established major institution boundaries" (23.69.002E.). However, the City also recognizes that a balance needs to occur between a "Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods" (23.69.002B.). In light of that, the City has established a process – the major institution master plan process – wherein "the coordinated growth of major institutions … (is provided) … through major institution conceptual master plans and the establishment of major institutions overlay zones" (23.69.002D.).

Comment 2

As depicted by **Figure 2-3** and **Figure 2-6** of this Final EIS, Seattle University does not propose easterly expansion of their existing Major Institution Overlay boundary. They do, however, propose boundary modifications between 12th and 13th Avenues north of E. Columbia Street.

Modifications to development standards are a key element of a MIMP -- along with the development program and the Transportation Management Plan (SMC 23.69.030). Height limits are one of the development standards that may be modified as part of a MIMP process.

Comment 3

Your concerns are noted. Refer also to Response 4 of **Section V**, Key Issues, of this Final EIS.

Comment 4

Your concerns are noted. Analysis has been provided both in the Draft EIS and in this Final EIS that evaluates the impacts of the proposed MIMP relative to adopted neighborhood plans within the vicinity of the campus.

Comment 5

It seems that your concerns are comparable to those of Seattle University as they relate to 12th Avenue. Refer also urban design strategies contained in the Final MIMP, which addresses street level uses along this corridor.

From: Jordan Heitzman <jordan.heitzman@gmail.com>
To: John Savo <jsavo@nbbj.com>, Steve Sheppard <Steve.Sheppard@Seattle.Gov>,...
Date: 6/10/2009 7:37 AM
Subject: Fwd: Fw: Seattle U. Masterplan

I concur.

The idea of being walled into my home is not a very appeasing idea. I do understand that their is a need for growth but it needs to be sensible. I do not foresee my neighborhood homes being torn down for the redevelopment to taller structures within 25 years. Therefore, I feel it wrong to endorse such a height. I would be willing for some height growth but not double what the building currently is. 1

I do want to take a minute to say thank you to all who put on the meeting last week. i was glad that I was allowed to voice my concerns.

Sincerely,

Jordan B. Heitzman

726 14th Ave
Seattle, WA 98122

**
**

Subject: Seattle U. Masterplan

Though I have spoken at the public meetings, I would like to formally voice my objections to a number of Seattle University's master plan items.
**
*Most notably as a resident of 14th Ave, mid block between E. Cherry and E. Columbia I face the former Pepsi Cola plant that Seattle U. is currently renovating. This building is only approximately 32 feet high on the side facing my home at 726 14th. To allow Seattle U.** the unencumbered right to raise the height to 65 feet, double what it is, is totally out of proportion to the residential hillside it faces. That amount of height would make facing homes feel they are in a fishbowl. One of their other possible options they have shown for the future use of this site is a 5,000 seat sports stadium! We could be facing a 65 foot mostly blank stadium wall. Either way it is not an attractive option if you were living in one of the 100 year old homes that make up a good portion of our neighborhood facing Seattle University. A height variance for them to 65 feet would also mean a huge loss of natural street light in the afternoons, and a significantly earlier sunset for me every day for the rest of my life. There would also be a significant noise effect that a building that tall will create as the increased traffic noise on 14th Ave. reflects off the block long wall into the neighboring homes. This would of course be equally true of the next block to the north which they don't even own and yet they have added it to their footprint. Without even owning the property they are asking the city to give them a 65' height exemption there also. *
**
*It has been pointed out in the meetings that Seattle U. does not build to their height maximums on their campus but yet they want to have the right to

do it up against our neighborhood. When combined with their other requests for out-lying height increases in this plan, and coupled with their expanding footprint, where is the protection for the community?* *Instead of a taller central core with gradients out into the community, they are basically proposing to keep their lower central campus open and foist their height onto the outlying communities at their edges.** This is 100% the opposite of what it should be, especially for an in-city university that purports to be all about 'community'!*
**

* It is my understanding from a recent Seattle Times article by Sharon Sutton that major institutions do not even have to go through design review any longer in ways that private projects do. Instead they are 'advised' by a citizens advisory committee which has only token say and no teeth. That prospect, coupled with inappropriate height allowances is not acceptable, especially from an institution which has repeatedly broken its promises to our community in my 25 years living here. I would be happy to expand on their lack of community ethics over the years.*
**

I do not think Seattle University should be granted the right to further expand into our neighborhood. If they build up to their allowable heights on their existing campus and then want to have lower impact buildings as an expansion option into our neighborhoods I would support that. To give them carte blanche on properties they don't know what they need them for and in some cases don't even own, is totally inappropriate.
**

*Sincerely, *
**

David Neth, Realtor, 23 year resident
**

726 14th Ave., Seattle
206-818-7300

RESPONSE TO COMMENTS FROM JORDAN HEITZMAN
(Letter #13)

Comment 1

Your concerns are noted. Please see Response 1 of **Section V**, Key Issues, of this Final EIS.

From: Alan Hudson <giles@yumetech.com>
To: <Lisa.Rutzick@seattle.gov>
Date: 6/2/2009 6:13 PM
Subject: Seattle University Master Plan

Lisa,

I'm writing about the Seattle University Master plan currently in review. We cannot attend the upcoming face-face on June 3rd but would like to submit a comment.

The plan calls for the increase of height of buildings on the west side of 14th north of cherry up to the north edge of the hospital laundry parking lot. We live at 824 13th which is beside the laundry building. We are new homeowners this year and we are spending a fair bit of time and money putting in gardens and plants in our backyard. The proposed change would significantly reduce the amount of sunlight we get on our backyard. 1

In general we support the university expanding. They seem to be a good neighbor. But we'd like to not lose the residential feeling around this neighborhood. Buildings at 65' feet tall seem awfully large for the area. Along 12th this makes sense to me but once on 13th and 14th thats a significant change from the current area. 2

One thing that would help the neighborhood would be if seattle u's buildings had some lower level retail. Ie we'd like to not live on a campus of buildings that we can't really enter. Ideally the university would have a mix of university purposed buildings along with some retail. 3

Good luck sorting out the conflicting desires here. Hopefully our comments are useful.

RESPONSE TO COMMENTS FROM ALAN HUDSON
(Letter #14)

Comment 1

Your concerns are noted. However, as indicated in this Final EIS (**Figure 2-3**), the site of the HSCA Laundry is not owned by Seattle University. Whereas the Final MIMP proposes a height increase for portions of the HSCA Laundry site, such increased height would only apply if the University acquired the site or a proposal was made for a use that is functionally integrated with, directly related to, or serves the users of the University. And as depicted by **Figure 2-7** and **Figure 2-8** of this Final EIS, there is no Planned or Potential Near-Term Development nor any Potential Long-Term Development proposal by the University for this property.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

See Response 3 of **Section V**, Key Issues, of this Final EIS.

From: Daniel Mihalyo <daniel@leadpencilstudio.com>
To: <Steve.Sheppard@Seattle.gov>, <Lisa.Rutzick@Seattle.gov>
Date: 6/10/2009 12:19 AM
Subject: Regarding the Seattle University new MIMP
Attachments: SU_MIMP_Mihalyo.pdf

Hello Steve and Lisa,

First, thank you for taking the time to gather and forward the neighborhood input on the new SU MIMP.

I couldn't come to the SU CAC Draft MIMP meeting immediately at 5pm last week due to my work schedule and when I did arrive to the building at 5:45, the person at the front desk assured me that there was no SU MIMP meeting taking place in the building. There was no sign posted for late-comers nobody stationed to help latecomers find their way. After 15 minutes worth of dead end phone calls to Campus security, I finally noticed a neighbor come down the hall who directed me to the correct meeting room, much to the embarrassment of the student security personnel. By this time I had of course already missed the narrow chance for public comment. 1

I would like it go on record that the Draft MIMP was only ready a week before the meeting which is far too short a time for the public to review this complex document. One which, I might add, will have a large impact on all the immediate neighbors. Moreover, it was only available electronically 2 days before the meeting. This seems to me designed to exclude public opinion. Additionally, to hold the public comment only between 5:15 to 5:30 makes it impossible for anyone who happened to be commuting from work to make it on time. 2

This accelerated review process is far from inclusive and I would expect to see at least 2-3 weeks for review of the documents at a minimum and time to notify the neighbors of what impacts are coming down the pipeline that I'm sure they know nothing about. Nobody on my block (15th Avenue) had any knowledge of this meeting, much less the existence of a Draft MIMP Document. 3

Scandalous really. Who is setting this aggressive schedule?

In the meantime, please see my attached public comment letter on the Draft MIMP.

Thank you,

Daniel Mihalyo

RESPONSE TO COMMENTS FROM DANIEL MIHALYO
(Letter #15)

Comment 1

Your frustration concerning the location of the meeting is noted. The Draft EIS public meeting that we believe you are referring to was intended to provide an additional opportunity to submit oral comments and/or written comments concerning the Draft EIS. By submitting this letter, your concerns are part of the official record for this project.

Comment 2

Lisa Rutzick of the Seattle Department of Planning and Development officially began the Draft EIS public meeting at 5:14 PM on June 3, 2009 and the public comment portion of the meeting concluded at 5:57 PM. Representatives of DPD, the Seattle Department of Neighborhoods, Seattle University, Citizens Advisory Committee members, and consultants for the MIMP from the firm of Mithun and consultants on behalf of the Draft EIS (Blumen Consulting Group and TSI) remained for approximately two hours following close of the public meeting.

Comment 3

The Draft EIS was issued for public review and comment on May 7, 2009. The Draft EIS public meeting was held on June 3rd and the Draft EIS comment period ended June 22nd. In effect, the Draft EIS public review and comment period was 46 days, which is 15 days longer than required by State law.

From: "DavID Realtor Neth" <neth@q.com>
To: "John Savo" <jsavo@nbbj.com>, "Steve Sheppard" <Steve.Sheppard@Seattle.G...
CC: "Bill Zosel" <Wmzosel@aol.com>, "Betsy Hunter" <bhunter@chhip.org>
Date: 6/10/2009 7:37 AM
Subject: Fw: Seattle U. Masterplan - revised statement of David Neth

I had a typo in my original, please use this one instead:
----- Original Message -----
From: DavID Realtor Neth
To: DavID Realtor Neth
Sent: Tuesday, June 09, 2009 11:24 PM
Subject: Seattle U. Masterplan

Though I have spoken at the public meetings, I would like to formally voice my objections to a number of Seattle University's master plan items.

Most notably as a resident of 14th Ave, mid block between E. Cherry and E. Columbia I face the former Pepsi Cola plant that Seattle U. is currently renovating. This building is only approximately 32 feet high on the side facing my home at 726 14th. To allow Seattle U. the unencumbered right to raise the height to 65 feet, double what it is, is totally out of proportion to the residential hillside it faces. That amount of height would make facing homes feel they are in a fishbowl. One of their other possible options they have shown for the future use of this site is a 5,000 seat sports stadium! We could be facing a 65 foot mostly blank stadium wall. Either way it is not an attractive option if you were living in one of the 100 year old homes that make up a good portion of our neighborhood facing Seattle University. A height variance for them to 65 feet would also mean a huge loss of natural street light in the afternoons, and a significantly earlier sunset for me every day for the rest of my life. There would also be a significant noise effect that a building that tall will create as the increased traffic noise on 14th Ave. reflects off the block long wall into the neighboring homes. This would of course be equally true of the next block to the north which they don't even own and yet they have added it to their footprint. Without even owning the property they are asking the city to give them a 65' height exemption there also. 1 2 3 4

It has been pointed out in the meetings that Seattle U. does not build to their height maximums on their campus but yet they want to have the right to do it up against our neighborhood. When combined with their other requests for out-lying height increases in this plan, and coupled with their expanding footprint, where is the protection for the community? 5
Instead of a taller central core with gradients out into the community, they are basically proposing to keep their lower central campus open and foist their height onto the outlying communities at their edges. This is 100% the opposite of what it should be, especially for an in-city university that purports to be all about 'community'! 6

It is my understanding from a recent Seattle Times article by Sharon Sutton that major institutions do not even have to go through design review any longer in ways that private projects do. Instead they are 'advised' by a citizens advisory committee which has only token say and no teeth. That prospect, coupled with inappropriate height allowances is not acceptable, especially from an institution which has repeatedly broken its promises to our community in my 25 years living here. I would be happy to expand on their lack of community ethics toward us over the years. 7 8

I do not think Seattle University should be granted the right to further expand into our neighborhood. If they build up to their allowable heights on their existing campus and then want to have lower impact buildings as an expansion option into our neighborhoods I would support that. To give them carte blanche on properties they don't know what they need them for and in some cases don't even own, is totally inappropriate. 9

Sincerely,

David Neth, Realtor, 23 year resident

726 14th Ave., Seattle
206-818-7300

RESPONSE TO COMMENTS FROM DAVID NETH
(Letter #16)

Comment 1

See Response 1 and 2 in **Section V**, Key Issues, of this Final EIS.

Comment 2

Reflected noise can, under certain circumstances cause slight increases in the levels of sound over those that would occur in the absence of any reflection. However, such reflected noise is rarely sufficient to cause sound level increases that would be considered a noise impact. For example, if conditions are perfect for creating a noise reflection -- including spatial geometries and meteorological conditions that allow unobstructed reflections of noise from a source or sources near a reflective surface towards a more distant location -- the largest increase in sound levels that could occur due to the reflection would be 3 dBA (i.e., due to a doubling of sound source energy). But, because conditions are rarely ideal for perfect reflections, any increases that occur are typically much lower. A change in sound levels of 3 dBA *might* be perceptible to people with normal hearing in a simple, quiet acoustic environment, however, such a small change would be unlikely to be perceived in a complex urban environment. And even smaller changes in sound levels as would be more likely due to any noise reflection would be very difficult for people to perceive in an active, outdoor environment. Therefore, reflected noise is rarely if ever a cause for new noise impacts in urban settings. Because the University's proposed Major Institution Master Plan is expected to result in minimal changes in levels of traffic noise along affected streets, possible noise reflections from buildings proposed as part of the MIMP would be unlikely to result in either substantial changes in existing noise levels or in associated noise impacts.

Comment 3

See response to comment #2 above.

Comment 4

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 5

See Response 5 of **Section V**, Key Issues, of this Final EIS.

Comment 6

See Response 5 of **Section V**, Key Issues, of this Final EIS.

Comment 7

This comment is only partially correct. Because of the conceptual planning nature of MIMP's, the City's major institutions are not required to comply with the City's Design Review process.

The Design Review process requires substantial specificity, such as building orientation on a site, façade modulation and façade composition and colors to name a few. The University's MIMP is a conceptual plan (approved by the City and the University) that will guide long-term development of the University; it does not provide the level of specificity associated with the City's Design Review process. When the University proposes a specific project for a specific location on-campus, that project requires a Master Use Permit (MUP) from the City. The MUP includes three key components: zoning review, SEPA compliance and design considerations. In terms of zoning, a MUP for a University project is reviewed based on the development standards that have been adopted by the City Council as part of the MIMP. SEPA review involves analysis of the proposed project relative to the EIS that was prepared for the MIMP to determine if any further site specific SEPA review is needed. With regard to design considerations, while a University project is not subject to the City's Design Review process building design must be reviewed by the University's Standing Advisory Committee (SAC). A recommendation is required of the SAC before the Director of DPD can take action concerning the MUP and before a Building Permit can be issued for the project.

Comment 8

Your concerns are noted..

Comment 9

Your comment is noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration.

Seattle University

Major Institution Master Plan

Draft Environmental Impact Statement (DEIS)

COMMENT FORM

Public agencies, affected tribes, organizations, and individuals are invited to submit written comments concerning the DEIS. Comments may address alternatives, environmental issues, impacts, appropriate impact mitigation measures, or the types of permits or approvals that may be necessary.

Please either leave your comment form at the sign-in table or mail them no later than **June 22, 2009** to the address indicated on the reverse side of this form.

Comments may also be scanned and sent via e-mail to: **Lisa.Rutzick@Seattle.gov**
or sent by FAX to: **(206) 386.4039**

Comments

I am the resident owner of 720 14th AVE. The increased height to 65' on my block would place me in a shadow that dwarfs my home. This does not blend in to a Kentucky old neighborhood that, if allowed, would create such a high wall. 1 2

By providing your name and address, you will be notified of additional comment opportunities.

Name: JEARL NEWMAN

Address: 720-14th AVE

E-mail: jearln@msn.com

RESPONSE TO COMMENTS FROM JEARL NEWMAN
(Letter #17)

Comment 1

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

See Response 1 in **Section V**, Key Issues, of this Final EIS.

From: John Oliver Perry <joperry2@gmail.com>
To: <lisa.rutzick@seattle.gov>
CC: "Wmzosel@aol.com" <wmzosel@aol.com>, "Ellen Sollod (Ken Torp)" <esollod@...
Date: 6/25/2009 2:22 PM
Subject: SU MIMP proposals

Dear Ms. Rutzick,

My wife and I are twenty-one year owners and residents of a 1906 mansion/home, doubled in size and turned into a convent in 1938, and then in 1978 divided into four apartments, at 16th and Columbia. (Obviously we are beneficiaries of changes that have come to our building and to the neighborhood and are not opposed to continued, controlled development. We have also used the pool at SU's Connelly Center almost every week-day morning for about 18 years, and have otherwise interacted positively with Seattle University's opportunities for cultural and community enrichment (sometimes only after considerable effort and even against opposition from SU).

As an active member (sometime board member) of the Squire Park Community Council and its offshoot, the 12th avenue Development Plan Stewardship Committee, I have participated in and commented on previous MIMPs of Seattle U as well as Providence/Swedish-Cherry Hill/Sabey Medical Center. So again I am aware of the process involved in these (and other) planning mechanisms. I have slim hopes for the efficacy of offering my comment opposing the present effort of SU to raise the height limits from 37' to 65' in two areas now within SU boundaries. Nevertheless, I am voicing my objections in concert with many other neighbors who agree with me. 1

One area slated for the height increase to 65' is just off 12th Ave (which I have been instrumental in nursing along to its now hopeful stage of controlled pedestrian-friendly commercial/residential development) and is a particularly interesting community of low-level, modest homes that should not be subjected to demeaning and overshadowing adjacent 65' buildings as envisaged by SU in this MIMP. 2

The other area slated for 65' development is on the west side of 14th, which obviously would impact our property on Columbia & 16th more directly. Such high buildings would certainly again overshadow (and render as relatively trivial, out-of-date) the various larger homes on the east side of that street as well as those to the north on both sides. Those properties would soon enough become obsolete and the encroachment of larger buildings would begin to reach out east and north, to the destruction of a neighborhood that is already endangered by increased traffic north and south and increased density outside any of the planned urban villages of the 1999 Central Area Neighborhood Plan, which again I participated in forming and now stewarding, perhaps revising, in order better to control development in our wider and very diverse neighborhood. 3

I strenuously object to these two proposals and suggest, in recognition of SU's long-term development needs, that, for the proposed sports arena on the former Coca-Cola building propery, a height of 45' would be sufficient for the audiences SU can anticipate, even if/when they reach 5000 (and the size of the entire student body expands as planned). 4

Thank you for responding, I hope, positively and not merely perfunctorily, to this letter.

Respectfully,

John Oliver Perry
1606 East Columbia St
Seattle, WA 98122-4635

RESPONSE TO COMMENTS FROM JOHN OLIVER PERRY
(Letter #18)

Comment 1

Public input is a key element of the City's Major Institution Master Plan process. Such input and direction is provided by the Citizens Advisory Committee that was specifically formed to provide community input into the MIMP process, public input that can occur at each of the public CAC meetings, at the EIS Scoping meeting, at the Draft EIS public meeting and at the City Hearing Examiner public hearing.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 4

See Response 2 of **Section V**, Key Issues, of this Final EIS.

From: "Stewart E Perry" <stewartp@igc.org>
To: <lisa.rutzick@seattle.gov>
Date: 6/24/2009 8:52 PM
Subject: Seattle U plans

I want to register my disapproval of the proposed height increases on 14th Ave, James Court, and Barclay Court. The present low rise residential zoning should be maintained. 1

Stewart E. Perry
1515 E. Yesler Way, #302
Seattle. WA 98122 USA

Ph: 206-328-7617

RESPONSE TO COMMENTS FROM STEWART E. PERRY
(Letter #19)

Comment 1

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration. Refer to **Section IV** of this Final EIS concerning changes to the proposed height limit in the Barclay Court area of campus. Also, see Response 1 of **Section V**, Key Issues, of this Final EIS.

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Planning and Development, 700 5th Av Ste 2000, PO Box 34019, Seattle Washington 98124-4019.

Name: Ronald J. SEPKOWSKI Project# 3008328

Address: 2507 242nd AVE SE

SAMMAMISH WA Zip 98075

Comment: I would LIKE TO KNOW more about revised height limit 1
AND new boundary ADJUSTMENTS AND IF IT WILL IMPACT
A VIEW FROM OUR APARTMENTS. (WE ARE Between Cherry ST & COLUMBIA 2
ON 15TH

RESPONSE TO COMMENTS FROM RONALD J. SEPKOWSKI
(Letter #20)

Comment 1

The Final MIMP and this Final EIS (**Section III** and **IV**) provide details concerning the proposed MIO boundary revisions and proposed modifications to height limits within the University campus.

Comment 2

In Seattle, public views -- views that can be enjoyed by the public -- are evaluated based on:

- views from designated public places;
- views of the Space Needle from designated viewpoints;
- views of historic structures; and
- views from designated Scenic Routes.

With regard to private views, SMC 25.05.675P1.f. notes that:

> "Adopted Land Use Codes attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views through project-specific review."

Section III (3.5) of this Final EIS contains public viewshed analysis based on four key intersections proximate to campus.

From: carol simons <loractd@hotmail.com>
To: <lisa.rutzick@seattle.gov>
Date: 6/3/2009 4:26 PM
Subject: Comments on the proposed Seattle U expansion

I am writing to comment about the proposed expansion of Seattle U's campus boundaries and the proposed increase height limit (particularly on property not currently own by Seattle U). Adding a 65 storey building on 12th, 13th, or 14th Ave, regardless of building style, would be a grotesque oddity that would tower over the existing buildings most of which are single or two storey businesses or homes. It would be as out of place as a sewage treatment facility would be on the top of Mt Rainer. It is difficult to believe that it would not further burden the street parking situation in this area which is already difficult. It seems hard to believe that it would not burden the city infrastructure with a significant increase in demand for water, power, and sewer. 1

Additional the neighborhood has already been significantly burdened with a seemingly unending stream of construction including but not limited to the building of condos on 13th (which just recently were completed) as well as construction on Marion. 2

Also, I believe some consideration should be given to the impact the University's plans to engulf as much as it can of the surrounding neighborhood is going to have on that neighborhood. In its current form the neighborhood is a pleasant mix of business and residences which benefit all residents whether student or other community members. In its current form, the neighborhood provides employment options for Seattle U's students, non-institutional housing options to its students, as well as a variety of eating, entertainment, and recreational options. I believe Seattle U's plans for expansion has definite potential to undermine the very neighborhood of which it and its students are a part of and which benefit its students. Its expansion plans seem set on eliminating local businesses which in turn limits its own students' options for employment as well as limiting options for nonstudent residents. Further, it would mean the elimination or relocating jobs out of the area for all workers, and would generally undermining the desirability of the area as a whole. The more dominated the neighborhood is by the University the less desirable it will be to nonstudent residents. While students can be as civic minded as anyone, their residence in the neighborhood is typically transitory such that they do not have the same commitment to the area nor the same investment in seeing the neighborhood healthy and flourishing. Instead of asking the community and the city for the right to sprawl across this area, perhaps the University should instead consider some ways in which it could be a good neighbor to the community of which it is a part and consider if there are more efficient ways it can use the land and space it already has. 3 4

Thank you!

Yours,

Carol Simons

RESPONSE TO COMMENTS FROM CAROL SIMONS
(Letter #21)

Comment 1

Environmental impacts associated with increased development east of 12th Avenue have been considered and evaluated in the process of developing the Final MIMP. Also, see Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

Your comments are noted.

Comment 3

Refer to information contained in the Campus and Community Context chapter of the Final MIMP (pgs. **125-141**) concerning urban design strategies for the 12th Avenue corridor. Also, see Response 3 of **Section V**, Key Issues, of this Final EIS.

Comment 4

See Response 1 of **Section V**, Key Issues, of this Final EIS.

From: Ellen Sollod <ellen@sollodstudio.com>
To: carol simons <loractd@hotmail.com>
CC: Steve Sheppard <Steve.Sheppard@Seattle.Gov>, John Savo <jsavo@nbbj.com>,...
Date: 7/15/2009 10:57 AM
Subject: Re: Seattle U MIMP CAC

Carol,
As a member of the CAC, I encourage you to send you comments to Steve Sheppard (I have copied him on this return email) and Lisa Rutzick with the Department of Neighborhoods and DPD respectively so they become part of the permanent record. I have also copied John Savo who is the chairman. As important as it is for friends and neighbors to hear you thoughts, it is critical that they are received by the city.
I hope it is okay with you that I have passed these on. I believe the issues you raise and your perspective are important ones for the full committee to be aware of as well as the City officials since it will be up to DPD and ultimately City Council to approve the SU MIMP proposal.
Thank you for writing.
Ellen Sollod

On Jul 14, 2009, at 8:30 PM, carol simons wrote:

> Concerning the discussion about the laundry facility/height
> increase, and as someone who lives immediately next door to said
> facility, I have a couple of comments.
>
> First, the height of the laundry facility from our backyard is
> imposing and casts an impressive shadow as it is. The thought of
> something taller seems like it would completely dwarf the existing
> residential structures in the area. 1
>
> Second, we didn't move here because we want to sell our property to
> SU. We moved here because we want to live here and be a part of
> this neighborhood. From what I have seen so far it doesn't seem
> like SU wants to be a part of this neighborhood so much as engulf
> it. As such I prefer no height limit increase, feel like the 2
> University shouldn't be allowed to ask for height increases 3
> concerning properties it doesn't even own, and feel like the current
> MIO as written prevents development by the University that could
> revitalize properties that have been vacant and somewhat run down
> (for example in the Union/Pike/Pine corridor on the other side of
> Madison) as opposed to limiting its option for expansion to what
> seems to be a healthy and viable neighborhood with a strong 4
> residential component. Is SU ever not going to need to expand? I
> doubt it and unless the current MIO changes it seems inevitable that
> SU will want to take over the neighborhood because it doesn't have
> other options for expanding into areas not included in the MIO.
>
> Concerning the other issues discussed below I think my main comment
> would be that most if not all of what SU seems to want is likely to
> have a negative impact on the viability of the residential areas in 5
> the MIO and a significant impact on the quality of life of the
> residents here.
>
> Thank you.

>
>
> Yours,
>
>
> Carol Simons
>
> From: Wmzosel@aol.com
> Date: Tue, 14 Jul 2009 18:03:06 -0400
> Subject: Seattle U MIMP CAC
> To: loractd@hotmail.com; neth@q.com; suhich@amazon.com; jess.atkinson@gmail.com
> ;floandjohn@speakeasy.net; dna@leadpencilstudio.com; studio@james-nowak.com
> ; cari_simson@yahoo.com;Joperry2@gmail.com; ellen@sollodstudio.com; bhunter@chhip.org
>
> As I think all of you know there is another S.U. CAC meeting this
> Wednesday (July 15 5:30 to 7:30 Tielhard de Chardin, Room 145.)
>
> I think the committee will continue to discuss increasing the height
> limit for the site of the Coca Cola Building. Even though there was
> a vote to increase the height at the last meeting, David Neth (thank
> you) persisted in trying to get people to recognize that the
> previous representations regarding the height of the existing
> building were wrong. Now we know that David was right. The
> implication is that the impact of increased height at that location
> would be greater than previously represented.
>
> It seems that a majority of the CAC (at least at the last meeting)
> is willing to go along with increased height at that site because,
> without it, SU would not be able to build an events center. (We were
> told that there wasn't enough land at the site of the baseball field
> at 12th and Jefferson to accommodate an events center. We weren't
> given many details. I still wonder if one includes the existing
> surface parking lot at the north end of the softball field in the
> calculations it might not be possible to get the events center on
> that site and still have a softball field to the south.)
>
> Another idea that John Savo and Steve Sheppard floated would be to
> vacate 13th Avenue between Columbia and Cherry. This would allow SU
> to build on the current street and, possibly, pull the events center
> (or whatever building they build on 14th) farther west and lessen
> the impact on 14th. However, this could raise other issues. A
> partial vacation of 13th retaining at least a pedestrian or narrow
> vehicle path is one thing, A complete vacation and build-out over
> the street Right of Way could be another. Something, perhaps, to
> think about?
>
> The CAC also voted to raise the height limit for the site of the
> Hospital Laundry and parking lot. There's no stated reason for
> this. One can speculate. I'm wondering if the owners of the homes
> north of the Laundry (on 13th, 14th, and Marion) wouldn't like to
> see the height limit raised for the entire block if SU gets to build
> to 65 feet on the Laundry site. My preference would be for no
> height increase, but if a height increase goes through, it seems to
> me that the home owners on that block get the worst of both worlds.
> Essentially there's no buffer between the 35 height limit and the 65
> height limit. I can't think of another place in the City where this

> is the case. Maybe they should at least have the opportunity to
> sell their property to SU in order for the whole block to be
> developed? Any thoughts?
>
> Finally, the CAC has not yet "voted" on giving SU the right to
> increased height on Barclay Ct. and James Ct. I personally think
> increased height for those blocks is a really bad idea. I've asked
> Chuck DePew, who, when he worked for the City, was one of the main
> authors of the 12th Avenue Plan, to come speak to the CAC and
> explain the goals of the original 12th Avenue Plan. Those goals
> were to try to preserve non-University ownership and development as
> much as possible. I still hope that the CAC might consider this
> but... . Many people have spoken and sent written statements, If
> you know of anyone else who might not have yet commented, tomorrow
> is a good time to do so.
>
> Bill Zosel
> 206 329 3986
>
>
>
> Can love help you live longer? Find out now.
>
> Windows Live™ SkyDrive™: Get 25 GB of free online storage. Get it on
> your BlackBerry or iPhone.

RESPONSE TO COMMENTS FROM CAROL SIMONS (#2)
(Letter #22)

Comment 1

As depicted by **Figure 2-6**, the south two-thirds of the block that is bounded by 13th and 14th Avenues and E. Marion and E. Columbia Streets is property that presently is not owned by the University. This is the site of the HSC Laundry. As depicted by **Figure 2-3** of this Final EIS, this property is already within Seattle University's Major Institution Overlay boundary and no modification to the campus boundary is proposed for this property in conjunction with the proposed Final MIMP.

The City's Major Institution Overlay zone authorizes a Major Institution to jointly develop with the City a Major Institution Master Plan (MIMP). The MIMP establishes the development standards for properties that are owned by the institution or functionally-related to the institution. Properties within a MIO zone that are not owned by an institution are allowed to develop consistent with the development standards of the underlying zone.[4]

The figure on pg. 127 of the Final MIMP indicates that if the HSC Laundry site is acquired in the future by Seattle University, the eastern-half of this site could be developed as possible open space. The section that is referred to (Section B in the Final MIMP) depicts the proposed 65-foot height limit that would apply to this area of campus. Again, the intent of this Final EIS is to depict and analyze worst case environmental impacts. As shown by **Figure 2-7** and **2-8** of this Final EIS, no Planned or Potential Near-Term Development is envisioned for the HSC site, nor is any Potential Long-Term Development planned for this site.

Comment 2

Your concerns are noted.

Comment 3

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 4

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 5

See Response 3 of **Section V**, Key Issues, of this Final EIS.

[4] Properties that are located within an MIO have two zoning designations – one applies to property that is owned by the institution or is functionally-related to the institutional use (e.g., MIO 50, for example). The other zoning designation applies to properties that are not-owned by the institution (e.g., L-3).

david neth

From: "Ellen Sollod" <ellen@sollodstudio.com>
To: "Steve Sheppard" <Steve.Sheppard@Seattle.Gov>
Cc: "Bill Zosel" <Wmzosel@aol.com>; "Betsy Hunter" <bhunter@chhip.org>; "Nat & Jenny Mokry" <jbmokry@cablespeed.com>; "Nasir Zubair" <striv3@yahoo.com>; "Dan Margolis" <dan@af0.net>; "Barb and David Ledingham" <rabvad@earthlink.net>; "Suzanne Duley" <sduley@hewittseattle.com>; "Brent Rucker" <brucker@cablespeed.com>; "Jeff Watanabe" <jeffrey_watanabe@msn.com>; "Jana Wu" <janaindia@gmail.com>; "Dan Lathrop" <dlath61798@aol.com>; "Thomas Wurst" <pearlanddotty@gmail.com>; "David Neth" <neth@qwest.net>; "Tom Watson" <tomjwatson@msn.com>; "Ann Schuessler" <aschuessler@rafn.com>; "Pearl and Dotty Press Wurst" <pearlanddotty@gmail.com>; "Jesse Foster" <jessefos@gmail.com>; "Don Sefton" <donsefton@gmail.com>; "John Savo" <jsavo@nbbj.com>; "Marc Adams" <marc@meetmarcadams.com>; "Karen Cowgill" <kdcowgill@gmail.com>; "Mary Pat DiLeva" <mpd1@eskimo.com>; "Nick Bartoletti" <nick_bartoletti@yahoo.com>; "Jen Trainor" <Cricket1964@gmail.com>; "Rod" <rod@bigrevu.com>; "Jordan Heitzman" <jordan.heitzman@gmail.com>; "kenneth torp" <ktorp@earthlink.net>; "Doughlas Remy" <doremiarts@msn.com>
Sent: Wednesday, June 03, 2009 1:11 PM
Subject: DRAFT EIS Comments.

I have not completed the formal forms. I want to go on record as agreeing with every word that Bill Zosel has articulated. I am copying his comments as mine, for the record, so that I am sure that these have been voiced by more than one person. Please note, that while I understand I lost a majority vote on the height increase relative to the Qwest building, I am still disturbed by this level of expansion in this location. Yes, Swedish/Sabey has at least this height limit east of 14th but I do not think it should be encouraged. We struggle as a neighborhood in terms of sensitive redevelopment and this doesn't help matters. I am particularly disturbed by the land banking of Seattle U. Their interest in increasing their boundary to include the Photographic Center so they can "control all four corners" does not justify this boundary expansion. The University has owned three of the four corners at 12th and Cherry and has left two of them fallow for more years than I can count. I do not believe that having access to more land, when they have not fully developed what they have is in the interest of the neighborhood. While SU is generally a good neighbor, they have not been so in this regard. Specifically I was stating that the purpose of the Environmental Impact Statement is to objectively analyze the important environmental impacts in order to give the decision maker (DPD and the City Council here) the information necessary to make an informed decision. The draft EIS presented in this case fails to do that, particularly in the matter of land use impacts. Rather, in several important areas the draft EIS omits meaningful analysis and skips immediately to the conclusion. 1 2

There are Bill Zosel's comments. Please consider them to reflect my concerns as well
"The Seattle Municipal Code provisions whereby the MIMP is to be evaluated includes a list of "purposes and intents". One of those is this: "Discourage the expansion of established major institution boundaries" (SMC 23.69.002 E. 3

I think it is clear that the reason for this is that the expansion of institutions has the potential to negatively impact the neighborhood's environment. (To be clear, this is different from saying that the institution necessarily has an overall negative impact on the neighborhood. The policy of the City is to "encourage the concentration of Major Institution Development on existing campuses," SMC 23.69.002.)

Now we are faced with a proposal from S.U. to expand its boundaries into new areas, and to increase the allowed height limit within the existing boundaries. Those two proposals, while not the same, are related, and need to be analyzed by the EIS for their adverse environmental impact and alternative strategies favored by City policies need to have serious discussion. 4

Most of all I'm concerned about expansion (out and up) in areas where S.U. has no stated plans to develop within the next twonty-plus years. That is the instance in which there is the greatest threat to the neighborhood. These are:

1. Expansion to include the Photographic Center NW site and the residential area on the west side of 13th south of E. Marion. 5
2. Expansion to include the residential and commercial buildings on Broadway south of E. James.Wy.
3. Increase of the height limit in the 37' area of James Ct. and Barclay Ct. to 65'.
4. Increase of the height limit in the 37' area of of 13th and 14th north of E. Cherry St.

What are some of the possible adverse environmental impacts? The history of the site bounded by Cherry, 13th, James Ct., and 12th may provide an example. That one-block site is now entirely under the control of S.U. It consists of multiple individual lots. When the area was included in the S.U. campus boundaries it had several residences and several businesses. (I've only lived here since 1979, so I don't remember what was there before that.) Over the years the residences became rundown and ultimately became vacant except for the squatters who resided there. During at least several years, a large portion of the property was used as a location for towed-vehicles by Central Towing. In 2003, I think, Seattle U. evicted the last business and tore down the restaurant. I can't tell you exactly the times that S.U. acquired all of the individual lots, but the public record available on-line indicates that some were sold to S.U. in 1995 and others in 2001. 6

So, for at least thirty years, while this large prominent site was within the Seattle U. MIO, it was allowed to deteriorate and become the center of blight. What contributed to that? The owners, before S.U., knew that the institution, and only the institution -- because of its greater height limit, would be able to develop the properties more intensely than any other developer. The incentive to keep up the property or to develop it was severely impacted by the knowledge that some day Seattle U. would be willing to pay more for a piece of property that could be cleared for the institution's own use. Why invest money into buildings and development whose value would expire in some unknown, but reasonably near, period of time?

Another example related to land that was not only within the University's boundaries but was also owned by S.U: On the east side of 12th Ave., both north and south of Columbia, for well over ten years (again my memory does not go back beyond 1979) S.U. maintained entire blocks as surface parking lots. Before that, one of the properties had had a neighborhood-serving supermarket. In the late 1980's the neighbors and the City worked hard with S.U. to get the institution to give up those properties so the City could seek developers for mixed-use developments --- the buildings now called Rianna I and Rianna II. The very core of the 12th Avenue Development Plan is to encourage neighborhood-serving housing and retail space. 7

If the requested height increases for James and Barclay are granted, I think it's quite likely that we'll see for some of those blocks the same long history of neglect and decline that we've seen for over three decades at 12th and Cherry.

Also consider the impact of the proposed height increase on the single family homes and small apartments on either side of 13th near the Hospital Laundry, and on E. Marion and 14th near the Hospital Laundry. Those properties will be faced with the prospect of 65 foot buildings looming over them —- not even separated by a street or alley. In the case of the properties on the west side of 13th Ave., there could be 65 foot buildings both to the west and east of them. This will depress the value of the properties and decrease the incentive to keep them up or develop them with new housing. 8

At the very least, even if one doubts the certainty of the impacts I'm predicting, it should be the function of the EIS to analyze those potential impacts.

And, to consider what alternatives there are. For example: Not all of the proposed height increase for the area east of 12th would have the same potential impact. The area on 13th between Cherry and Columbia would seem to have a smaller impact. 9

Another example: The University has within its boundaries several locations for development that would seem to have much less impact on neighborhood vitality: a. the site at the southeast corner of Broadway and Columbia b. developing the Hospital Laundry site or a portion of it up to the current height limit c. the "underdeveloped" site on Jefferson between 12th and 13th (currently a nightclub).

Another example: The draft EIS dismisses with very little discussion the possibility of building to a greater height some of the planned on-campus buildings. While one section of the draft EIS states that taller buildings have, in general, less environmental impact, the proposal for the Broadway and Madison building and the 12th and Spring building is for building heights significantly less than what the current development standards allow. 10

Those higher development standards are allowed to an institution for a reason --- to allow and encourage reasonable concentration.

RESPONSE TO COMMENTS FROM ELLEN SOLLOD
(Letter #23)

Comment 1

Mr. Zosel's comment letter is #26 and responses to his comments follow his letter. Refer also to Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

As depicted by **Figure 2-3** in this Final EIS, you are correct in noting that Seattle University owns property on two of the three corners of the intersection of 12th Avenue and Cherry Street – the northwest, southwest and southeast corners. The northwest corner is built out by the University's Bellarmine Residence Hall and associated landscaping.

The southwest corner is currently a University parking lot associated with the adjacent Logan Field. Since no development was planned for this corner in the University's existing MIMP, no change has been possible since 1997. As depicted by **Figure 2-7** and **Table 2-2** of this Final EIS, 30,000 sq.ft. of retail is proposed as part of this MIMP (project #105); this is a Planned Near-Term development that is anticipated to occur by *roughly* 2011.

Seattle University indicates that redevelopment of the southeast corner of the intersection has been in progress for several years and was identified as a proposed project in the University's existing MIMP. A MUP was issued for the project in 2004 (#2203221 and 3007288). The project underwent redesign subsequent to that MUP approval. As part that revision, a Minor Amendment[5] to the MIMP was needed, which required a recommendation from the CAC. The revised MUP (including the Minor Amendment) were approved by DPD in late 2009. Also, in late 2009 the necessary soil remediation was completed. Building permits have been issued for the proposed project and construction is scheduled to commence spring 2010.

This building will contain approximately 160,000 sq. ft., have a height of 50 ft. and consist of approximately 16,000 sq. ft. of street-level retail, an estimated 160 residential units above-grade, and below-grade parking for approximately 100 vehicles. Access to the parking would be from 13th Avenue. It is anticipated that this project would be operational by 2011.

Comment 3

The purpose and intent of the City's Major Institution Overlay District is to:

> *"A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;*
>
> *B. Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods;*
>
> *C. Encourage the concentration of Major Institution development on existing campuses …*

[5] Minor Amendment to allow bay windows to encroach into the setbacks along E. James Court and 13th Avenue

F. Discourage the expansion of established major institution boundaries."[6]

The general intent of the MIO is to encourage more-intensive development within an institution's boundaries. SMC 23.69.020 B. notes that:

"B. Development standards for Major Institution uses within the Major Institution Overlay District … may be modified through adoption of a Major Institution Master Plan ..."

SMC 23.69.030 identifies the contents of a Major Institution Master Plan. Essentially, there are three components: the development program, a development standards element, and a transportation management plan. One of the key elements comprising the development program is:

"5. A site plan showing: property lines and ownership of all properties within the applicable MIO District, or areas proposed to be included in an expanded MIO District …; "

Thus the MIMP process may authorize modification of an institution's MIO boundaries.

Comment 4

The comment is noted. Refer also to Response to Comment #3 above and Response 1 of **Section V**, Key Issues, in this Final EIS. **Section III** of the Draft EIS and this Final EIS contain an analysis of project consistency with applicable, adopted community plans (**Land Use**). Please note that the EIS can only analyze that which is currently proposed as part of the Final MIMP and the alternatives that have been identified to that action. Such analysis occurs throughout **Section III** of this Final EIS in terms of Impacts of the Proposed Action and Impacts of the Alternatives.

Comment 5

See **Section IV** of this Final EIS for revisions to the proposed height limits in the Barclay Court portion of the campus. Also, see Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 6

Your concerns are noted. Refer to **Section IV** of this Final EIS for revisions to the proposed height limits in the Barclay Court portion of the campus. Also, see Response 4 of **Section V**, Key Issues, of this Final EIS.

[6] SMC 23.69.002

Comment 7

Refer to information contained in the Campus and Community Context chapter of the Final MIMP (pgs.133 - 155) concerning urban design strategies for the 12th Avenue corridor. Also, see Response 4 of **Section V**, Key Issues, of this Final EIS.

Comment 8

Refer to **Section IV** of this Final EIS relative to proposed revisions to the height limits.

Comment 9

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration. Also, please refer to **Section V** of this Final EIS, which addresses key revisions associated with the MIMP since issuance of the Draft EIS.

Comment 10

Your comment is noted.

Letter #24

Seattle University

Major Institution Master Plan

Draft Environmental Impact Statement (DEIS)

COMMENT FORM

Public agencies, affected tribes, organizations, and individuals are invited to submit written comments concerning the DEIS. Comments may address alternatives, environmental issues, impacts, appropriate impact mitigation measures, or the types of permits or approvals that may be necessary.

Please either leave your comment form at the sign-in table or mail them no later than **June 22, 2009** to the address indicated on the reverse side of this form.

Comments may also be scanned and sent via e-mail to: **Lisa.Rutzick@Seattle.gov**
or sent by FAX to: **(206) 386.4039**

Comments

Two major concerns/comments:

1. The DEIS do not adequately address/analyze the impact of the expansion of the MIMP boundary to include the Northwest Photographic Center or the increase of height limitations, particularly at the former Qwest site. 1

(1) Expansion, as proposed, is tantamount to "land banking". This is not acceptable given SU's current ownership of "vacant" parcels (e.g., SE & SW cor. of Cherry & 12th Ave.) that constitute long-term eyesores & blights in the neighborhood. 2

(2) Raising the height limitations along the periphery of the campus creates a Fort Apache barrier. The height limits should go up toward the campus center & down toward the periphery. The A height limit of 65' for the Qwest site (current limit = 37 ft.) is especially egregious in terms of neighborhood impacts. 3

By providing your name and address, you will be notified of additional comment opportunities.

Name: Kenneth TORP

Address: 724 15th Ave, Seattle, WA 98122

E-mail: ktorp@earthlink.net

RESPONSE TO COMMENTS FROM KENNETH TORP
(Letter #24)

Comment 1

The Final MIMP and this Final EIS include the current location of the Photographic Center Northwest within the proposed MIO Boundary Expansion areas. The Final MIMP (see pg.142) has been revised with the following language to more clearly state the University's intent for redevelopment at this site:

> For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47.005.D1. The university will endeavor first to fill this space with non-university retail, cultural, or retail-like uses. If the space is occupied by the university, additional art gallery or museum uses shall not be allowed.

See Response 1 and 2 of **Section V**, Key Issues, of this Final EIS regarding building heights at the former Qwest site.

Comment 2

See Response 4 of **Section V**, Key Issues, of this Final EIS.

Comment 3

See Response 1 and 5 of **Section V**, Key Issues, of this Final EIS.

Seattle University

Major Institution Master Plan

Draft Environmental Impact Statement (DEIS)

COMMENT FORM

Public agencies, affected tribes, organizations, and individuals are invited to submit written comments concerning the DEIS. Comments may address alternatives, environmental issues, impacts, appropriate impact mitigation measures, or the types of permits or approvals that may be necessary.

Please either leave your comment form at the sign-in table or mail them no later than **June 22, 2009** to the address indicated on the reverse side of this form.

Comments may also be scanned and sent via e-mail to: **Lisa.Rutzick@Seattle.gov**
or sent by FAX to: **(206) 386.4039**

Comments

We are opposed to 65-foot limit on former Coca-Cola/Qwest building. Not appropriate for this neighborhood. Would directly affect us and neighbors, cutting off natural light. 1

Thank you!

By providing your name and address, you will be notified of additional comment opportunities.

Name: Tom Watson

Address: 1415 E. Columbia St.

E-mail: tomjwatson@msn.com

RESPONSE TO COMMENTS FROM TOM WATSON
(Letter #25)

Comment 1

See Response 2 of **Section V**, Key Issues, of this Final EIS regarding building heights at the former Qwest site.

Carol Simons

From: Wmzosel@aol.com
Date: Tue, 14 Jul 2009 18:03:06 -0400
Subject: Seattle U MIMP CAC
To: loractd@hotmail.com; neth@q.com; suhich@amazon.com; jess.atkinson@gmail.com;floandjohn@speakeasy.net; dna@leadpencilstudio.com; studio@james-nowak.com; cari_simson@yahoo.com;Joperry2@gmail.com; ellen@sollodstudio.com; bhunter@chhip.org

As I think all of you know there is another S.U. CAC meeting this Wednesday (July 15 5:30 to 7:30 Tielhard de Chardin, Room 145.) I think the committee will continue to discuss increasing the height limit for the site of the Coca Cola Building. Even though there was a vote to increase the height at the last meeting, David Neth (thank you) persisted in trying to get people to recognize that the previous representations regarding the height of the existing building were wrong. Now we know that David was right. The implication is that the impact of increased height at that location would be greater than previously represented. It seems that a majority of the CAC (at least at the last meeting) is willing to go along with increased height at that site because, without it, SU would not be able to build an events center. (We were told that there wasn't enough land at the site of the baseball field at 12th and Jefferson to accommodate an events center. We weren't given many details. I still wonder if one includes the existing surface parking lot at the north end of the softball field in the calculations it might not be possible to get the events center on that site and still have a softball field to the south.) Another idea that John Savo and Steve Sheppard floated would be to vacate 13th Avenue between Columbia and Cherry. This would allow SU to build on the current street and, possibly, pull the events center (or whatever building they build on 14th) farther west and lessen the impact on 14th. However, this could raise other issues. A partial vacation of 13th retaining at least a pedestrian or narrow vehicle path is one thing, A complete vacation and build-out over the street Right of Way could be another. Something, perhaps, to think about? The CAC also voted to raise the height limit for the site of the Hospital Laundry and parking lot. There's no stated reason for this. One can speculate. I'm wondering if the owners of the homes north of the Laundry (on 13th, 14th, and Marion) wouldn't like to see the height limit raised for the entire block if SU gets to build to 65 feet on the Laundry site. My preference would be for no height increase, but if a height increase goes through, it seems to me that the home owners on that block get the worst of both worlds. Essentially there's no buffer between the 35 height limit and the 65 height limit. I can't think of another place in the City where this is the case. Maybe they should at least have the opportunity to sell their property to SU in order for the whole block to be developed? Any thoughts? Finally, the CAC has not yet "voted" on giving SU the right to increased height on Barclay Ct. and James Ct. I personally think increased height for those blocks is a really bad idea. I've asked Chuck DePew, who, when he worked for the City, was one of the main authors of the 12th Avenue Plan, to come speak to the CAC and explain the goals of the original 12th Avenue Plan. Those goals were to try to preserve non-University ownership and development as much as possible. I still hope that the CAC might consider this but... . Many people have spoken and sent written statements, If you know of anyone else who might not have yet commented, tomorrow is a good time to do so. Bill Zosel206 329 3986

1 2 3 4 5

RESPONSE TO COMMENTS FROM WILLIAM ZOSEL
(Letter #26)

Comment 1

The substantive portion of this comment pertains to the height associated with 1313 E. Columbia Street and the impacts associated with the proposed height increase. Refer also to **Section V**, Key Issues of this Final EIS.

Comment 2

There is insufficient land at the 1313 E. Columbia site for a softball field, intramural field, and the track -- all of which are essential for the University and cannot be replaced elsewhere on-campus. Currently, there are over 15 different University groups that use the Logan Field facilities throughout the year for activities including intercollegiate athletics (softball, athletic training, strength and conditioning exercises), intramural sports (soccer, softball and football), and club sports (lacrosse, rugby, and soccer).

In addition, preservation of the historically designated Coca-Cola building at 1313 E. Columbia prevents the creation of a softball field at that location. This is true even if only a small portion of the structure remains.

Comment 3

As indicated in the Final MIMP and **Section II** of this Final EIS, vacation (or partial vacation) of 13th Avenue between E. Columbia and E. Cherry Streets is not one of the vacations that is proposed as part of this MIMP.

Comment 4

Refer also to **Section V**, Key Issues of this Final EIS. Revisions to the proposed MIMP have occurred between issuance of Draft MIMP and the Final MIMP. The proposed height limit for the HSC portion of the block that is bounded by 13th and 14th Avenues, E. Marion and E. Columbia Streets would be 55 feet. The proposed height limit west of the subject properties (west-side of 13th Avenue) would be 37 feet.

As depicted by **Figure 2-3** of this Final EIS, the HSC site is not owned by Seattle University. **Figure 2-7** and **2-8** of this Final EIS indicate that no Planned or Potential Near-Term Development is envisioned for the HSC site, nor is any Potential Long-Term Development planned for this site. If the HSC Laundry site is acquired in the future by Seattle University, the proposed height limit of this portion of the block would be 55 feet. And as depicted by the figure on pg. **119** of the Final MIMP, if the HSC Laundry site is acquired in the future by Seattle University, the eastern-half of this site could be developed as possible open space.

Comment 5

Refer to information contained in the Campus and Community Context chapter of the Final MIMP (pgs.**133 - 155**) concerning proposed urban design strategies for the 12th Avenue corridor.

VALENCIA Capital Management

September 3, 2009

Ms. Lisa Rutzick
Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98104-4019

Mr. Michael Kerns
Seattle University
901 12th Avenue
Po Box 222000
Seattle, Washington 98122-1090

Re: Project # 3008328 – Comments to Seattle University's Draft Major Institution Master Plan and Draft Environmental Impact Statement

Dear Ms. Rutzick and Mr. Kerns:

This comment letter is sent to follow up on the letter you received dated June 8, 2009 on behalf of Broadway – Columbia Acquisition I, L.P. (Broadway-Columbia), the owner of the property located at 726 Broadway in Seattle. Our 726 Broadway site is located at the southeast corner of Broadway and East Columbia Street and is within the current boundaries of Seattle University's (SU) Major Institutions Overlay (MIO). The June 8th letter is attached for your reference. We are writing again to request modifications to the draft MIMP/EIS. 1

We expressed concern in the June 8th letter over two areas of SU's MIMP/DEIS that would adversely impact surrounding property owners. The two areas of concern were: 1) SU's proposed right-of-way vacations, and 2) the proposed height rezones. We distributed the June 8th letter to the addressees of this letter, as well as to Beverly Barnett with the Department of Transportation, John Savo SU's Citizen's Advisory Committee (CAC) Chairperson, Steve Sheppard with the Department of Neighborhoods, and ownership's legal counsel T. Ryan Durkan with Hillis Clark Martin & Peterson. Additionally, we had a representative in attendance and spoke publicly about the adverse impacts related to the right-of-way vacations and height rezones at the public hearing held by the Department of Planning and Development (DPD) on June 3, 2009.

A. Proposed Right of Way Vacations

As stated in the June 8th letter, three of the proposed right of way vacations would render 726 Broadway and two other privately-owned properties in the 700 block of Broadway inaccessible. This cannot be allowed. Right-of-way vacations may be approved only if they do not result in negative effects upon current and future needs for circulation and access to private property. *See* Seattle Street Vacation Policies, Guideline 1.1. Vacating access to privately-held property would significantly drive down property values for those non-institutional owners. The MIMP should not be an inadvertent tool 1

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to drive out private property owners. We therefore requested that SU voluntarily modify the right-of-way language to include the following:

> *"The properties located at 700-726 Broadway are privately owned. Vacating the E. Columbia Street segment and the alley between E. Columbia Street and Cherry Street would be detrimental to their current operations. However, if at such future time that Seattle University owns all of the properties located at 700-726 Broadway, Seattle University may petition the City for vacation of these rights-of-way."*

1 cont.

At the July 15, 2009 CAC meeting, our legal representative presented our concerns about the right of way vacations, and requested that this additional language be added to protect our access. The CAC briefly discussed our comments to the SU MIMP/DEIS, but took no action apparently believing that the City's standard right-of-way vacation process was the forum for protection of property owners. We disagree, and believe that the language should be incorporated for at least three reasons.

2

First, we believe the MIMP provides the policy direction and guidance to guide future vacations, and as such, it should include this additional protection for abutting owners. Second, the draft MIMP *does* provide preferential additional protection for one private owner on the 700 block of Broadway, the Northwest Kidney Center (NKC). See, draft MIMP at page 76. This protection should be applicable to other owners who need the alley and streets for access as well. Finally, during the same July 15th CAC meeting, SU representatives stated they were not opposed in principal to modifying the right-of-way vacation language to include protection for all private owners. SU should be commended if they voluntarily revised this language to resolve our issue.

3

Unfortunately, the CAC meeting ran late and no motion was made to include our suggested revision. As a result, I am obligated on behalf of Broadway-Columbia to reiterate my concerns and requests to revise the MIMP and EIS. We would hope that SU would voluntarily modify the right of way language; alternatively, Broadway-Columbia requests that the DPD include the revision as a condition to the DPD's approval of SU's MIMP/EIS. These matters are best resolved during this phase of the approval process without requiring the hearing examiner to consider such matters.

B. Proposed Height Rezone

SU's MIMP/DEIS currently proposes rezoning the properties along Broadway between E. Columbia Street and E. Cherry Street from the existing MIO-105 zoning to MIO-160. We are concerned that increasing the height of the MIO zoning along Broadway creates an opportunity for SU to develop improvements that are inconsistent and out of scale with their surrounding environment. The proposed height of 160 feet is nearly *double* that of the underlying zoning. Additionally, improving the west side of SU's campus to 160 foot heights would effectively create a wall between the campus and the community and potentially a "canyon" effect along Broadway. Broadway-Columbia ownership again requests the Final EIS more closely analyze these impacts, develop alternatives; moreover, we request that the final MIMP not be approved with the height rezone along Broadway.

4

I would like to thank you again for the opportunity to comment on SU's draft MIMP and DEIS. If you would like to speak to me directly, please call me at your earliest convenience at 214-559-2375.

Sincerely,

Valerie Qualls
Valencia Capital Management

Encl. Letter to Lisa Rutzick dated June 8, 2009

Cc: Michael J. Romo, Valencia Capital Management
Ron Smith, Seattle University
John Savo, Citizen's Advisory Committee Chairperson
Steve Sheppard, Department of Neighborhoods
Beverly Barnett, Seattle Department of Transportation
T. Ryan Durkan, Hillis Clark Martin & Peterson

ND: 19439.003 4851-1231-3092v1

RESPONSE TO COMMENTS FROM VALENCIA CAPITAL
(Letter #27)

As the MIMP was being finalized, Seattle University acquired the property that was formerly owned by Valencia Capital Management. Since Valencia's letter was submitted during the Draft EIS public comment period, it is included in this Final EIS. Responses to comments that are raised in the letter are provided for informational purposes only.

Comment 1

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration.

In response to this comment, the University has changed its proposal to state that it will not petition the City to vacate the alley or E. Columbia Street until it owns the adjacent properties or has the consent of the adjacent property owners.

Comment 2

The comment is noted.

Comment 3

The comment is noted. See Response to Comment 1 above.

Comment 4

The existing height limit of the area immediately north of the 700-726 Broadway site – from E. Columbia to E. Madison Streets -- is 160 ft. Since the 700-726 Broadway site is within the University's existing MIO boundary, the existing institutional height limit of that site is 105 ft. and the height limit of the underlying zoning designation (non-institution) is 85 ft. The existing height limits on the Swedish Medical Center campus (along the west-side of Broadway from E. James to E. Madison Streets) vary from 70 ft. to 240 ft.

Your concern with regard to a possible "canyon effect" is also noted. However, the segment of Broadway adjacent to the Seattle University campus has a width of 80 ft. with four lanes of travel and periodic left-turn pockets and/or on-street parking. Also, the street grid west of Broadway differs by approximately 30 degrees from the north-south and east-west directions relative to the street grid east of Broadway. The resultant effect is that buildings on the Swedish campus appear more angular relative to Broadway and are not aligned parallel with Broadway.

SECTION VII

PUBLIC TESTIMONY REGARDING the DRAFT EIS and RESPONSES to THOSE COMMENTS

SECTION VII

PUBLIC TESTIMONY REGARDING the DRAFT EIS and RESPONSES to THOSE COMMENTS

The Draft EIS was issued May 7, 2009 and a public meeting was held on June 3, 2009 as an opportunity for agencies, organizations and individuals to learn more about Seattle University's proposed MIMP and to provide testimony concerning the Draft EIS. A transcript of that meeting, together with responses to the comments raised is included in this section of this Final EIS. Each substantive comment for each individual speaker is numbered and included in this section of the Final EIS, together with responses to the comments that they raise.

Organizations

1. Valencia Capital Management – Valerie Qualls

Individuals

1. David Neth
2. Ken Torp
3. Howard Lev
4. George Heitzman
5. Dennis Saxman (#1)
6. Carol Marquess
7. Dennis Saxman (#2)

The public testimony follows the sequence noted above. EIS-related comments within each individual's testimony are identified by number and responses to the individual comments follow the entire transcript. Several responses identify changes to the Draft EIS and those revisions are described in ***Section IV*** of this Final EIS (***Amendments and Clarifications to the Draft EIS***). Similarly, several comments raise similar or related concerns and these are addressed in ***Section V*** of this Final EIS as (***Key Issues***).

Responses are provided for substantive comments relating to the Draft EIS. Expressions of opinions, subjective statements and positions for or against Seattle University's proposed *Major Institution Master Plan* are acknowledged without further comment.

SEATTLE UNIVERSITY DRAFT MAJOR INSTITUTION MASTER PLAN AND DRAFT EIS PUBLIC MEETING

Seattle University

Teilhard de Chardin Hall, Room 142

Seattle, Washington

5:00 to 8:00 p.m.

June 3, 2009

KATHERINE M. CULLMAN

CCR 3001

M E E T I N G A G E N D A

STEVE SHEPPARD
City of Seattle Department of Neighborhoods

LISA RUTZICK
City of Seattle Department of Planning & Development

BRODIE BAIN
ROB MATTHEWS
Mithun
Overview of the Draft MIMP

TERRY McCANN
Blumen Consulting Group
Overview of the Draft EIS

TIMOTHY LEARY
Executive Vice President
Seattle University

Court Reporter:
KATHERINE M. CULLMAN, 3001
Van Pelt, Corbett, Bellows
100 South King Street, Suite 560
Seattle, WA 98104

* * * * * * * * * * * *

I N D E X O F S P E A K E R S

* * * * * * * * * * *

[Public hearing started at 5:14 p.m.]

MS. RUTZICK: All right. I think we'll get started.

MR. SHEPPARD: Okay. I'm Steve Sheppard. I'm actually with the Department of Neighborhoods, not the Department of Planning and Development. But I'd like to welcome all of you here tonight, and I'm going to briefly go over the program that we're involved in and where we are in it so that you have kind of a setting for the comments that we're looking to receive tonight.

The City of Seattle doesn't have a zone specifically for universities, hospitals, and other major institutions. Instead, we allow those institutions to set various development standards, what people would normally call zoning standards, that would affect their development. That's done through what we call major institutions overlay zone through a major institution's plan. The plan lays out the height, bulk, scale, total amount of development. It looks at things like the identification of where open space should be, what transportation programs should be done to reduce the amount of single occupancy car use.

We are in the middle of that process. The process involves hearings and meetings with an advisory committee made up of your neighbors and representatives of the institution. It eventually goes forward to various reports, to the Seattle City

Council, through the hearing examiner.

To date, we have been working with the CAC on looking with the Community Advisory Committee, that's the committee I was talking about, at looking at a preliminary draft and now a draft plan and a draft EIS.

The intention is, within about another six months, I believe, to get the City Council with a plan, that they can consider that plan, will establish what, hopefully, Seattle University will look like in the future, how it will relate to the neighborhood.

Where we are tonight is with the -- with the Department of Planning and Development has issued a draft EI -- EIS. The Seattle University has issued a draft plan, and an important part of that now is getting comments on it, both from the general public and also from the Community Advisory Committee.

Community Advisory Committee members are here tonight. They will also be meeting next Wednesday we believe in this room to begin to finish their discussion of their comments to the plan.

So basically, unless people have any specific questions, I'll turn it over to Lisa, and Lisa you can go -- we can begin to orient you to what the plan says, what the EIS is, and then get comments.

MS. RUTZICK: Any questions? Yeah.

UNIDENTIFIED SPEAKER: Will your plan incorporate any expected or desired transportation coverage, --

MS. RUTZICK: Yes.

UNIDENTIFIED SPEAKER: -- bus, Sound transit, streetcars, whatever?

MS. RUTZICK: There is a transportation management section of -- of the plan, and it's also evaluated in the EIS for the plan.

UNIDENTIFIED SPEAKER: Okay.

MS. RUTZICK: So my name is Lisa Rutzick. I'm the assigned plan use planner to this project. I work for the City of Seattle Department of Planning and Development.

The overview of tonight's meeting, as Steve was mentioning, there's a Draft Major Institution Master Plan that's been put together and it's available for your comments. It's also posted to the Seattle University Web site. The link is written on the white board over there. And if you are interested in getting a hard copy or we can get you a CD copy. Because it's a fairly big document, we're trying to save paper, please let me know. And then, of course, there's the accompanying Draft Environmental Impact Statement that was done, of the master plan document, the Draft Master Plan.

This one we only have hard copies of. A lot more paper. If you're interested in -- in looking at one of those copies, I can tell you where to go to look for it. Or if you

desperately want your own copy, let me know and I can have one made.

The overview for tonight is the Mithun Architects, who developed the Draft Master Plan on behalf of Seattle University, will give a quick overview of this plan. And then Terry McCann, who's with Blumen Consulting, who produced the Draft EIS, will give a quick overview of this document. And then, basically, we want to hear from you, the public, speaking to me on behalf of the City, what your comments or concerns are, if you presumably already looked through these documents or if you just want to offer your comments, whether information that you'd like to see included or addressed in this document.

There's a sign-in sheet. Please do sign in. You'll become a party of record for this. It's on the table up there. And there's also a form, a written comment form, if you'd like to add additional comments after the meeting. Or if you'd rather just submit them in written form to me, that's fine as well.

We'll go as long as we need to get your comments. And then once that happens, if there's time left, the Citizen's Advisory Committee, most of the members are here tonight, will take the opportunity to continue their discussion of these documents, and as Steve said, they'll finalize that discussion next week.

All of the Citizen Advisory Committee meetings are

public, so you're welcome to attend any and all of them.

I think that's all I want to say. Again, this is your opportunity to let us, the City, know what you want to see or would like to see or hope to see for your neighborhood as contained in this master plan.

So I think I'll turn it over to Tim Leary who is with Seattle University, to give a quick introduction to their consultants who developed the plan.

MR. LEARY: Thanks, Lisa. Let me just say that as the executive vice president, I'm glad to be here tonight. Your input is very important to us. This is my twelfth year at the university. Father Steve Sundborg, president, couldn't be here tonight, so he, too, wants to hear what the community has to say. I think we -- who we are as a community is critical for us to go forward here. In the last five to seven years we've been trying to find new ways to revitalize what's happening in the community, housing issues, safety and security issues, and it does matter what you have to say to us tonight, so we're open to listen to that, and our hope is that together we can make that -- that work.

Special thanks to the CAC, too, for all their work. I know this has been a long process for you. You've done great work for us.

So I'm here for the night along with Ron Smith, our CFO, and we are here, and if we can help in any way we will do

so.

Let me at this time, though, turn this over to Brodie Bain and Rob Matthews from Mithun, the group that we've been working with on some of these issues, so.

MS. BAIN: So we'd like to just give a quick summary of the plan and then take a look at the environmental impact analysis. And I think a number of you have seen the plan. I'm just going to focus of a few of the major elements. Again, there's more detail that you can find on the Web or through the document itself.

The -- this process has probably been underway for about a year and a half. It builds upon the facility's plan that was developed internally through the university, and now we're taking it through the City of Seattle major institution master plan process. And in doing that, in getting feedback from folks on CAC as well as the neighborhood, we've definitely made some tweaks to the plan as it's become more of an interface with the community beyond just the internal document.

The plan itself really builds upon the mission of the university and works with a future vision the university has for itself as an institution as well as a player within the neighborhood context.

They are looking at some growth in terms of number of students and also improvements to facilities to accommodate the types of functions and programs they really need to offer on

the campus, and part of that includes additional academic space; it includes more housing for undergraduate students in particular, which then translates to reduction in the number of students coming to campus.

It includes improvements and additions to student life facilities as well as looking at the community connections, including looking at the interface of the university with the community along Twelfth and Madison, as well as the overall campus character within the campus, so the open space character and pedestrian connections, and that kind of thing.

So the plan itself, it begins with the document. This just shows basically the overall structure. It starts with the overall goals and the mission of the university, the basic master plan concept, which I'll describe. And then, there are two major -- or really three major elements: The first looks at the development program, which describes the amount of square footage planned in the future based on a near-term and a long-term vision. And then overall development standards, which really looks at zoning and specific physical characteristics of the plan, such as set backs and the overall height limits and that kind of thing, which I'll summarize here.

We also have a community and campus contact section where we work specifically at the interface with the community.

The long-term vision really looks at an overall increase of square footage I think of about 2 million square

feet, and that could be 20 to 25-plus, even possibly 30 years, depending upon the needs of the institution and funding available.

The plan itself divides programs and square footage into long-term, short-term, as I mentioned. This diagram here shows the plan's near-term projects in solid red, and then the plan's near-term open space and a dash. The potential near-term projects are in the lighter color, solid color, and then we also have potential long-term projects and renovations.

So that shows sort of the basic breakdown of the plans -- plans near-term and plans long-term. And you can see the more specifics in terms of specific projects in the document.

Future building uses built upon what the university has right now, although there's been much more of a push toward what's called integrated learning. So having academic functions combined and integrated more within the same building as housing.

So right now, Xavier's one of the only examples on the campus, and the university's really looking at expanding that concept throughout the existing campus as well as future developments.

So as you look at overall uses on the campus, everything in pink is being looked at in terms of integrated learning, and a lot of these cases, they're -- for the most part

residential, particularly anything to the east of Twelfth, except for some student life functions that may happen on the Quest side here.

There is definitely a focus of retail uses along Twelfth, and we did some more study of that, which I'll talk about in a second.

There is, as part of the City's zoning process and part of what the Major Institution Master Plan does in its function relate -- in relationship to zoning, is for every institution, either hospital or higher education within the city limits, there's an institutional overlay, and that's really a boundary for the institution within which the Major Institution Master Plan defines the zoning and land-use requirements. So really this MIMP supersedes the underlying zoning that happens typically within the city boundaries, and it works within this major institution overlay.

So this diagram here shows the existing overlay and the existing height limits within the MIO or Major Institution Overlay.

This diagram here shows the proposed expansion to the boundary. It's not significant, but there is some expansion east of Twelfth at Marion and to the south and then also along Broadway right here.

UNIDENTIFIED SPEAKER: That a six-story building up there at Marion?

MS. BAIN: The build- -- these are actually just the areas that are being proposed for expansion, so not necessarily specific buildings for the overly the major institution boundary. And what we're showing here are the existing height limits, and this diagram shows the proposed height limits. So we're looking at, it's maybe a little bit dark to see, but we're looking at a major institution overlay height limit of 37 feet here, which is equivalent to the underlined zone in this area where we propose to expand the boundary.

We're also showing, I believe it's a 160-foot height limit here along Broadway, which is consistent with everything north of it. And then a height limit of 90 feet to the south, and this is -- right here is Terry Street.

So in terms of our changes to the MIO, it's the boundary here and here, and then we have height limit changes here and here, as well as, I believe we've had height changes -- actually, we -- I'm trying to describe the height limit. Thank you.

MR. MATTHEWS: Yeah. There's a diagram there --

MS. BAIN: I will summarize the height --

MS. RUTZICK: -- 102, 103.

MS. BAIN: -- 102, 103. So as you look at these diagrams, this page over here is what was showing from the

document, if you've got a copy of the document --

MR. MATTHEWS: So the changes are --

MS. BAIN: -- so it's a little bit complicated to show, but if you look at page 102, if you've got a copy of the document, the height limit change is looing at some areas here east of Thirteenth, which right now is MIO 37, and we're proposing a height increase of 65. So this whole area we're proposing would be 65 feet.

And then, the other increase is what we're adding to the MIO boundaries.

So we also have a new section to the draft which wasn't in the preliminary draft if you saw that, and that's a community and campus contact section. And this just summarizes what's in there, which is range of design guidelines and those start on page 126.

We also did a study of the campus plan as it relates to the overall edges and the major arterials going through campus. So we looked at all of the proposed improvements that related to streets, gates, to uses, to major entries to the campus, to major cross sections, intersections within the campus area.

And then we also did a more detailed study of Twelfth Avenue, and that was really to look at what the university could do to help continue to enliven the activation, activate Twelfth Avenue.

So this is just a portion. There's a hard copy version, a large version behind you as well. But it's basically looking at a range of university, street-activating university uses for university-owned buildings, and then retail uses or other activating uses that are not owned by the university.

And we've also identified some -- just some major entry points to this section of Twelfth, and we've identified some major pedestrian entry points to the campus with use, in this case to the chapel along Twelfth. And then another one here.

These blocks, in terms of the city grid, are quite long, so we -- that's one of the reasons we have a mid-block pedestrian entry into the campus.

And then we also looked at the neighborhood plans, including the First Hill Plan and Capitol Hill Plan and Twelfth Avenue Plan, I believe, to see -- understand really their goals and understand how our MIMP is relating as according to those goals.

We have a Transportation Management Plan, and that was focusing on looking at alternatives to single occupancy vehicles, including transit, bicycles, pedestrians, and what the policy can do in terms of reducing trips to campus, and the EIS has looked at the impacts of that.

And then we also looked at parking requirements, so we identified the overall parking requirements based on the

Transportation Management Plan and the growth that is identified in the master plan.

So that's a basic overview of the plan. The focus tonight is really to look at and understand the environmental impact analysis.

Any questions?

There's more detail behind you also in the zoning, MIO expansion and the height limits if you want to just --

UNIDENTIFIED SPEAKER: One question is just -- I'm just curious of how many people are here at the meeting live here in this community? Good. Okay.

MS. BAIN: Any other questions on the plan?

MR. SAXMAN: I think I've been to that URL, and I don't think it's a current draft.

MS. BAIN: Oh, okay.

MR. SAXMAN: It's the past URL -- it's the past plan.

MS. RUTZICK: Okay. It might -- it might read April, and there are -- there's another draft out there that says May, but --

UNIDENTIFIED SPEAKER: It was updated yesterday, so --

MR. SAXMAN: Oh, -- I haven't looked at it in --

MR. SHEPPARD: Yeah.

UNIDENTIFIED SPEAKER: -- the last 24 hours. Sorry.

MS. RUTZICK: I think --

MS. BAIN: Okay. So I'll hand it over --

MS. RUTZICK: The content is exactly the same, but they have a different cover sheet. One says April; one says May, but everything inside is -- is the same. Okay?

UNIDENTIFIED SPEAKER: Does the university own land on both sides of Twelfth now, or --

MS. BAIN: Yes.

Okay. So I'll hand it over to Terry to talk about the environmental impact now.

MR. McCANN: Well, good evening. My name is Terry McCann. I'm with the firm of Blumen Consulting Group. We worked with -- for Seattle University and, of course, with the City of Seattle to prepare the Draft Environmental Impact Statement on behalf of the City.

The Draft EIS is the second part of a three-part series associated with the EIS process. The first part was scoping, and that was last May, I believe it was. And that's really -- the focus of scoping is to determine what the alternatives are and what the environmental issues should be analyzed in the -- in the Environmental Impact Statement. So based on that information, and based on the scoping process, it was concluded what -- what studies we need to conduct.

Copies of the Draft EIS are at the various locations, and I think Lisa commented on that already. Many of the libraries in the area have copies of it, and they're also available at DPD.

MR. SAXMAN: That's if you can find them. I spent three-and-a-half hours to track them down at the UW.

MR. McCANN: At the UW? At the --

MR. SAXMAN: The two libraries over there still have no idea where they are. Seattle Public got a Draft EIS but not the Draft MIMP. So when you say these are widely available --

MR. McCANN: Okay, that's good.

UNIDENTIFIED SPEAKER: They also got the Draft in a CD, but they weren't all aware of that, because I called some of the libraries. They didn't get a book; they got it from the CD, and it appears that they weren't aware of that because the UW called me --

MR. SAXMAN: Yeah.

UNIDENTIFIED SPEAKER: -- and said well, oh, that's what this is.

MR. SAXMAN: Well, I was at Seattle Public yesterday, and they still couldn't find it.

UNIDENTIFIED SPEAKER: Yeah.

MR. McCANN: Maybe a learning process we're on. Yeah. Thank you. Good comment.

MR. SAXMAN: For what it's worth.

MR. McCANN: Basically, it looks like kind of a -- kind of an ominous document, but a lot of it there are appendices. The first few pages of the document are the fact sheet. Then we have a quick thumbnail sketch of what the project is all about, what the alternatives are, the amount of development that's proposed, where it's proposed.

It also includes a list of the various permits that are required for the project, identifies points of contact, Lisa, for example, and then the table of contents.

Section one is the summary, and it's about 16 pages; it's a giant matrix, looking at all the alternatives as well as the impacts of each of those alternatives.

Section two is about 50 pages in length, and it's fairly comprehensive. It really lays the groundwork. It's kind of our interpretation of what's -- what this document, the MIMP, is all about. Identifies some background information about Seattle University, the goals and objectives of the proposed MIMP, basically the same as what's in here, a description of the proposed action; and again, we talked about the boundary changes, the amount of development that's proposed, open space that's being proposed, lease space, circulation parking, and development regulation changes.

Alternatives, there are five alternatives that were identified for analysis in the Impact Statement. And they

include the no student housing alternative; no vacation, alternative vacation, meaning street vacation. Whenever there's a vacation proposed, there has to be for the City of Seattle a no vacation alternative. There's a no major institution overlay boundary expansion alternative; no height increases east of Twelfth alternative, and of course, then, the no action alternative.

Section three is really the crux of the document. It's the impact analysis section, identifies the environmental impacts associated with each of the alternatives. It looks at what mitigation measures are possible, probable, and then what's significant and what adverse impacts may occur regardless.

The environmental issues that were analyzed in the Draft Enviromental Impact Statement include air quality and climate change, plants, environmental health, noise, land use. Land use here applies to consistency with other adjoining land uses as well as consistency, or inconsistency, with -- with the comprehensive plan, the City's comprehensive plan, neighborhood plans, as well as the plans of the various major institutions surrounding the university. Aesthetics, that's largely a view impact analysis, light, glare and shadows, historic resources, transportation and construction-related impacts.

So those are the ten broad environmental categories that were analyzed in the impact statement, based on each of the alternatives.

So with that, I'll turn it back to Lisa and call for public comments.

MS. RUTZICK: Yes. Two quick things that I forgot. There's food and drinks in the back of the room. Please help yourself. And the whole meeting is being recorded by a court reporter in case you're wondering who that is. So I'll be taking some notes, but there will also be -- very detailed notes provided by her as well.

So I guess we can get started. Can I get a sense of -- can you raise your hand and let me know if you have comments you'd like to offer right now.

MR. McCANN: I think there were two people originally signed up to speak. I don't know if that still applies or not.

MS. RUTZICK: Okay. So let's start with you, and then we'll move on to you, Sir.

SPEAKER VALERIE QUALLS

My name is Valerie Qualls. I'm with Valencia Capital Management, and I represent the ownership for 726 Broadway, which is located on the southeast corner of East Columbia Street and Broadway. And 726 Broadway lies within the current SU MIO boundaries.

I've had a chance to review the MIMP, the Draft MIMP and the Draft EIS, and I have two areas of concern: One being the proposed right-of-way vacations; and the second being the proposed height rezone along Broadway.

UNIDENTIFIED SPEAKER: So that's what that building is? Is that on the Avenue?

MS. QUALLS: It's a vacant building that's fenced right now and boarded right next to Pacific Northwest Research. And then on the north side is the SU parking garage, and immediately across Broadway is Swedish's front door.

The proposed right-of-way vacations are problematic. The three vacations that I'm specifically talking about are East Columbia Street and then the northern and southern segments of the alley that runs between East Columbia Street and East Cherry Street.

1

All of the property located between East Columbia Street and East Cherry Street to the west of that alley is privately owned property, not SU property, and allowing the vacation of the alley at Columbia Street would render those

properties virtually inaccessible.

The MIMP does address the fact that those vacations would adversely impact Northwest Kidney Center, but it does not address other property owners in that -- in that block. And so, what we would ask is that either those vacations be removed or there be language incorporated to protect access for all the private land owners in that area.

1 cont.

Secondly, the proposed height rezone along Broadway to increase the MIO height from, I believe, in some cases 105 to 160 feet, in other cases I believe it may just be 85 to 90 feet, we believe that increasing those heights along Broadway could be problematic for two reasons: One, it could create a canyon effect along Broadway, given the heights of the buildings for the Swedish campus on the west side of Broadway; and two, because that some of the land along Broadway is privately owned, it potentially could create buildings that are out of scale. The current underlying zoning there is about 85 feet. And if SU were to acquire and develop some but not all of the property along Broadway, you could have SU buildings at 160, a private building at 85, and there could be light and air blockage issues, and the buildings would just be out of scale. And so, we'd ask the DPD to take a look at that also.

2

I will submit all of this in written form to you as well, and thank you to Seattle University and to DPD for allowing us to speak tonight.

MS. RUTZICK: Thank you.

* * * * * * * * * *

SPEAKER DAVID NETH

I'm David Neth. I'm a private property owner at 726 Fourteenth Avenue. Been in the neighborhood since 1986, a 30-year resident of the Seattle area.

My presence here today, I'll use this map, is the increasing this area to 65 feet. It's pretty easy to see that this is a residential neighborhood of the 1910, 1900. It's been there for 100 years. And again, to use your word, the canyon effect on Fourteenth Avenue of going to a 65-foot building facing a residential hillside is very unattractive. Of course, I'm right across the street, so it's particularly unattractive to me. The 65-foot wall, I have noise issues. 1

When it rains, traffic on Fourteenth, rain amplifies traffic noise, so that the noise is bouncing off that wall into the residential neighborhood. I have earlier sunsets, which on some days like today is pretty good, but not always. 2 3

So it's just this proportion. And then to have Seattle U say that they're not really sure what they're putting in that area is really disconcerting. In my experience, when I went to the City Council twenty years ago or more for the previous, Seattle U basically at that time got everything they

ever wanted. You know, I went to that meeting with some objections to some of the things they were doing at that time. At that time, Seattle U was a different institution; it wasn't nearly as friendly to our neighborhood. So they have come around a large distance.

But I constantly see whatever they want to do, they get. They were friendly to us about ten years ago with parking issues in our neighborhood. You know, I get nervous when I start talking about it. I get a little angry at Seattle U. They got -- they got very friendly and helped us develop a two-hour plan on our street. You know, we're working with the community now, and then five years later, plop, we have the law school, a huge law school. So now, not only can't we park in the day time, we can't park in the evening because the law school goes at night. 4

So I'm very suspicious, very distrustful, of Seattle U and of this whole process, because I've never seen anything they've asked for actually being kind of backed out of. And there's other institutions in our neighborhood now. The Providence Hospital, combination of the Sabey Corporation, the hospital overlay. Sabey Corporation comes in and builds that extra space, basically, again, in a residential neighborhood. And I don't know what the arrangement is, but Sabey has some control over it and rents it out for a -- not for a hospital, but it's now some kind of a -- I don't even know what it is used 5

for. I think it's research or something. But under the auspices of a hospital, they bring a private corporation in. 5 cont.

So in my neighborhood in the last 25 years, I'm not real happy with the Seattle process. I don't see it happening. It's almost like we come here to these meetings, express all of our problems and questions, and somehow suits go home and get together, and there it goes. 6

So I'm hoping that there's some change in this process where you actually hear some of this and hear some of the other people that write to you and hopefully express their concern.

But basically, you know, my biggest issue is the university moving hugely out of proportion to the neighborhood, not only here but in some sections of Twelfth, and the same as this woman has been saying up on Broadway. And oftentimes not even knowing why they want it or not telling us why they want it. It's just that we want this block to be better. And in fact the property right across from my house is an historic building, supposedly, which is the old U.S. Quest building which was the Coke building. 7

So why do they -- so if this going to be an historic building that they're going to fix up, why do they want it 65 feet? It doesn't make sense to me. Something's rotten.

So that's my statement.

MS. RUTZICK: Yes, Sir. Thank you.

* * * * * * * * * *

SPEAKER KEN TORP

Yes. My name is Ken Torp, that's T-O-R-P, and I'm a homeowner in the neighborhood. And I have a similar concern to this gentleman's. And by the way, Seattle University has been a good neighbor to us and vastly superior to Sabey, by the way, and has made significant efforts to work with us and I want to recognize that.

I have two concerns: One's the height issue that was just raised. I think the height gradient for the institution is going to up towards the center, not up towards the periphery, which creates this kind of Ford Apache feeling around the campus and creates a wall immediately adjacent to those residential neighborhoods that are to the east of Fourteenth Avenue. 1

The second issue is the expansion of the MIMP boundary, particularly to include the Northwest Photographic Center, which doesn't seem to be justified by any current plan. And given the history of the university with land banking other parcels, for example, the corner of Twelfth and Cherry, I don't think that that expansion is justified, and it will probably have a chilling effect on any other private development or continued use of that property for the same use. Thank you. 2

MS. RUTZICK: Thank you.

* * * * * * * * * * *

SPEAKER HOWARD LEV

I'm also -- I live at Fourteenth and Marion. There was always -- I've lived in the neighborhood for 21 years. There was always the sense -- I've watched Seattle University grow. Used to be you could drive through the campus. Now you can't. It was just sort of being able to take what they want. Used to be that they were -- I found them to be friendly. Initially, they wanted the Connolly Center, since it was located very much more than Seattle, not yet the Seattle University property, they wanted to give back to the community, and they allowed people to become members. Now, they've restricted that from the community. So they don't want the community to be able to take advantage of what was initially offered. And actually put into law that this was -- this pool was a community pool. The people could become members. The trend is, no, we don't want that anymore, even though they're underused facilities. 1

They have a six-story building there at Thirteenth in front of my house, definitely is going to hinder views, not to mention the amount of construction that we have to put up with. 2

Already, since I've lived here, Seattle University put a lot of pressure on the City to make more the traffic go on Fourteenth Avenue instead of Twelfth Avenue, making 3

Twelfth Avenue more of a Seattle University Avenue. And the amount of truck traffic that has gone on on Fourteenth is -- for anybody that lives there, it's -- it's extreme. And I imagine it will continue to get more extreme. 3 cont.

Worse, people park illegally alongside my house, even -- and the City will not check at night, and it's strictly parking signs saying no parking west of here. They park all the way to the corner. Traffic accidents have occurred. The City will not check on them. My car has been hit three times by Seattle University students. I happen to know they're Seattle University students because they've been hit -- my car's been hit, parked outside my car -- outside my house, between the hours of 6:00 and 9:00 o'clock at night when students are parking there. It's extremely detrimental. 4

Knowing -- they enforce it during the day; they don't enforce it at night for night school. So I -- basically, there's not enough parking if they're having to walk beyond two blocks.

My walk over here saw plenty of open space that could have been used for that, that's actually on the campus that doesn't intercede so much as on -- into the, what was our community. 5

I have not found Seattle University to become friendlier and friendlier to the community around them.

MS. RUTZICK: Thank you.

* * * * * * * * * *

SPEAKER GEORGE HEITZMAN

I'm George Heitzman. I'm relatively new to the community, and I live on the 700 block on Fourteenth for three years now. And just some ideas for you guys to make sure that, because I haven't had a chance to review your documents, as far as the Environmental Impact Study, there is no parking around Fourteenth. I park, which is -- here's something for the City. On Fourteenth, it goes from zone 7. And on Fifteenth it becomes, I believe, zone 2, so if I can't find parking on Fourteenth, I obviously can't go closer to SU, because there is no parking over there. 1

My choice is to go from parking zone 2, which may be that could be a parking zone change. Everything on SU's side is zone 4 or zone 7, and everything up the hill, including, the, what, east side of Fourteenth Av would be zone 2, might help us a little bit there on Fourteenth Avenue.

UNIDENTIFIED SPEAKER: You can come live with me because I'm the only one, I guess, who's allowed to have zone 2 and zone 7 for some reason --

MR. HEITZMAN: Yeah, --

UNIDENTIFIED SPEAKER: -- on the corner of Fourteenth and Marion, right?

MR. HEITZMAN: My -- my next concern is, and this is more for SU, if you guys do choose to make housing and stuff closer to the community, put trash cans out. Really. And recycling receptacles for your students. I get tired of picking up trash, and I see kids parked right in front of where I live, get out of their car, throw their can of soda down and walk to the gym. It's --

UNIDENTIFIED SPEAKER: We rent more and more student neighbors, and it's gotten louder and louder --

MR. HEITZMAN: Louder and trash --

UNIDENTIFIED SPEAKER: -- and more and more insensitive. 2

MR. HEITZMAN: It's -- I know it's not the institution. I mean, the institution can easily tell me that, you know, it's not our responsibility. But it is. Because if you guys weren't here, these students wouldn't be here. And even though it's happening off of SU campus, helping the community keep it clean would be really, really nice. I -- it's more of a good thing faith effort.

That's where it -- there's higher density going in, more housing, more student housing. Beings that I haven't gotten to look at the transportation plan that you guys have set up, can anyone tell me if there's going to be like bus subsidization? I don't even know if you guys offer bus subsidization for your students. 3

MS. RUTZICK: Yes, there is.

MR. HEITZMAN: You do? Now, is there increased bus service going to be up on the hill, or if higher density comes in? I understand that the plan is just an overall -- there's no hard lines.

Essentially what I'm asking is, is if it becomes higher density, is it required that there is going to be more bus service for the more density? Or is it just -- if there is more density, we possibly will require more?

3 cont.

I don't want the possibility. I want to have a hard say yes or not it's going to be required. You increase density, you increase public transit there, whether that's -- SU's going to help Seattle Metro foot the bill, I don't rightly care. But it's something to look at.

Thank you.

MS. RUTZICK: Yes.

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SPEAKER DENNIS SAXMAN

My name is Dennis Saxman, S-A-X-M-A-N, and I live all the way down on Eleventh and Denny Way, so I'm not really close. But I am generally concerned that in Pike, Pine, Capitol Hill, this area, the new development does respect the existing context. And I saw some drawings in the Draft EIS that

showed how you were going to step down the buildings to respect the neighborhoods a little bit more, at least on the east side.

But I'm concerned that sometimes things, as they are built, look very different from things as they're presented. And I would urge you to develop a more cohesive plan that maybe has a more gradual stepping up of heights around the campus instead of having very large buildings on the west here and there.

1

I just don't think it's cohesive development. And if you're trying to do something really creative and environmentally sound and all, I think there are a lot of ideas out there that you could tap to create a more cohe- -- more harmonious plan.

And I didn't see any discussion about public benefits proposed in exchange for the street vacations, so I wonder if anybody here could talk about whether that has been looked at yet.

MS. RUTZICK: I don't know too much about the vacations; that is a separate process, that where the university will have to work with the Department of Transportation and the Design Commission, and they'll -- they will basically negotiate and discuss what the public benefits are. That would happen separate from --

2

MR. SAXMAN: Right. I'm familiar with that process. It would have to be approved by the City Council as

well.

MS. RUTZICK: Ultimately, it does.

MR. McCANN: So when -- when vacations, if vacations are proposed, actually application to submit it, and that -- the public benefit process will have to be identified at that time. I guess we're not ahead of that right now.

2 cont.

MS. RUTZICK: Yes, ma'am.

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SPEAKER CAROL MARQUESS

I don't have a comment, per se, I have a question. My last name is Marquess, M-A-R-Q-U-E-S-S. I have a question for Seattle U, which is: What, if any, position has Seattle U developed on the project called the Twelfth Avenue Streetcar?

1

MS. RUTZICK: Michael, is that's something you could speak to?

MR. KERNS: Yeah, I can speak to that. Michael Kerns, K-E-R-N-S. I'm the associate vice president at -- at SU for facilities, so I oversee development and manage this process -- the streetcar is -- the initiative from the City, light rail stations that they're going to serve down -- excuse me, down beyond Jackson, come up to Capitol Hill.

The concept that's been moved forward is a streetcar coming up Boren on Broadway. Seattle U has requested of the

City that a couple of alternatives be studied, one which includes -- both alternatives include Twelfth Avenue as part of the streetcar pact.

So we've asked for a study at this point. It's probably other separate meetings to go through that process, but we've asked for a study, and there's still more steps that can be taken.

MS. MARQUESS: Do you have a timeline at all for that? 1

MR. KERNS: That is a great question, and that's a question that really needs to get directed to the City -- City staff. My understanding is over the next several months they're going to go through some conceptual planning as mentioned here to determine what the right approach is. So if you grab me after, I can connect you with the right city staff person. So.

MS. MARQUESS: Ms. Rutzick is going, Oh, good.

MS. RUTZICK: What's that?

MS. MARQUESS: She's going, Oh, good.

MS. RUTZICK: Actually, I'm with the Department of Planning and Development, and that's being spearheaded by Department of Transportation, so it would be somebody else besides me.

Any other comments, questions? Yes.

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SPEAKER DENNIS SAXMAN

Dennis Saxman, again. I just wondered if First Hill has been consulted about the proposed change in the route because when I talked with them about it, they were quite surprised. 1

MS. RUTZICK: Are you referring to the streetcar?

MR. SAXMAN: Yeah, the streetcar.

MS. RUTZICK: I am not familiar with that process or that project, and it is actually very separate from here. I believe there's some language in the transportation management section about that possibility that as of now it's a very vague plan. Do you want to say something, Michael?

MR. KERNS: The answer is yes. First Hill has been consulted. There's a meeting coming up with First Hill actually next week to talk about the streetcar.

MR. SAXMAN: Is that the first meeting, or?

MS. RUTZICK: It sounds like this is something that should be run through Department of Transportation to really find out what's happening with the project and get some facts about it. It is separate from this -- from this process.

Anybody else?

Okay. Well, I guess with that the members of the Citizen's Advisory Committee who are here -- actually, can you guys just raise your hand so the community can see who you are, the whole group of people. I guess what we'll do is gather around me a little more tightly on the tables and continue to discuss these documents. You're more than welcome to stay and listen. I do encourage you, if you have any more questions or comments, this is a great time to put them out.

Yes, sir?

UNIDENTIFIED SPEAKER: Did you guys bring CDs that have those documents on them?

MS. RUTZICK: I -- I have one. Do you want the one I have?

UNIDENTIFIED SPEAKER: Yes.

MS. RUTZICK: I have another one at the office.

UNIDENTIFIED SPEAKER: Yes, yes.

[Hearing concluded at 5:57 p.m.]

C E R T I F I C A T E

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I, Katherine Cullman, a Notary Public in and for the State of Washington, do hereby certify:

That the foregoing public meeting was taken before me at the time and place therein set forth;

That the statements of the speakers and all remarks made at the time of the public meeting were recorded by voice recognition by me, and thereafter transcribed under my direction;

That the foregoing transcript is a true record of the statements given by the speakers and of all remarks made at the time of the hearing, to the best of my ability.

Witness my hand and seal this 10th day of June 2009.

_____
Katherine Cullman, Notary Public in and for the State of Washington, residing at Kent. Commission expires April 26, 2012.

Responses to Comments Received During Public Testimony at the June 3, 2009 Public Hearing

Valerie Qualls – Valencia Capital Management

As the MIMP was being finalized, Seattle University acquired the property that was formerly owned by Valencia Capital Management. Since Valencia's letter was submitted during the Draft EIS public comment period, it is included in this Final EIS. Responses to comments that are raised in the testimony provided by Ms. Qualls are provided for informational purposes only.

Comment 1

Your concerns are noted and will be considered by DPD and the CAC with regard to recommendations concerning Seattle University's proposed MIMP and will be reviewed and considered by the City's Hearing Examiner in compiling a recommendation for City Council consideration.

In response to this comment, the University has changed its proposal to state that it will not petition the City to vacate the alley or E. Columbia Street until it owns the adjacent properties or has the consent of the adjacent property owners.

Comment 2

The existing height limit of the area immediately north of the 700-726 Broadway site – from E. Columbia to E. Madison Streets -- is 160 ft. Since the 700-726 Broadway site is within the University's existing MIO boundary, the existing institutional height limit of that site is 105 ft. and the height limit of the underlying zoning designation (non-institution) is 85 ft. The existing height limits on the Swedish Medical Center campus (along the west-side of Broadway from E. James to E. Madison Streets) vary from 70 ft. to 240 ft.

Your concern with regard to a possible "canyon effect" is also noted. However, the segment of Broadway adjacent to the Seattle University campus has a width of 80 ft. with four lanes of travel and periodic left-turn pockets and/or on-street parking. Also, the street grid west of Broadway differs by approximately 30 degrees from the north-south and east-west directions relative to the street grid east of Broadway. The resultant effect is that buildings on the Swedish campus appear more angular relative to Broadway and are not aligned parallel with Broadway.

David Neth

Comment 1

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

Reflected noise can, under ideal circumstances cause slight increases in the levels of sound over those that would occur in the absence of any reflection. But such reflected noise is rarely sufficient to cause sound level increases that would be considered a noise impact. For example, if conditions are perfect for creating a noise reflection, including spatial geometries and meteorological conditions that allow unobstructed reflections of noise from a source or sources near a reflective surface towards a more distant location, the largest increase in sound levels that could occur due to the reflection would be 3 dBA (i.e., due to a doubling of sound source energy). But because conditions are rarely ideal for perfect reflections, any increases that occur are typically much lower. A change in sound levels of 3 dBA might be perceptible to people with normal hearing in a simple, quiet acoustic environment, but such a small change would be unlikely to be perceived in a complex urban environment. And even smaller changes in sound levels as would be more likely due to any noise reflection would be very difficult for people to perceive in an active, outdoor environment. Therefore reflected noise is rarely if ever a cause for new noise impacts in urban settings. Because operation of the proposed project is expected to result in minimal changes in levels of traffic noise along affected streets, possible noise reflections from buildings proposed as part of the MIMP would be unlikely to result in either substantial changes in existing noise levels or in associated noise impacts.

Comment 3

Comment noted.

Comment 4

See response to Letter 8, Comment 4.

Comment 5

Comment noted.

Comment 6

Comment noted.

Comment 7

See Response 2 of **Section V**, Key Issues, of this Final EIS.

Ken Torp

Comment 1

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 2

The Final MIMP and this Final EIS include the current location of the Photographic Center Northwest within the proposed MIO Boundary Expansion areas. The Final MIMP (see pg.142) has been revised with the following language to more clearly state the University's intent for redevelopment at this site:

> For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47.005.D1. The university will endeavor first to fill this space with non-university retail, cultural, or retail-like uses. If the space is occupied by the university, additional art gallery or museum uses shall not be allowed.

Howard Lev

Comment 1

Due to the growth in the student population and age/condition of the facilities, both public and student use has been restricted.

Comment 2

See Response 1 of **Section V**, Key Issues, of this Final EIS.

Comment 3

Traffic volumes in the vicinity of SU have not substantially changed since 1995. See Table 3.8-3 of this Final EIS for a summary of traffic volumes. The University has supported the City's efforts to make improvements to the 12th Ave E corridor to make it more pedestrian friendly while maintaining its vehicle capacity. The University has no interest in diverting traffic from 12th to 14th. The City classifies 14th Ave E as a collector arterial between E. Spruce and E Pine. Collector arterials function to collect traffic from local access streets (the next lower classification) and direct it towards minor and principal arterials (the next higher classification). 14th Ave functions as it is intended and it is expected that traffic volumes would be higher than on local access streets such as 13th Ave E and 15th Ave E. See Table 3.8-1 of this Final EIS for a summary of street classifications in the area surrounding SU.

Comment 4

Comment noted. See response to Letter 8, Comment 4.

Comment 5

Comment noted.

George Heitzman

Comment 1

Figure 3.8-3 illustrates the Residential Parking Zones surrounding Seattle University. The City is currently revising how it manages parking zones. It is not known if these revisions will allow permit holders to park in an adjacent zone.

Comment 2

The Seattle University code of conduct applies to students living on and off of campus and includes policies such as demonstrating respect for the community and demonstrating respect for property. The University has and will continue to provide reminders to students to dispose of trash in trash receptacles and the University indicates that they will ensure that trash receptacles are provided in the vicinity of entries to campus buildings.

Comment 3

Transit subsidies are offered for all faculty, staff, and commuter students. See Table 3.8-22 of this Final EIS for a summary of the transportation management program. Under the proposed program, transit subsidies for faculty and staff will increase from 50% to 75%. In addition, resident students may check-out transit passes for local off-campus trips.

Dennis Saxman (#1)

Comment 1

See Responses 1 and 3 of **Section V**, Key Issues, of this Final EIS.

Comment 2

Public benefits associated with a particular alley vacation will be determined through coordination with SDOT and the Design Commission at the time an application for an alley vacation has been submitted to the city for review.

Carol Marquess

Comment 1

There are several alignment alternatives that are currently being evaluated by the City and the community (including Seattle University, other major institutions on First Hill and Cherry Hill and Yesler Terrace) regarding the First Hill Streetcar. This 2-mile streetcar project is fully funded. Factors that will influence the alignment decision include: the potential number of riders that could be served, bicycle integration, economic redevelopment potential, possible utility conflicts, streetcar travel time, capital and operating costs, potential traffic and parking revisions, and

urban design opportunities. The alignment decision is expected mid-2010. See the City's website on this matter: http://www.seattlestreetcar.org//firsthill.asp.

Comment 2

The alignment decision is expected mid-2010. See the City's website on this matter: http://www.seattlestreetcar.org//firsthill.asp.

Dennis Saxman (2)

Comment 1

There has been an extensive community outreach program associated with the proposed First Hill Streetcar project, which had included community meetings and periodic updates of information. See the City's website on this matter: http://www.seattlestreetcar.org//firsthill.asp.

REFERENCES, ACRONYMS, ABBREVIATIONS and DEFINITIONS

REFERENCES

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ACRONYMS, ABBREVIATIONS and DEFINITIONS

The following apply to terminology that is used throughout Seattle University's Major Institution Master Plan document. In the event that a term is not defined herein, the definition shall be per the Definitions section of the City of Seattle Land Use Code (found at SMC 23.84 or 23.84A).

Acronyms and Abbreviations

CAC	Community Advisory Committee
EIS	Environmental Impact Statement
FAR	Floor Area Ratio
ICP	Internal Concept Plan
LEED	Leadership in Energy and Environmental Design
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SMC	Seattle Municipal Code
SOV	Single-Occupancy Vehicle
SU	Seattle University
TMP	Transportation Management Plan
VMT	Vehicle Miles Traveled
Zoning Designations	
SF 5000	*Residential Single -Family 5,000 SF*
L-1	*Residential Multifamily Lowrise 1*
L-2	*Residential Multifamily Lowrise 2*
L-3	*Residential Multifamily Lowrise 3*
MR	*Residential Multifamily Midrise*
HR	*Residential Multifamily Highrise*
C2-65	*Commercial 2 - 65'*
NC1-30	*Neighborhood Commercial 1 - 30'*
NC2-40	*Neighborhood Commercial 2 - 40'*
NC3-40	*Neighborhood Commercial 3 – 40'*
NC3-65	*Neighborhood Commercial 3 - 65'*
NC3-90	*Neighborhood Commercial 3 - 90'*
NC3-160	*Neighborhood Commercial 3 - 160'*
P suffix	*Pedestrian Designated Zone (as overlay)*

Definitions

Alley

"Alley" means a public right-of-way not designed for general travel and primarily used as a means of vehicular and pedestrian access to the rear of abutting properties. An alley may or may not be named.

Arterial

"Street, arterial" means every street, or portion thereof, designated as an arterial in SMC Exhibit 23.53.015 A.

Designated Open Space

Open space within the MIO District that is significant and serves as a focal point for users of the Major Institution, per SMC 23.69.030.E.4.b.

Environmental Impact Statement (EIS)

An "Environmental Impact Statement" is a document that is prepared in conjunction with the Washington State Environmental Policy Act (Chap. 43.21C RCW). As used in this title, the term refers to a draft, final or supplemental EIS.

Floor Area Ratio

"Floor area ratio" means a ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located as depicted in SMC Exhibit 23.84.012 A.

Gross Floor Area

"Gross floor area" means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line. Gross floor areas for future projects identified in this MIMP are approximations and are usually rounded to the nearest 1,000 square feet.

Integrated Learning Model

The concept of integrated learning supports Seattle University's mission and updated strategic plan and includes mixed-use buildings with housing, academic, and common/support space that combine academic, social and spiritual development.

Internal Concept Plan (ICP)

The "Internal Concept Plan" is the first step of the formal MIMP process, as specified in SMC 23.69.032.C.

LEED

Leadership in Energy and Environmental Design; refers to the "Green Building Rating System" developed and maintained by the United States Green Building Council. The USGBC describes

LEED as a "third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high performance green buildings."

Landmark Structure

"Landmark structure" means a structure designated as a landmark, pursuant to the Landmark Preservation Ordinance, Chapter 25.12.

Lot Coverage

"Lot coverage" means that portion of a lot occupied by the principal structure and its accessory structures, expressed as a percentage of the total lot area, refer to SMC Exhibit 23.84.024 B.

Major Institution

"Major Institution" means an institution providing medical or educational services to the community. A Major Institution, by nature of its function and size, dominates and has the potential to change the character of the surrounding area and/or create significant negative impacts on the area. To qualify as a Major Institution, an institution must have a minimum site size of sixty thousand (60,000) square feet of which fifty thousand (50,000) square feet must be contiguous, and have a minimum gross floor area of three hundred thousand (300,000) square feet. The institution may be located in a single building or a group of buildings which includes facilities to conduct classes or related activities needed for the operation of the institution.

Major Institution - Educational

Educational Major Institution means an accredited post-secondary level educational institution, operated by a public agency or nonprofit organization, granting associate, baccalaureate and/or graduate degrees. The institution may also carry out research and other activities related to its educational programs.

Major Institution Master Plan

The intent of the "Major Institution Master Plan" shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods.

Neighborhood Plan

"Neighborhood plan" means a plan adopted by the Council which has been developed to guide neighborhood growth and development and deal with other neighborhood related issues such as housing, institutions, transportation, economic development and other community development activities.

Open Space

"Open space" means land and/or water area with its surface predominately open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and

recreation opportunities, conserving valuable natural resources, and structuring urban development and form. See also *Designated Open Space.*

Overlay District

"Overlay districts" are established to conserve and enhance the City of Seattle's unique natural marine and mountain setting and its environmental and topographic features; to preserve areas of historical note or architectural merit; to accomplish City policy objectives for specific areas; to assist in the redevelopment and rehabilitation of declining areas of the City; to balance the needs of Major Institution development with the need to preserve adjacent neighborhoods; and to promote the general welfare by safeguarding such areas for the future use and enjoyment of all people.

Application of Regulations

Property located within an overlay district as identified on the Official Land Use Maps, Chapter SMC 23.32, is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.

Pedestrian Designated Zone

A pedestrian designation (a "P" suffix to the standard zoning designation) indicates that such areas are intended to create a pedestrian-oriented environment. Pedestrian designated development regulations apply to projects located within a pedestrian designated zone where they front onto a designated principal pedestrian street, as identified in SMC 23.47A.005.E.2. The location of uses in pedestrian-designated zones are described in SMC 23.47A.005.E.1. Other street-level development standards for pedestrian designated zones are found at SMC 23.47A.008.C.

Planned Near Term Projects

"Planned Near-Term Projects" are those that the university has definite plans to construct in the next 10 years.

Potential Near Term Projects

"Potential Near Term Projects" are less definite than "Planned" but could be constructed in the next 10 years.

Potential Long Term Projects

"Potential Long Term Projects" are part of the long term framework and structure for the campus. They will be completed as needs arise and funding becomes available.

Setback

"Setback" means the required distances between a structure and the lot lines of the lot on which it is located.

APPENDIX A
Distribution List

APPENDIX A

DISTRIBUTION LIST and NOTIFICATION LIST

Distribution List

Copies of this Final EIS have been distributed to the following agencies with jurisdiction, organizations and individuals.

State Agencies

Department of Archaeology & Historic Preservation
Department of Ecology
Department of Health
Department of Transportation

Regional Agencies

King County Metro Transit, Environmental Planning
Puget Sound Clean Air Agency
Puget Sound Regional Council
Sound Transit
Seattle Housing Authority
Seattle-King County Department of Public Health

Local Agencies

City of Seattle

- Office of the Mayor
- Seattle City Council
- Department of Planning and Development
- Department of Neighborhoods
- Seattle Department of Transportation
- Water Department
- Department of Parks & Recreation
- Fire Department
- Police Department
- Housing and Human Services
- Seattle City Light
- Seattle Public Utilities

King County Youth Correctional Facility

Organizations

Seattle University
- Stephen Sundborg, S.J., President
- Tim Leary, Senior Vice President
- Isaiah Crawford, Provost
- Patrick Howell, S.J., VP for Mission and Ministry
- Rob Kelly, VP for Student Development
- Mary Kay McFadden, VP for University Advancement
- Mary Petersen, University Counsel
- Ron Smith, VP for Finance and Business Affairs
- Bob Dullea, VP for University Planning
- Casey Corr, Director of Strategic Communications
- Michael Kerns, AVP for Facilities
- Joy Jacobson, Director of Design and Construction
- Tatiana Nealon, Senior Admin Asst - Facilities

Seattle University Citizens Advisory Committee
- Paul Chiles
- Loyal Hanrahan
- Betsy Michel
- Ellen Sollod
- Betsy Hunter
- Paul Kidder
- James Kirkpatrick
- Maria Barientos
- Tanaya Wright
- John Savo
- Bill Zosel

Capitol Hill Community Council
First Hill Community Council
Pike-Pine Community Council
Squire Park Community Council
Harborview Medical Center
Seattle Academy
Seattle School District
Swedish Medical Center – First Hill Campus
Swedish Medical Center – Cherry Hill Campus
Virginia Mason Medical Center
Yesler Terrace

Libraries

Seattle University – A.A. Lemieux Library
Seattle Public Library – Central Library
Seattle Library - Douglass-Truth Branch
Seattle Library – International District/Chinatown Branch
University of Washington – Suzzallo, Allen and Architecture & Urban Planning libraries

Notification List

Notification of the availability of this Final EIS have been distributed to the following agencies, organizations and individuals.

Federal Agencies

Department of Commerce, Economic Development Administration
Department of Housing and Urban Development, Region X
Environmental Protection Agency, Region X
Fish and Wildlife Service
National Oceanic and Atmospheric Administration, National Marine Fisheries Service

Tribes

Duwamish Tribe Cultural Resources
Muckleshoot Tribe
United Indians of All Tribes Foundation

State Agencies

Department of Community Development
Department of Fish and Wildlife
Department of Natural Resources

Media

Seattle Times
Daily Journal of Commerce

Individuals

Darren Reddick
Loyal Hanrahan
Ronald J Sepkowski
Scott Shapiro
John Oliver Perry
Jennifer Grant
Valerie Qualls
Wei Wang
Chris Kent
Robert Schwartz

Agencies, Organizations, and Individuals Who Commented on the Draft EIS

WA State Dept of Archaeology & Historic Preservation
City of Seattle Dept. of Transportation
Seattle University CAC
Lead Pencil Studio
Valencia Capital Management
Flo Beaumon & John Shaw
Debra Blankenship
Denise Burnside
Scot Carr
Mary Pat DiLeva
Jordon Heitzman
Alan Hudson
David Mihalyo
David Neth
Jearl Newman
John Oliver Perry
Stewart E. Perry
Ronald J. Sepkowski
Carol Simons
Ellen Sollod
Kenneth Torp
Tom Watson
William Zosel

APPENDIX B
Greenhouse Gas Emissions Worksheets

Seattle University
Proposed Action - Near Term

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home.....			98	672	792	**0**
Multi-Family Unit in Large Building	2076		33	357	766	**2399222**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home.....	0		41	475	709	**0**
Education		310.0	39	646	361	**324099**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall).....		111.0	39	577	247	**95766**
Office		5.0	39	723	588	**6747**
Public Assembly		80.0	39	733	150	**73758**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		5.0	39	599	266	**4520**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement.....

Pavement.....		0.00				**0**

Total Project Emissions: **2904111**

Seattle University
Proposed Action - Long Term

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	730		33	357	766	**843657**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		125.0	39	646	361	**130685**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		15.0	39	577	247	**12941**
Office		90.0	39	723	588	**121441**
Public Assembly		115.0	39	733	150	**106027**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		50.0	39	599	266	**45203**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **1259955**

Seattle University
No Student Housing Alternative

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	159		33	357	766	**183755**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		1,109.0	39	646	361	**1159438**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		126.0	39	577	247	**108707**
Office		95.0	39	723	588	**128188**
Public Assembly		195.0	39	733	150	**179785**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		55.0	39	599	266	**49724**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **1809597**

Seattle University
No Vacation Alternative and No MIO Boundary Expansion Alternative

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home.....	0		98	672	792	**0**
Multi-Family Unit in Large Building	2806		33	357	766	**3242879**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home.....	0		41	475	709	**0**
Education		435.0	39	646	361	**454784**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall).....		126.0	39	577	247	**108707**
Office		95.0	39	723	588	**128188**
Public Assembly		195.0	39	733	150	**179785**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		55.0	39	599	266	**49724**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement.....

Pavement.....		0.00				**0**

Total Project Emissions: **4164066**

Seattle University
No Height Increase East of 12th Ave. Option 1

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	2806		33	357	766	**3242879**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		435.0	39	646	361	**454784**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		126.0	39	577	247	**108707**
Office		95.0	39	723	588	**128188**
Public Assembly		195.0	39	733	150	**179785**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		55.0	39	599	266	**49724**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **4164066**

Seattle University
No Height Increase East of 12th Ave. Option 2

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	2806		33	357	766	**3242879**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		505.0	39	646	361	**527968**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		126.0	39	577	247	**108707**
Office		95.0	39	723	588	**128188**
Public Assembly		185.0	39	733	150	**170565**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		55.0	39	599	266	**49724**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **4228030**

Seattle University
No Height Increase East of 12th Ave. Option 3

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	2806		33	357	766	**3242879**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		435.0	39	646	361	**454784**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		126.0	39	577	247	**108707**
Office		95.0	39	723	588	**128188**
Public Assembly		195.0	39	733	150	**179785**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		55.0	39	599	266	**49724**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **4164066**

APPENDIX C
Greenhouse Gas Emissions
Land Use Assumptions

APPENDIX C

Seattle University
LAND USE ASSUMPTIONS USED FOR
GREENHOUSE GAS EMISSIONS CALCULATIONS

						Net Change in Square Footage								
Building Number (refer to Figure 2-4)	**MIMP Project #** (refer to Tables 2-2, 2-3, 2-4 of this EIS for more information)	**Building Use and Name**	**Existing Units**	**New Units**	**Existing Sq. Ft.**	**Proposed Action**			**No Housing Alternative**	**No Vacation Alternative**	**No MIO Boundary Expansion**	**No Height Increase East of 12th Ave**		
						Near Term	Long Term	Full Dev				Option 1	Option 2	Option 3
Educational														
21	104	A. A. Lemieux Library			83,916	35,000		35,000	35,000	35,000	35,000	35,000	35,000	35,000
1	107	Administration Building			35,185	0								
33	111	Xavier Residence Hall	200		50,878	5,000		5,000		5,000	5,000	5,000	5,000	5,000
	201	Academic Building at 10th/Columbia				100,000		100,000	100,000	100,000	100,000	100,000	100,000	100,000
	204	Academic and Law School Expansion				120,000		120,000	120,000	120,000	120,000	120,000	120,000	120,000
5	205	Bannan Science Building			75,455	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000
15	208	Garrand Building			21,428	0								
10	209	Casey Building			43,650	0								
	308	Academic Building at Broadway and Madison					100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	309	Executive Education/Conference & Events (12th and Marion)					25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
4		Engineering Building			68,400									
14		Fine Arts Building			20,767									
16		Hunthausen Hall			26,850									
24		Lynn Building			13,468									
25		Pigott Building			99,084									
31		Sullivan Hall			143,301									
		1313 East Columbia											70,000	
		Other Academic Uses*							679,000					
TOTAL					**682,382**	**310,000**	**125,000**	**435,000**	**1,109,000**	**435,000**	**435,000**	**435,000**	**505,000**	**435,000**
Residences														
	105	1223 E Cherry St		159		79,000		79,000	79,000	79,000	79,000	79,000	79,000	79,000
	106	Academic & Housing at 12th & Madison (50:50) (avg. 535 sqft)		300		55,000		55,000		55,000	55,000		55,000	
	202	Academic & Housing on 12th and Spring (50:50) (avg 535 sqft)		387		95,000		95,000		95,000	95,000	95,000	95,000	95,000
6	203	Bellarmine Residence Hall	420		117,600	0		0		0	0	0	0	0
	206	Columbia and Broadway		700		350,000		350,000		350,000	350,000	350,000	350,000	350,000
9	207	Campion Residence Hall	650		155,155									
23	210	Loyola		80	43,637	0		0		0	0	0	0	0
	301	Student Housing/Office Mixed Use at 13th (50:50)(avg. 535 sqft)		430			185,000	185,000		185,000	185,000	185,000	185,000	185,000
	307	Academic & Housing on Madison (50:50)(avg. 535 sqft)		300			75,000	75,000		75,000	75,000	75,000	75,000	75,000
2		Archbishop Murphy Apartments	325		332,500									
8		Teilhard de Chardin Hall	148		60,199									
18		Kolvenbach 1217	4		792									
19		Kolvenbach 1220	4		858									
	101/312	1313 E Columbia		450			270,000	270,000		270,000	270,000	270,000	270,000	270,000
		Logan Court Townhouses	27											
TOTAL			**1578**	**2806**	**710,741**	**579,000**	**530,000**	**1,109,000**	**79,000**	**1,109,000**	**1,109,000**	**1,054,000**	**1,109,000**	**1,054,000**
Public Assembly														
	101/312	1313 E Columbia			52,635		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
13	108/311	Connolly Center			106,313	80,000	85,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000
	310	Campion Ballroom					20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
20		Lee Center for the Arts			21,441							0	0	0
TOTAL					**180,389**	**80,000**	**115,000**	**195,000**	**195,000**	**195,000**	**195,000**	**185,000**	**185,000**	**185,000**
Service														
27	102	Seaport Building			16,900	5,000		5,000	5,000	5,000	5,000	5,000	5,000	5,000
29	305/306	Student Center			70,510		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
30	303	Student Center Pavilion			26,319		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
TOTAL					**113,729**	**5,000**	**50,000**	**55,000**	**55,000**	**55,000**	**55,000**	**55,000**	**55,000**	**55,000**
Religious														
3		Arupe Jesuit Residence			25,000									
12		Chapel of St. Ignatius			11,252									
TOTAL					**36,252**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Office														
35	103/313	824 – 12th Ave.			8,515	5,000	90,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000
9		Campion Residence Hall (office/conf center)			18,050									
17		James St. Center			1,492									
32		University Services Building			47,575									
34		Logan Court Townhomes			8,200									
36		1218 E. Cherry Building			20,586									
TOTAL					**104,418**	**5,000**	**90,000**	**95,000**	**95,000**	**95,000**	**95,000**	**95,000**	**95,000**	**95,000**
Storage/Warehouse														
28		Self Storage Building (converted to housing/academic in Long Term but not demolished (107))			85,000									
Parking														
	109	Logan Field Underground Parking				130,000		130,000	130,000	130,000	130,000	130,000	130,000	130,000
7		Broadway Garage			131,285		131,285							
TOTAL					**131,285**	**130,000**	**131,285**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**
Retail														
	105	1223 E. Cherry Retail				81,000		81,000	81,000	81,000	81,000	81,000	81,000	81,000
	110	Logan Field Retail				30,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000
	302	12th and James Retail					15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
TOTAL						**111,000**	**15,000**	**126,000**	**126,000**	**126,000**	**126,000**	**126,000**	**126,000**	**126,000**
TOTAL					**2,044,196**	**1,220,000**	**1,056,285**	**2,145,000**	**1,789,000**	**2,145,000**	**2,145,000**	**2,080,000**	**2,205,000**	**2,080,000**

APPENDIX D
Seattle University Tree Inventory

Seattle University
TREE INVENTORY
performed June 2008

ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
33	Administration	N.	ACER GRISEUM	PAPERBARK MAPLE	12.6"@6"	Introduced	SIZE & BEAUTY. MOVED FOR HUNTHAUSEN REMODEL IN 2003		DR 16-2008	1'0"
34	Administration	E. & 10TH	CEDRUS DEODORA	DEODORA CEDAR	48"@2'4"	Introduced	SIZE, BEAUTY, KUBOTA SPECIMEN		DR 16-2008	2'0"
35	Administration	N.E. & 10TH	CEDRUS DEODORA	DEODORA CEDAR	53"	Introduced	SIZE, BEAUTY, KUBOTA SPECIMEN		DR 16-2008	2'0"
	Administration	W.	CERCIS CANADENSIS F. ALBA REHD.	WHITE FLOWERING REDBUD		Introduced	UNCOMMON, NOTED IN 'TREES OF SEATTLE'			
	Administration	W.	CHAMAECYPARIS LAWSONIANA	PORT ORFORD CEDAR		Introduced	REMARKABLE TREE. 2 OF SIZE, BEAUTY			
	Administration	E.	ENKIANTHUS COMPANULATUS	REDVEIN ENKIANTHUS		Introduced	KUBOTA SPECIMEN, OLDEST TREE ON S.U. CAMPUS			
	Administration	N.	LAGERSTROMIA INDICA	CRAPE-MYRTLE		Introduced	UNCOMMON IN SEATTLE. NOTED IN 'TREES OF SEATTLE' THAT S.U. HAS MANY OF VARIOUS COLORS. THIS SPECIMEN NEVER FAILS TO EXCITE WHEN IN BLOOM.			
36	Administration	N.E.	MAGNOLIA SARGENTIANA	SARGENT MAGNOLIA	8.5"	Introduced	RARE IN SEATTLE. PLANTED BY CISCOE,1986-87. NOTED IN 'TREES OF SEATTLE'	Yes		20.3"
37	Administration	E.	MAGNOLIA STELLATA F. ROSEA VEITCH	PINK STAR MAGNOLIA	6.5"	Introduced	NOTED IN 'TREES OF SEATTLE'	Yes		6.9"
	Administration	N.E.	PINUS MUGO	MUGO PINE		Introduced	KUBOTA SPECIMEN, 2005 LANDSCAPE RENOVATED BY AL KUBOTA PINE REPOSITIONED AND PRUNED			
	Administration	E. & 10TH	PRUNUS X BLIREIANA CV. 'MOSERI'	MOSER PLUM TREE	15"	Introduced	NOTED IN 'TREES OF SEATTLE', DISAPPEARED FROM LOCAL NURSERY TRADE			
1, 2	Administration	E. & 10TH	QUERCUS RUBRA	RED OAK	48"	Introduced	2 OF SIZE, BEAUTY, KUBOTA SPECIMEN		DR 16-2008	2'0"
	Administration	E.	RHODODENDRON 'LEM'S CAMEO'	LEN'S CAMEO RHODODENDRON		Native	PLANTED TO COMMEMORATE FATHER SULLIVAN'S 9TH YEAR AS S.U.'S PRESIDENT			
	Administration	E. & 10TH	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA		Introduced	PLANTED BY CISCOE, NOTED IN 'TREES OF SEATTLE'			
	Administration	W.	ULNUS GLABRA CV. 'CAMPERDOWN'	CAMPERDOWN ELM		Introduced	FAMOUS CLONE. KUBOTA SPECIMEN MOVED FROM USB DURING LAW SCHOOL CONSTRUCTION			
	Bannan/Engineering	E.	CECRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	KUBOTA SPECIMEN			
38	Bannan/Engineering	W.	CEDRUS DEODORA	DEODORA CEDAR	33"@2'6"	Introduced	LARGE SPECIMEN. KUBOTA SPECIMEN		Dr 16-2008	24"
	Bannan/Engineering	E.	FAGUS SYLVATICA CV. 'PURPUREA TRICOLOR'	PURPLE TRICOLOR BEECH		Introduced	UNCOMMON IN SEATTLE. KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE			
	Bannan/Engineering	E.	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD		Introduced	GROUP PLANTED 1989			
39	Bannan/Engineering	E.	PINUS NIGRA	AUSTRIAN PINE	1-19",2-13",3-14",4-17",5-14",6-14"	Introduced	6 IN A GROUP		DR 16 2008	2'0"
	Bannan/Engineering	N.E.	PINUS THUNBERGII	JAPANESE BLACK PINE		Introduced	KUBOTA SPECIMEN. MOVED FROM PEOPLE'S PARK TO USB THEN Bannan BY TOMMY KUBOTA AND D.C. CLAUSEN			
3	Bannan/Engineering	E.	QUERCUS RUBRA	RED OAK	21"	Introduced	SIZE, FORM, BEAUTY. KUBOTA SPECIMEN	Yes	DR 16-2008	2'0"

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ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
40	Bellermine Hall	S.	CEDRUS DEODORA	DEODORA CEDAR	21"@1'	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'0"
	Bellermine Hall	E.	FAGUS PENDULA	WEEPING BEECH		Introduced	KUBOTA SPECIMEN MOVED FROM COLUMBIA/BROADWAY BY FATHER NICHOLS & FUJITARO KUBOTA			
4, 5, 6	Bellermine Hall	S.	THUJA PLICATA 'AUREA'	VARIEGATED WESTERN RED CEDAR	1-5",2-2",3-16"	Native	1 LOVELY SPECIMEN, 2 NICE SPECIMENS. KUBOTA SPECIMENS		DR 16-2008	2'0"
41	Campion Hall	N	ACER PALMATUM	JAPANESE MAPLE	15"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
42	Campion Hall	N.E.	ACER PALMATUM DISSECTUM 'ATROPURPUREUM'	RED LACE LEAF JAPANESE MAPLE	20"	Introduced	KUBOTA SPECIMEN. JAPANESE TEA GARDEN		DR 16-2008	8.7"
7	Campion Hall	N.	BETULA PENDULA	EUROPEAN WHITE BIRCH	6"	Introduced	100' SPECIMEN. KUBOTA SPECIMEN		DR 16-2008	2'0"
8	Campion Hall	E.	BETULA PENDULA	EUROPEAN WHITE BIRCH	4"	Introduced			DR 16-2008	2'0"
	Campion Hall	N.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	2 KUBOTA SPECIMENS			
	Campion Hall	E.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	KUBOTA SPECIMEN			
	Campion Hall	N.	CHAMAECYPARIS OBTUSA 'SLENDERI'	SLENDER HINOKII CYPRESS		Introduced	A GROUP OF 5,25' @ CAMPION ENTRANCE. KUBOTA SPECIMENS			
	Campion Hall	N.E.	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF FALSECYPRESS		Introduced	LARGE SPECIMEN. KUBOTA SPECIMEN. JAPANESE TEA GARDEN			
	Campion Hall	N.E.	EINKIANTHUS CAMPANULATUS	REDVEIN EINKIANTHUS		Introduced	KUBOTA SPECIMEN			
	Campion Hall	E.	FAGUS PENDULA	WEEPING BEECH		Introduced	3 LARGE SPECIMENS. I SPECTACULAR. KUBOTA SPECIMENS			
	Campion Hall	N.	FAGUS 'PENDULA PURPUREA'	WEEPING PURPLE BEECH		Introduced				
	Campion Hall	S.E.	FAGUS SYLVATICA 'ATROPUNECIEA'	COPPER BEECH		Introduced	KUBOTA SPECIMEN			
	Campion Hall	N.E.	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER		Introduced	KUBOTA SPECIMEN			
	Campion Hall	N.E.	PICEA PUNGENS ENGLEM.	COLORADO BLUE SPRUCE		Introduced	EXCEPTIONAL BEAUTY. KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE' JAPANESE TEA GARDEN			
	Campion Hall	N.E.	PINUS DENSIFLORA	JAPANESE RED PINE		Introduced	3 KUBOTA SPECIMENS. JAPANESE TEA GARDEN			
	Campion Hall	E.	PINUS THUNBERGII	JAPANESE BLACK PINE		Introduced	KUBOTA SPECIMEN			
	Campion Hall	N.E.	PINUS THUNBERGII	JAPANESE BLACK PINE		Introduced	KUBOTA SPECIMENS. NOTED IN 'TREES OF SEATTLE' JAPANESE TEA GARDEN			
	Campion Hall	N.E.	PINUS WALLICHIANA	HIMALAYAN WHITE PINE		Introduced	OLD EXAMPLES RARE IN SEATTLE. NOTED IN 'TREES OF SEATTLE' KUBOTA SPECIMEN. JAPANESE TEA GARDEN			
	Campion Hall	N.	POPULOS CV. 'PYRAMIDALIS'	BOLLEANA WHITE POPLAR		Introduced	SIZE & QUANTITY. FLANK E.JAMES ST.			
9	Campion Hall	N.		TULIP TREE	26"	Introduced			DR 16-2008	2'0"
	Campion Hall	N.E.	RHODODENDRON SP.	RHODODENDRON		Native	COLLECTION OF 5 LARGE RHODODENDRONS. KUBOTA SPECIMENS. JAPANESE TEA GARDEN			

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ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
	Campion Hall	N.E.	TSUGA METENSTIANA	MOUNTAIN HEMLOCK		Native	2 BEAUTIFUL, LARGE SPECIMENS. KUBOTA SPECIMENS. JAPANESE TEA GARDEN			
43	Casey	N.	CHAMAECYPARIS LAWSONIANA 'GLAUCA' CV. 'OREGON BLUE'	OREGON BLUE LAWSON CYPRESS	1-7",2-8",3-9",4-8",5-8",6-9"	Introduced	GROUP OF 5. NOTED IN 'TREES OF SEATTLE'		DR 16-2008	2'0"
44	Championship Field	W.	ACER PLATANOIDES 'CRIMSON SENTRY'	DWARF PURPLELEAF NORWAY MAPLE	1-4",2-5",3-3",4-3",5-3",6-3",7-3",8-3",9-3",10-3", 11-3",12-3",13-5",14-5",15-6"16-6"	Introduced	LARGE QUANTITY. NOTED IN 'TREES OF SEATTLE		DR 16-2008	2'0"
	Connolly Center	W.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	2 KUBOTA SPECIMENS			
45	Connolly Center	W.	CEDRUS DEODORA	DEODORA CEDAR	23"	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'0"
	Connolly Center	W.	CHAMEACYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF FALSECYPRESS			KUBOTA SPECIMEN			
	Connolly Center	S.	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER		Introduced	SIZE, FORM, POSSIBLY KUBOTA			
	Connolly Center	S.E.	PINUS DENSIFLORA	JAPANESE RED PINE		Introduced	2 KUBOTA SPECIMENS			
46	Connolly Center	W.	SEQUOIADENDRON GIGANTEUM 'PENDULA'	WEEPING GIANT SEQUOIA	12"	Introduced	TALLEST IN SEATTLE? NOTED IN 'TREES OF SEATTLE'		DR 16-2008	2'6"
	Fine Arts	10TH & BROADWAY	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	FORM, BEAUTY, KUBOTA SPECIMEN			
	Fine Arts	S.	PARROTIA PERSCIA	PERSIAN PARROTIA		Introduced	FORM, BEAUTY, PLANTED BY CISCOE			
	Fine Arts	S.	PHOTINIA CHINENSIS	CHINESE PHOTINIA		Introduced	KUBOTA SPECIMEN			
47	Garrand	N.E.	CATALPA SPECIOSA CV. 'AUREA'	GOLDEN CATALPA	8"	Introduced	UNCOMMON IN SEATTLE, PLANTED BY JANICE MURPHY, NOTED IN 'TREES OF SEATTLE'	Yes		??
	Garrand	S.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	5 WITH SIZE & GOOD FORM			
	Garrand	E.	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER		Introduced	2 WITH REMARKABLE FORM, NOTED IN 'TREES OF SEATTLE'			
	Garrand	W.	PICEA BREWERIANA	BREWER SPRUCE		Introduced	EXTREMELY RARE, PLANTED BY JANICE MURPHY. NOTED IN 'TREES OF SEATTLE'			
	Garrand	N.W.	PINUS DENSIFLORA	JAPANESE RED PINE		Introduced	3 OF SIZE, KUBOTA SPECIMEN			
10,11,12,13,14	Garrand	N.W.	PINUS PONDEROSA	PONDEROSA PINE	1-23",2-22",3-23",4-33",5-28"	Native	5 SPECIMENS. BEST NONE & IMPORTANT PINE IN WA. NOTED IN 'TREES OF SEATTLE'. KUBOTA SPECIMENS	Yes	DR 16-2008	2'0"
48	Garrand	S.E.	PRUNUS LAUROCERASUS	ENGLISH LAUREL	23"	Introduced	HUGE SPECIMEN, SIZE & AGE. NOTED IN 'TREES OF SEATTLE'	Yes		24"
	Hunthausen Hall	E.	ABIES CONCOLOR	TRUE FIRS		Introduced	QUANTITY(3), SIZE, BEAUTY. PLANTED BY CISCOE			
49	Hunthausen Hall	JAPANESE MEMORIAL GARDEN,S.E.	ACER PALMATUM DISSECTUM 'ATROPURPUREUM'	WEEPING RED LEAF JAPANESE MAPLE	10"	Introduced	MEMORIAL GARDEN DESIGNED AND INSTALLED BY AL KUBOTA, GRANDSON OF FUJITARO KUBOTA 2005. S.U. ALUMNI DONATION, LOWEST REPLACEMENT VALUE $50,000		DR 16-2008	1'0"
15	Hunthausen Hall	N.E.	BETULA PENDULA	EUROPEAN WHITE BIRCH	21"	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'0"
	James Center	E.	FAGUS PENDULA	WEEPING BEECH		Introduced	SIZE, AGE, FORM			

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ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
	James Center	N	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER		Introduced	SIZE, AGE, FORM			
	James Center	N.W.	PINUS STROBUS 'PENDULA'	WEEPING WHITE PINE		Introduced	SIZE, FORM, BEAUTY. PLANTED BY D.C. CLAUSEN			
51	Lemieux Library	E.	ACER PALMATUM ATROPURPUREUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	26"@6"	Introduced	EXCEPTIONAL FORM, SIZE, BEAUTY. KUBOTA SPECIMEN MOVED FROM STUDENT CENTER SITE TO LIBRARY BY AL KUBOTA 1998-99		DR 16-2008	1'0"
	Lemieux Library	S.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	6 KUBOTA SPECIMENS			
	Lemieux Library	E.	CHAMAECYPARIS PISIFERA 'FIFLIFERA AUREA'	GOLDEN THREADLEAF FALSECYPARIS		Introduced	2 WITH NICE FORM,SIZE,BEAUTY. KUBOTA SPECIMEN			
	Lemieux Library	E.	CUPRESSUS ARIZONICA VAR. GLABRA 'BLUE ICE'	BLUE ICE ARIZONA CYPRESS		Introduced	PLANTED BY CISCOE & D.C. CLAUSEN 1996. UNCOMMON IN SEATTLE			
52	Lemieux Library	N.W.	FAGUS PENDULA	WEEPING BEECH	13" 14"	Introduced	2 SPECIMENS. KUBOTA SPECIMEN NOTED IN 'TREES OF SEATTLE'	Yes		14.8"
	Lemieux Library	E.	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER		Introduced	NICE FORM, SIZE, BEAUTY. KUBOTA SPECIMEN			
	Lemieux Library	N.W.	OXYDENDRON ARBOREUM	SOURWOOD		Introduced	KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE'			
53	Lemieux Library	E.	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE	12"	Introduced	EXCEPTIONAL FORM, SIZE, BEAUTY. KUBOTA SPECIMEN. LOWEST REPLACEMENT VALUE WOULD BE $25,000 EACH	Yes		24"
	Lemieux Library	N.W.	PICEA ABIES 'NIDIFORMIS'	NEST SPRUCE		Introduced	KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE'			
	Lemieux Library	S.	PICEA PUNGENS	NORWAY SPRUCE		Introduced	KUBOTA SPECIMEN			
	Lemieux Library	S.	PINUS DENSIFLORA	JAPANESE RED PINE		Introduced	4 LARGE KUBOTA SPECIMENS			
	Lemieux Library	W.	PINUS THUNBERGII	JAPANESE BLACK PINE		Introduced	2 KUBOTA SPECIMENS. NOTED IN 'TREES OF SEATTLE'			
54	Loyola	E.	ACER PALMATUM	JAPANESE MAPLE	12"@6"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
55	Loyola	E.	ACER PALMATUM 'ATROPURPUREA'	RED JAPANESE MAPLE	10"@5"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
56	Loyola	E.	ACER PALMATUM ATROPURPUREA 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	14"@1'1"	Introduced	EXCEPTIONAL FORM, BEAUTY, SIZE. KUBOTA SPECIMEN.	Yes	DR 16-2008	1'0"
16	Loyola	N.W.	BETULA ABLO-SINENSIS BURK.	CHINESE REDBARK BIRCH	0'7"	Introduced	RARE. NOTED IN 'TREES OF SEATTLE'		Common Seattle Trees	0'6"
	Loyola	E.	CEDRUS ATLANTICA CV. 'AUREA'	GOLDEN ATLAS CEDAR		Introduced	UNCOMMON IN SEATTLE.			
57	Loyola	W.	CEDRUS DEODORA	DEODORA CEDAR	35"	Introduced	KUBOTA SPECIMEN		DR 16-2000	2'0"
	Loyola	W.	CHOINATHUS VIRGINIANICUS	FRINGE TREE		Introduced	3 SPECIMENS. VERY RARE. PLANTED BY CISCOE, 1991-92. NOTED IN 'TREES OF SEATTLE'			
	Loyola	W.	CLADRASTIS KENTUKEA (LUTEA)	YELLOW-WOOD		Introduced	IN NATURE UNCOMMON, PLANTED BY CISCOE 1991-92. NOTED IN 'TREES OF SEATTLE'			
	Loyola	W.	FRANKLINIA ALATAMAHA	FRANKLIN TREE		Introduced	VERY RARE. NOT FOUND IN WILD SINCE 1803. PLANTED BY CISCOE, 1991-92. NOTED IN 'TREES OF SEATTLE'			
58	Loyola	W.	JUNIPERUS CHINENSIS 'KIAZUKA'	HOLLYWOOD JUNIPER	14"	Introduced	AGE, BEAUTY, FORM. KUBOTA SPECIMEN.	Yes		10.3"

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ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
	Loyola	S.E.	PINUS CEMBROIDES	PINON PINE		Introduced	RARE IN SEATTLE. NOTED IN 'TREES OF SEATTLE'			
	Loyola	W.	TAXODIUM DISTICHUM	BALD CYPRESS			RARE IN SEATTLE. PLANTED BY CISCOE 1991-92			
	Lynn	S.E.	ABIES FRASERI	FRASER FIR		Introduced	NOTED IN 'TREES OF SEATTLE'', UNCOMMON IN SEATTLE			
	Lynn	S.E. LANDSCAPE	ACER DAVIDII 'GROSSERI'	GROSSER'S STRIPE BARK MAPLE		Introduced	RARE IN SEATTLE, PLANTED BY CISCOE			
	Lynn	N.W.	MAGNOLIA GRANDIFLORA CV. 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY MAGNOLIA		Introduced	NOTED IN 'TREES OF SEATTLE'			
59	Lynn	TRIANGLE PLANTING	TRACHYCARPUS FORTUNEI	WINDMILL PALMS	1-11", 2-8", 3-10", 4-13", 5-10"		GROUP OF 5 PLANTED BY CISCOE,1989. NOTED IN 'TREES OF SEATTLE'	Yes		11.3"
	Madison Parking Structure	S.	TAXODIUM DISTICHUM	BALD CYPRESS			RARE IN SEATTLE. PLANTED BY CISCOE,1989			
	Pavilion	N.W.	CEDRUIS ATLANTICA 'GLAUCA PENDULA'	WEEPING BLUE ATLAS CEDAR		Introduced	RARE IN PUBLIC PROPERTY. KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE'			
	Pavilion	N.W.	CEDRUS ATLANTICA CV. 'AUREA'	GOLDEN ATLAS CEDAR		Introduced	LOVELY SPECIMEN OF SIZE.1 OF 3 ON CAMPUS. KUBOTA SPECIMEN			
60	Pavilion	N.W.	CEDRUS DEODORA	DEODORA CEDAR	26"	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'0"
	Pavilion	N.W.	CRATEGUS LAEVIGATA CV.'PINK CORKSCREW'	DOUBLE SCARLET CONTORTED-BRANCHED		?	VERY RARE IN SEATTLE. LARGEST OF 8 SPECIMENS IN SEATTLE. KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE'			
61	Pigott	S.W.	ACER PALMATUM DISSECTUM 'ATROPURPUREUM'	WEEPING RED LACE LEAF JAPANESE MAPLE	5"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
17, 18, 19	Pigott	N.	CALOCEDRUS DECURRENS	INCENSE CEDAR	1-30",2-33",3-25"	Introduced	3 OF SIZE NOTED IN S.U. KUBOTA SPECIMENS. PLANTED FOR MEMORIAM OF WW2 SOLDIERS	Yes	DR 16-2008	2'0"
	Pigott	S.W.	CEDRUS ATLANTICA CV. 'AUREA'	GOLDEN ATLAS CEDAR		Introduced	UNCOMMON IN SEATTLE, NOTED IN 'TREES OF SEATTLE' KUBOTA SPECIMEN			
62	Pigott	S.W.	CEDRUS DEODORA	DEODORA CEDAR	34"	Introduced	GRACEFUL, ELEGANT HABIT. KUBOTA SPECIMEN		DR 16-2008	2'0"
63	Pigott	N.E./UNION GREEN	CEDRUS DEODORA	DEODORA CEDAR	27"	Introduced	BEST SPECIMEN ON S.U. CAMPUS	Yes	DR 16-2008	2'0"
	Pigott	N.W.	CERCIS CANADENSIS	FOREST PANSY		?	MEMORIAL TREE WITHIN THE 'KRISTEN ROACH MEMORIAL GROVE' 2007			
	Pigott	S.W.	CERCIS CHINENSIS	CHINESE REBUD		Introduced	UNCOMMON IN SEATTLE, NOTED IN 'TREES OF SEATTLE'			
64	Pigott	S.E.	CERICIDIPHYLLUM JAPONICUM	KATSURA JAPONICA	14"	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'0"
	Pigott	N./UNION GREEN	CHAMAECYPARIS LAWSONIANIA CV. 'HILLERI'	GOLDEN LAWSON CYPRESS		Introduced	RARE. NOTED IN 'TREES OF SEATTLE, KUBOTA SPECIMEN			
65	Pigott	W.	CORNUS CAPITATA OMEIENSE	MOUNT OMEI DOGWOOD	3" 5"	Introduced	VERY RARE. PLANTED BY CISCOE. NOTED IN 'TREES OF SEATTLE' BEST SPECIMEN IN SEATTLE. (Pair of Trees)	Yes		5.1"

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	Pigott	N./UNION GREEN	CORNUS VARIEGATA	VARIEGATED DOGWOOD		Introduced	RARE. KUBOTA SPECIMEN. MOVED FROM PEOPLES PARK 28 YRS AGO			
	Pigott	WILDLIFE GARDEN,N.W.	EMBOTHRIUM COCCINEUM	CHILEAN FIRE-TREE		Introduced	UNCOMMON IN SEATTLE, NOTED IN 'TREES OF SEATTLE'			
	Pigott	E.	FAGUS PENDULA CV. 'PURPUREA PENDULA'	WEEPING PURPLE BEECH		Introduced	RARE. PLANTED BY D.C. CLAUSE 1995 NOTED IN 'TREES OF SEATTLE'			
	Pigott	S.W. & S.E.	FAGUS SYLVATICA 'ATROPUNECIEA'	COPPER BEECH		Introduced	KUBOTA SPECIMEN			
	Pigott	E.	LARIX KAEMPFERI CV.'PENDULA'	WEEPING JAPANESE LARCH		Introduced	PLANTED BY D.C. CLAUSEN 1995. NOTED IN 'TREES OF SEATTLE'			
	Pigott	S.W.	MAGNOLIA 'ELIZABETH'	YELLOW MAGNOLIA		Introduced	PLANTED BY CISCOE. NOTED IN 'TREES OF SEATTLE'			
66	Pigott	S.E.	PICEA ORIENTALIS	ORIENTAL SPRUCE	12"	Introduced	UNCOMMON IN SEATTLE, NOTED IN 'TREES OF SEATTLE'. KUBOTA SPECIMEN	Yes		24"
	Pigott	W.	PIERIS FORMOSA	LILY OF THE VALLEY SHRUB			OUTSTANDING PLANT PLANTED BY CISCOE			
	Pigott	E.	PINUS DENSIFLORA	JAPANESE RED PINE		Introduced	2 KUBOTA SPECIMENS FLANK THE ENTRANCE. 1 IS NOTED IN 'TREES OF SEATTLE' THE 1 W/ BAMBOO SUPPORTS MOVED FROM PEOPLE'S PARK BY TOMMY KUBOTA W/ D.C. CLAUSEN TO USB THEN Pigott			
67	Pigott	N.	PINUS MUGO	MUGO PINE	5-8.5"	Introduced	SIZE, BEAUTY, KUBOTA SPECIMEN	Yes		17.2"
68	Pigott	S.W.	SEQUOIADENDRON GIGANTEUM	GIANT SEQUOIA	61"	Introduced	LARGEST TREE ON S.U. CAMPUS. KUBOTA SPECIMEN	Yes	DR 16-2008	2'6"
69	Pigott	S.W.	SEQUOIADENDRON GIGANTEUM CV. 'PENDULUM'	WEEPING GIANT SEQUOIA	18"	Introduced	RARE IN SEATTLE. KUBOTA SPECIMEN. CAMPUS PET.		DR 16-2008	2'6"
	Pigott	S.E.	WISTERIA SINENSIS	CHINESE WISTERIA		?	KUBOTA SPECIMEN MOVED TO Pigott DURING Bannan CONSTRUCTION			
	Quad	N.W.	ACER DAVIDII SSP. GROSSERI	GROSSER'S STRIPEBARK MAPLE		Introduced	RARE IN SEATTLE. PLANTED BY D.C. CLAUSEN, 1991. NOTED IN 'TREES OF SEATTLE'			
	Quad	S.	ACER PALMATUM TH. EX. MURR.	FULL MOON MAPLE		Introduced	VIRTUALLY ABSENT IN SEATTLE. PLANTED BY CISCOE, 1989-90. NOTED IN 'TREES OF SEATTLE'			
	Quad	S.W.	DIOSPYROS KAKI	CHINESE PERSIMMON		Introduced	UNCOMMON IN SEATTLE. NOTED IN 'TREES OF SEATTLE			
	Quad	S.	MAGNOLIA MACROPHYLLA	BIG LEAF MAGNOLIA		Introduced	RARE IN SEATTLE. PLANTED BY CISCOE, 1995. NOTED IN 'TREES OF SEATTLE'			
	Quad	N.W.	PICEA ABIES 'NORWAY'	NORWAY FIR			UNCOMMON.CAMPUS CHRISTMAS TREE PLANTED BY CISCOE			
70	Quad	W.	PICEA PUNGENS GLAUCA 'MORHEIM'	MORHEIM BLUE SPRUCE	14.5"	Introduced	SIZE, FORM, BEAUTY. KUBOTA SPECIMEN.	Yes		23.6"
71	Quad	E.	PINUS NIGRA	AUSTRIAN PINE	1-16", 2-19", 3-21", 4-17", 5-13", 6-16", 7-14", 8-13", 9-13", 10-16", 11-15"	Introduced	QUANTITY.11 PLANTED IN 1989		DR 16-2008	2'0"

Seattle University
TREE INVENTORY
performed June 2008

ID on Figure 3.2-2	Building		Botanical Name	Common Name	Current Diameter	Introduced	Comments	Included in *Noteworthy Trees of Seattle University Report*	Listed in DR 16-2008?	Threshold
	Quad	S.	PINUS THUNBERGII	JAPANESE BLACK PINE		Introduced	KUBOTA SPECIMEN. MOVED FROM PEOPLE'S PARK			
20	Quad	S.E.	PSEUDOTSUGA MENZIESII 'GRACEFUL GRACE'	GRACEFUL GRACE DOUGLAS FIR	0'2"	Native	RARE. PLANTED BY D.C. CLAUSEN 2004		DR-16 2008 Common Seattle Trees	2'0"
	Quad	W.	ZELKOVA SERRATA	JAPANESE ZELKOVA		Introduced	GROUP PLANTED 1989			
	Sullivan Hall	S.	PINUS BUNGEANA	LACEBARK PINE		Introduced	RARE AND SLOW-GROWING IN SEATTLE. NOTED IN 'TREES OF SEATTLE'			
72	University Services Building	N.W.	ACER PALMATUM	JAPANESE MAPLE	9"@4"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
73	University Services Building	N.W.	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	11"@6"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
74	University Services Building	N.	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	20"@1'7"	Introduced	KUBOTA SPECIMEN INTERTWINED WITH THE COLORADO BLUE SPRUCE		DR 16-2008	1'0"
75	University Services Building	W.	ACER PALMATUM 'BUTTERFLY'	VARIEGATED JAPANESE MAPLE	11"@1'8"	Introduced	TALL SPECIMEN. PLANTED BY CISCOE, 1990. NOTED IN 'TREES OF SEATTLE		DR 16-2008	1'0"
76	University Services Building	W.	ACER PALMATUM DISSECTUM 'ATROPURPUREUM '	WEEPING JAPANESE RED LACELEAF MAPLE	15"@1'5'	Introduced	DONATED TO S.U. WHEN AL KUBOTA RENOVATED THIS CORNER IN 2007. VALUED @ $35,000.		DR 16-2008	1'0"
77	University Services Building	N.W.	ACER PALMATUM DISSECTUM 'ATROPURPUREUM '	WEEPING JAPANESE RED LACELEAF MAPLE	16"@1'8"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
	University Services Building	S.W.	ACER PALMATUM 'SANGOKAKU'	CORALBARK MAPLE		Introduced	PLANTED BY CISCOE IN THE 90'S. NOTED IN 'TREES OF SEATTLE'			
	University Services Building	W.	CHAMAECYPARIS OBTUSA 'TOURULOSA'	TWISTED CYPRESS		Introduced	KUBOTA SPECIMEN			
	University Services Building	N.W.	FAGUS SYLVATICA 'PENDULA'	WEEPING BEECH		Introduced	KUBOTA SPECIMEN. NOTED IN 'TREES OF SEATTLE'			
	University Services Building	N.	HAMMAMELIS VIRGINIANA	VIRGINGIA WITCHHAZEL		Introduced	KUBOTA SPECIMEN			
	University Services Building	N.	PICEA PUNGENS	COLORADO BLUE SPRUCE		Introduced	KUBOTA SPECIMEN			
	University Services Building	N.W.	PINUS MUGO	MUGO PINE		Introduced	2 KUBOTA SPECIMENS. NOTED IN 'TREES OF SEATTLE'			
78	University Services Building	N.W.	SEQUOIADENDRON GIGANTEUM 'PENDULA'	WEEPING GIANT SEQUOIA	10"	Introduced	KUBOTA SPECIMEN		DR 16-2008	2'6"
	University Services Building	N.W.	WISTERIA SINENSIS	CHINESE WISTERIA		?	S.U. NOTED FOR WISTERIA TREES. KUBOTA SPECIMEN			
79	Xavier	S.W.	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	16'	Introduced	MOVED FROM BELLERMINE 28 YRS AGO, KUBOTA SPECIMEN		DR 16-2008	1'0"
50	Xavier	COURTYARD	ACER PALMATUM DISSECTUM 'ATROPURPUREUM'	WEEPING RED LACE LEAF JAPANESE MAPLE	11"@1'11"	Introduced	KUBOTA SPECIMEN		DR 16-2008	1'0"
21-32	Xavier	PERIMETER	BETULA PENDULA 'DARLECARLICA'	CUTLEAF EUROPEAN BIRCH	1-1'0", 2-0'11". 3-0'10", 4-1'8", 5-1'0", 6-0'11", 7-0'10", 8-1'1", 9-0'8", 10-0'6", 11-0'5"	Introduced	RARE, DISAPPEARED FROM NURSERY TRADE. USED BY CISCOE AS A BIOLOGICAL CONTROL		DR 16-2008	2'0"
	Xavier	S.E.	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		Introduced	KUBOTA SPECIMEN			
	Xavier	COURTYARD	OXYDENDRON ARBORETUM	SOURWOOD		Introduced	KUBOTA SPECIMEN			

APPENDIX E
Noteworthy Trees of Seattle University

NOTEWORTHY TREES

Of

SEATTLE UNIVERSITY

A Report of Eighteen Trees of Noteworthy Importance At Seattle University Campus Seattle WA

Prepared for the
Department of Grounds and
Landscaping

Prepared by
Favero Greenforest,
Consulting Arborist

June 30, 2008

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Greenforest Incorporated

Consulting Arborist

NOTEWORTHY TREES

OF

SEATTLE UNIVERSITY

The specimen trees and landscape plantings at the campus of Seattle University (SU) are renowned for their exceptionality. It is common knowledge among professional gardeners, arborists and landscape architects that the grounds at SU are a foremost location to see great specimens of uncommon and unusual trees, and for skillfully designed gardens.

The plantings at SU are among the finest in our State. Outside of Washington Park Arboretum, I know of no finer campus collection of mature trees and shrubs, or historic plantings, than at SU.

In March 2008 I visited the campus to assess a recently planted maple tree, and I met with Becki Koukal-Liebe of the Grounds and Landscaping Department. During our conversation, she expressed the need for increased knowledge of and appreciation for the trees on campus among the various campus departments at SU. We agreed that a report documenting specific trees, their characteristics and appraised value, would accomplish this objective.

We arrived at the name Noteworthy Trees because it's a fitting title, and it carries no legal significance in any nearby municipalities.

My assignment is to identify 18 trees, which, as individual specimens, or as a species, stand out among the plantings at SU.

On May 22, 2008 I met on campus with Becki Koukal-Liebe and Janice Murphy of Grounds and Landscaping Department, and with Ciscoe Morris, former Lead Gardener. We walked through campus and discussed specific trees and landscape plantings, and their history on SU campus.

The purpose of this report is to identify and report on specific noteworthy trees, and establish their appraised value. This report also recognizes the many magnificent specimen trees and landscape plantings on SU campus.

Summary: Eighteen noteworthy trees are identified and documented. Their total appraised value is $355,500.

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During June 2008 I inspected, measured and photographed the subject trees. The total tree count in this report is 25, as some trees are included as pairs (dogwood, spruce and beech), or as a grouping (palms). Trees are identified by their Latin binomial, and common name.

Tree height and canopy width are reported in feet. Trunk diameter is recorded in inches as DBH (diameter measured 4.5 feet from grade), or as caliper (diameter measured 12 inches from grade). Live crown ratio is the ratio of tree height to the length of trunk bearing live branches.

Appraised value is determined using Trunk Formula Method, or replacement costs.

The table below identifies each tree by number, common name, location, noteworthy characteristics, and appraised value. Specific information on each tree follows.

No.	Tree name	Location	Noteworthy Characteristics	Appraised Value
1	Mugho pine	Union Green	Outstanding form, historic.	$6,330
2	Pink Star Magnolia	Admin.	Uncommon & large.	$4,800
3	Sargent Magnolia	Admin.	Very rare and unusual.	$5,900
4	Ponderosa Pine	Garrand	Large, mature specimen.	$23,025
5	Golden Catalpa	Garrand	Uncommon, showy foliage.	$3,500
6	English Laurel	Garrand	Outstanding form, historic.	$11,435
7	Mount Omei Dogwood (Pair)	Piggot	Very rare and unusual.	$5,700
8	Moerheim Spruce	The Quad	Classic form and color.	$6,845
9	Hollywood Juniper	Loyola	Unusual shape, mature form.	$6,220
10	Japanese Maple	Loyola	Mature form and structure.	$6,210
11	Weeping Beech Pair)	Library	Unusual form, large size.	$21,350
12	Nest Spruce (Pair)	Library	Outstanding size, uncommon.	$54,000
13	Red Oak	Bannan	Mature form and structure.	$18,385
14	Oriental Spruce	Piggot	Outstanding size, uncommon.	$15,785
15	Giant Redwood	Piggot	Outstanding size, classic form.	$63,495
16	Incense Cedar	Piggot	Outstanding size, classic form.	$36,345
17	Deodar Cedar	Union Green	Outstanding size, classic form.	$41,175
18	Windmill Palm (5)	Lynn	Uncommon, large specimens.	$25,000
				$355,500

Mugo Pine
Pinus mugo

Tree Height	25 feet	Tree No. 1 Location: Union Green – Spring St.
Canopy Width	26 feet	
Trunk Diameter	(5) 5-8.5” CAL	Distinguishing characteristics and features: Outstanding form and structure. Among the oldest trees on campus.
Live Crown Ratio	80%	
Appraised Value $6,330		

Mugo pine is a very hardy large shrub or small tree. Modern-day cultivars (cultivated variety) have selected for compactness and slow growth, a far cry from this impressive specimen.

Installed here as part of the original garden, it is among the oldest trees on campus.

Supported by five trunks, this tree has escaped cloud pruning and has grown into the quintessential form of its species.

This tree is specimen quality for its outstanding canopy form and branching architecture.

Pink Star Magnolia
Magnolia stellata f. 'Rose veitch'

Tree Height	28 feet	Tree No. 2 Location: Administration – 10th Ave.
Canopy Width	14 x 18 feet	
Trunk Diameter	6.5" CAL	Distinguishing characteristics and features: Uncommon cultivar, large size.
Live Crown Ratio	100%	
Appraised Value $4,800		

Originating in Japan, this species is very slow growing and very uncommon in Seattle. This specimen is also unusually tall and wide for a star magnolia.

Pink star magnolia is one of the early bloomers in the garden and gives a dazzling display of two-tone pink flowers.

Sargent Magnolia
Magnolia sargentiana

Tree Height	41 feet	Tree No. 3 Location: Administration 10th Ave
Canopy Width	18 x 29 feet	
Trunk Diameter	8.5" CAL	Distinguishing characteristics and features: Rare in Seattle.
Live Crown Ratio	100%	
Appraised Value $5,900		

Sargent magnolia is a very rare tree in Seattle. A native to China, from the forests in Szechwan Province, this tree has a bold and masculine form in its branch structure, flower size and leaf shape.

This tree is a young specimen and is becoming a stately addition to the Administration Building.

Ponderosa Pine
Pinus ponderosa

Tree Height	118 feet	Tree No. 4 Location: Garrand – North side
Canopy Width	26 feet	
Trunk Diameter	31” DBH	Distinguishing characteristics and features: Large, mature specimen.
Live Crown Ratio	80%	
Appraised Value $23,025		

A handsome tree with a striking appearance, Ponderosa pine commonly sports a stout clear trunk with spreading branches. Its distinctive bark, as the tree matures, is orange with black lining the crevasses. Some find the bark of the Ponderosa Pine to also have a vanilla-like aroma.

The State Tree of Montana, it is somewhat common in Seattle. Among the trees of this campus, this specimen stands out as one of the giants.

Golden Catalpa
Catalpa bignonioides 'Aurea'

Tree Height	20 feet	Tree No. 5 Location: Garrand – 10th Ave
Canopy Width	28 feet	
Trunk Diameter	8” CAL	Distinguishing characteristics and features: Uncommon, showy foliage and fruit.
Live Crown Ratio	100%	
Appraised Value $3,500		

Framed among the dark green foliage of conifers, this golden specimen is the youngest in the *Noteworthy* collection. Janice Murphy planted this tree in 2002.

The large, heart-shaped golden leaves catch the eye on a brilliant sunny day. When in bloom, the erect panicles of white flowers are reminiscent of foxglove. These are followed later in the summer by dangling, beanlike seedpods.

Catalpa is native to the southern United States.

English Laurel
Prunus Name

Tree Height	37 feet	Tree No. 6 Location: Garrand – Marion & 10th
Canopy Width	51 feet	
Trunk Diameter	23" DBH	Distinguishing characteristics and features: Historic specimen, natural un-pruned form.
Live Crown Ratio	60%	
Appraised Value $11,435		

Cicsoe Morris related to us, "Years ago, I was told by an old priest that the tree was planted when the building was built in 1891. I don't know if that is true, but it's been there a long time for sure."

Most individuals of this species never make it through their juvenile stage before being topped and forced into a hedge. This tree has escaped that fate and displays the beauty of its natural form. (And based on its form, it is likely a cultivar of unknown origin.)

Mount Omei Dogwood (Pair)
Cornus capitata 'Omeiense'

Tree Height	25 & 27 feet	Tree No. 7 Location: Piggot – 10th Ave
Canopy Width	13 & 16 feet	
Trunk Diameter	3 & 5" CAL	Distinguishing characteristics and features: Very rare and unusual.
Live Crown Ratio	80%	
Appraised Value $5,700 (pair)		

Native from the Himalayas to Indochina, this species was introduced into the nursery trade from Nepal to England in 1825.

Ciscoe Morris admits that when he selected these trees for use in the gardens, he wanted to plant a species that would stump all the plant identification classes that used the SU campus. Indeed, he was successful.

A tree very rare in the PNW, this dogwood is evergreen. It is covered in blossoms by early summer.

Moerheim Spruce
Picea pungens 'Moerheimii'

Tree Height	51 feet	Tree No. 8 Location: The Quad – Marion & 10th
Canopy Width	18 feet	
Trunk Diameter	14.5 " DBH	Distinguishing characteristics and features: Classic conifer form, pest resistance, foliage color.
Live Crown Ratio	95%	
Appraised Value $6,845		

This tree is from the 'Blue' or Colorado group of spruces and was introduced from Holland in 1912. Moerheim is selected for its intensely glaucous-blue needles and dense compact form.

This specimen stands at the SW corner of the Quad. Now at maturity, is a medium-sized tree, and displays a classic dense conical form.

Insect pests that often disfigure other 'Colorado' spruces in our region avoid this cultivar.

Hollywood Juniper
Juniperus chinensis 'Kaizuka' ('Torulosa')

Tree Height	33 feet	Tree No. 9 Location: Ciscoe Morris Biodiversity Garden
Canopy Width	33 feet	
Trunk Diameter	14" DBH	Distinguishing characteristics and features: Unusual shape, mature form.
Live Crown Ratio	95%	
Appraised Value $6,220		

A handful of Hollywood junipers grace the campus in their full mature and erect form. It is impossible to mistake these for anything else because of their twisted and irregular structure. This cultivar was not introduced from Japan until the 1920s; American-grown shrubs are relatively young. Most Hollywood junipers on campus are in their grandeur as mature specimens.

This specimen (right) fills the corner of the Ciscoe Morris Biodiversity Garden behind Loyola Hall.

The offices above view a rare glimpse into the tree's canopy from above covered in a copious display of blue waxy berries (below).

Japanese Maple
Acer palmatum

Tree Height	32 feet	Tree No. 10 Location: Loyola (Columbia & 10th)
Canopy Width	23 x 37 feet	
Trunk Diameter	14" CAL	Distinguishing characteristics and features: Mature canopy form and branch structure.
Live Crown Ratio	90%	
Appraised Value $6,210		

Not an easy task to choose one among the many splendid Japanese maple trees on campus. Even though pressed up against the building, this tree has a brilliant full canopy, and beautifully exemplifies the characteristic form of this species.

The architecture of the branches (below) remains a hidden secret when in leaf, visible only to those who pause for a peek.

European Weeping Beech (Pair)
Fagus sylvatica 'Pendula'

Tree Height	43 & 38 feet	Tree No. 11 Location: Lemieux Library (Columbia & 10th)
Canopy Width	39 x 39	
Trunk Diameter	13" and 14" DBH	Distinguishing characteristics and features: Unusual form, large specimen size.
Live Crown Ratio	70%	
Appraised Value $21,350 (pair)		

(Larger tree against North wall.)

These trees appear as a pair of graceful dancers the NW corner of the A. A. Lemieux Library. Their form changes slowly with time and it's impossible to predict their final shape.

(Smaller tree against West wall.)

These trees add a welcome playful softness against the solid lines and edges of the library.

Nest Spruce (Pair)
Picea abies "nidiformis'

Tree Height	16 feet	Tree No. 12 Location: Lemieux Library steps. (11th)
Canopy Width	18 feet	
Trunk Diameter	12 CAL	Distinguishing characteristics and features: Very rare, uncommon size and form.
Live Crown Ratio	100%	
Appraised Value $54,000 (pair)		

This pair of trees is an absolute rarity and one of a kind. Almost identical in size and shape, this pair of Nest Spruces are in outstanding condition. Commonly called "Bird's Nest Spruce", these specimens are an *old fashioned* selection of this cultivar, and are a extraordinary find indeed.

Red Oak
Quercus rubra

Tree Height	80 feet	Tree No. 13 Location: Bannan Hall – 11th
Canopy Width	48 x 53	
Trunk Diameter	21" DBH	Distinguishing characteristics and features: Mature canopy form and branch structure.
Live Crown Ratio	80%	
Appraised Value $18,385		

Several red oaks are scattered throughout campus. This large specimen is by far the healthiest, and provides scale and relief from the otherwise massive Bannan Hall.

This tree has beautiful form, and striking branch architecture.

Oriental Spruce
Picea orientalis

Tree Height	48 feet	Tree No. 14 Location: Piggot - Marion & 11th
Canopy Width	25 feet	
Trunk Diameter	(3) 12” DBH	Distinguishing characteristics and features: Outstanding size, uncommon species.
Live Crown Ratio	100%	
Appraised Value $15,785		

The dark green foliage and erect branches make for a handsome and dignified form, offset by the graceful drooping branchlets.

Keeping all of its branches has preserved the quintessential form of this species. Its canopy extends fully to the ground.

Seasonal interest is provided by a profuse display of male cones. (Below)

Giant Redwood
Sequoiadendron gigianteum

Tree Height	140 feet	Tree No. 15 Location: Piggot, South
Canopy Width	42 feet	
Trunk Diameter	61” DBH	Distinguishing characteristics and features: Outstanding size and classic form.
Live Crown Ratio	100%	
Appraised Value $63,495		

By far the largest, and arguably the stateliest tree on campus.

Incense Cedar
Calocedrus decurrens

Tree Height	96 feet	Tree No. 16 Location: Pigott, North side
Canopy Width	28 feet	
Trunk Diameter	32” DBH	Distinguishing characteristics and features: Outstanding size and classic form.
Live Crown Ratio	90%	
Appraised Value $36,345		

A handsome and dignified tree, its columnar habit creates a formal effect shown by these three mature specimens that flank the south edge of Union Green. The subject of this report is the center tree.

A native to Oregon State and parts of Nevada, its mature bark is a bedazzling spectacle of color and texture. (Bottom left.)

The lustrous long-decurrent dark green foliage is crowded into dense, fan-like sprays, which easily distinguishes it from other conifers. (Bottom right)

Deodar Cedar
Cedrus deodara

Tree Height	91 feet	Tree No. 17 Location: Union Green (NE corner)
Canopy Width	63 feet	
Trunk Diameter	(2) 27" DBH	Distinguishing characteristics and features: Outstanding size and classic form.
Live Crown Ratio	90%	
Appraised Value $41,175		

True cedars are from only four species in the plant kingdom, though many trees bear that common name. *Deodar* is the largest and most graceful of the four.

Selecting which among the true cedars on campus is most noteworthy is impossible, but this specimen on Union Green is outstanding and classically displays the grandeur of this tree.

The mature cones stand erect (above left) in contrast to the drooping branches and twigs.

Windmill Palm (Group of Five)
Trachycarpus fortunei

Tree Height	11’ – 15’ to crown	Tree No. 18 Location: Lynn Building
Canopy Width	12-18 feet	Distinguishing characteristics and features: Unusual and large specimens for PNW region.
Appraised Value $25,000		

Our mild winter temperatures, and the hardiness of these palms make a good match for use in gardens throughout the Pacific Northwest.

This collection of five palms magically transforms this garden, and the yellow flowers and ripe fruit provide seasonal interest.

These palms are exceptionally large specimens, and are in outstanding condition.

References, Resources and Supporting Information

Big Trees, Inc., Snohomish, WA.

Ohashi Specimen Trees, Fall City, WA

Kendall Palm Nursery, Fallbrook, CA

Patterson Nursery, Boring, OR

Hillier's Manual of Trees & Shrubs. 5th Ed, 1972. David and Charles, PLC.

Guide for Plant Appraisal. 2000, 9th Edition. International Society of Arboriculture.

Species Ratings for Landscape Tree Appraisal, 2nd, 2007.Edition. PNWISA

Jacobson, Arthur Lee. 1996. *North American Landscape Trees*. Ten Speed Press.

Jacobson, Arthur Lee. 1989. *Trees of Seattle*. Sasquatch Books.

Plant Appraisal

Methods for plant appraisal are determined by the Council of Tree and Landscape Appraisers and described in Guide for Plant Appraisal, (ninth edition, 2000), and published by International Society of Arboriculture (ISA). *The Guide* outlines several methods for appraising the value of amenity plants and trees. This appraisal uses *Trunk Formula Method* (TFM) for most trees. Smaller specimens are appraised using replacement costs and were collected from regional nurseries and plant brokers via phone conversation and email.

What is the Trunk Formula Method?

TFM is the standard for trees considered too large to be replaced with nursery or field-grown stock and is a depreciated cost approach to appraising value. The depreciating factors are species, condition and location. They are reported in the appraisal as ratings, and are the inverse of the depreciation. (E.g. A rating of 80% = a 20% depreciation.)

Appraised Value = [Basic Tree Cost] x Species% x Condition% x Location%

Basic Tree Cost = Trunk Area Increase of the appraised tree x Unit Tree Cost + Installed Tree Cost

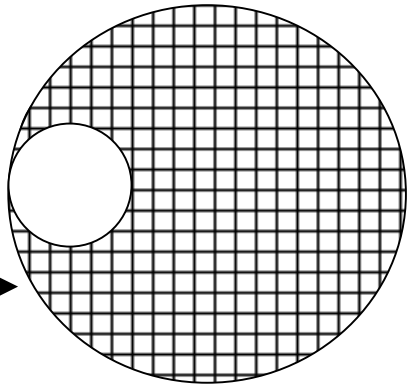
Basic Tree Cost

A standard unit of measure for trees is DBH: the trunk diameter 4.5 feet from the ground. This is converted to cross-sectional area (TAa) and reported as square inches. The **Trunk area increase** (TA Inc.) is the difference between the cross sectional area of the appraised tree (TAa) and that of the largest commonly available transplantable tree, or a 3-inch caliper (TAr).

Example:

Trunk Area of Appraised Tree (TAa)= large circle
Trunk Area of Replacement Tree (TAr) = small circle
Trunk Area Increase (TA Inc.) = shaded area

Trunk surface area
4.5 feet from the ground. →



(Note: TAa for trees over 30" DBH are adjusted down because of the disproportionate increase in trunk diameter and canopy size on mature trees. The *adjusted areas* are reported in the table below, without showing the formula or calculations.)

Unit Tree Cost is set by committee for our region and is based on associations between trunk diameter of the largest commonly available transplantable replacement tree, and the costs to produce and install that size tree. For conifers this amount is $57 per square inch. For deciduous and broadleaf evergreens this amount is $72 per square inch. For trees with unusual growth rates, the unit tree cost is adjusted up for slow growing trees (weeping beech), and down for fast growing trees (giant redwood).

Installed Tree Cost represents the cost of the *largest commonly available transplantable replacement tree*, referred to above. This amount is also set by a regional ISA committee at $380 for conifers, and $480 for deciduous and broadleaf evergreens.)

Species

A vast number of plant species and cultivars grow in landscape and forest settings. Even within a species, individuals and cultivars have wide ranges of aesthetic, architectural, functional, environmentally adaptive and maintenance characteristics. A plant species or cultivar is judged on many characteristics. Species ratings are recognized regionally from Species Evaluation List, 2nd Ed., published by Pacific Northwest Chapter of ISA, 2007.

Species Ratings are listed individually in the table below.

Condition

The condition of the appraised tree is determined by evaluating the roots, trunk, scaffold branches, smaller branches and twigs, and foliage. Both tree structure and health are evaluated.

Condition Ratings for each tree are listed in the table below.

Location

The location is the averaged ratings for the site, contribution and placement of the subject tree. **Site**: quality of development, appearance and use; **Contribution**: functional and aesthetic value; and **Placement**: how effectively do plants provide function and aesthetics.

Location Ratings for each tree are listed in the table below.

Table of Data and Ratings used in Trunk Formula Method Appraisal.

Tree No.	Tree Species	DBH	Species	Condition	Location	Appraised Value	Basic Tree Cost	TA Inc.	Unit Tree Cost	Install Tree Cost	TAr	TAa
1	Mugho pine	15	70%	100%	90%	$ 6,330.00	$10,050.02	169.649	$57.00	$380.00	7.065	176.714
2	Star magnolia	6.5	90%	80%	80%	$ 4,800.00	Replacement cost data used.					
3	Sargent magnolia	8.5	90%	80%	80%	$ 5,900.00	Replacement cost data used.					
4	Ponderosa pine	31	75%	80%	91%	$23,025.00	$ 42,121.10	732.3	$57.00	$380.00	7.065	754.767
5	Catalpa	8	60%	100%	91%	$3,500.00	Replacement cost data use.					
6	English laurel	23	60%	70%	91%	$11,435.00	$29,885.54	408.41	$72.00	$480.00	7.065	415.475
7	Cornus capitata	3	90%	100%	91%	$ 2,500.00	Replacement cost data used.					
7	Cornus capitata	5	90%	100%	91%	$ 3,200.00	Replacement cost data used.					
8	Moerheim spruce	14.5	80%	100%	91%	$ 6,845.00	$ 9,389.69	158.065	$57.00	$380.00	7.065	165.13
9	Hollywood juniper	14	90%	90%	88%	$ 6,220.00	$ 8,751.76	146.873	$57.00	$380.00	7.065	153.938
10	Japanese maple	14	80%	80%	88%	$ 6,210.00	$11,054.85	146.873	$72.00	$480.00	7.065	153.938
11	Beech (W)	13	90%	100%	91%	$ 9,875.00	$12,041.38	125.667	$92.00	$480.00	7.065	132.732
11	Beech (N)	14	90%	100%	91%	$11,475.00	$13,992.31	146.873	$92.00	$480.00	7.065	153.938
12	Nest spruce (S)	12	90%	90%	91%	$27,000.00	Replacement cost data used.					
12	Nest spruce (N)	12	90%	90%	91%	$27,000.00	Replacement cost data used.					
13	Red oak	21	90%	90%	91%	$18,385.00	$24,909.26	339.295	$72.00	$480.00	7.065	346.36
14	Oriental	20.8	90%	100%	91%	$15,785.00	$19,252.57	331.098	$57.00	$380.00	7.065	338.163
15	Giant Redwood	61	95%	90%	91%	$63,495.00	$81,508.10	1886.7	$43.00	$380.00	7.065	2922.46
16	Incense cedar	32	90%	100%	90%	$36,345.00	$44,868.22	780.495	$57.00	$380.00	7.065	804.247
17	Deodar cedar	38	80%	90%	94%	$41,175.00	$60,548.92	1055.6	$57.00	$380.00	7.065	1134.11
18	Windmill palms			100%	91%	$25,000.00	Replacement cost data used.					

Assumptions & Limiting Conditions

1) A field examination of the site was made June 2008. My observations and conclusions are as of that date.

2) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.

3) Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

4) This report and any values/opinions expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

5) Replacement cost values do not represent an estimate or bid for any work or service described or recommended. Nor do they represent any guarantee of availability for goods or services.

APPENDIX F
Washington Natural Heritage Program Letter

WASHINGTON STATE DEPARTMENT OF
Natural Resources

DOUG SUTHERLAND
Commissioner of Public Lands

June 24, 2008

Amy Gritton
Blumen Consulting Group
720 Sixth St South Suite 100
Kirkland WA 98033

SUBJECT: Master Plan Update for the Seattle University Campus (T25N R04E S32)

We've searched the Natural Heritage Information System for information on significant natural features in your project area. Currently, we have no records for rare plants or high quality native ecosystems in the vicinity of your project.

The information provided by the Washington Natural Heritage Program is based solely on existing information in the database. In the absence of field inventories, we cannot state whether or not a given site contains high quality ecosystems or rare plant species; there may be significant natural features in your study area of which we are not aware.

The Washington Natural Heritage Program is responsible for information on the state's rare plants as well as high quality ecosystems. For information on animal species of concern, please contact Priority Habitats and Species, Washington Department of Fish and Wildlife, 600 Capitol Way N, Olympia WA 98501-1091, or by phone (360) 902-2543.

For more information on the Natural Heritage Program, please visit our website at http://www.dnr.wa.gov/ResearchScience/Topics/NaturalHeritage/Pages/amp_nh.aspx. Lists of rare plants and their status, rare plant fact sheets, as well as rare plant survey guidelines are available for download from the site. Please feel free to call me at (360) 902-1697 if you have any questions, or by e-mail at sandra.moody@dnr.wa.gov.

Sincerely,

Sandy Swope Moody

Sandy Swope Moody, Environmental Review and Grants Coordinator
Washington Natural Heritage Program

Asset Management & Protection Division, PO Box 47014, Olympia WA 98504-7014
FAX 360-902-1789

APPENDIX G
Analysis of Rezone Criteria

ANALYSIS – GENERAL REZONE CRITERIA

The code sections below are highlighted in bold, with analysis following:

SMC 23.34.008 General rezone criteria.

The proposed MIMP includes MIO boundary extensions and revised MIO height limits.

MIO boundary extensions are proposed in four areas as addressed in the Development Standards section of the Final MIMP:

- The property fronting on Broadway Avenue that is currently a "notch" out of the eastern boundary of the University, bordered by E. Cherry St. on the south, an alley on the east, and extending north about one-half the distance between E. Cherry St. and E. Columbia St. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 160.
- The property fronting on Broadway Avenue bordered by E. James St. on the north, an alley on the east, and E. Jefferson St. on the south. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 90.
- The parcel on the east side of 12th Avenue north of E. Marion St. This parcel is currently zoned NC2-40 and is proposed to be zoned NC2-40/MIO 65.
- The property located on the west side of 13th Avenue on either side of E. Marion St., the southern portion of which is currently a "notch" out of the northeastern boundary of the University. This property is currently zoned L-3 and is proposed to be zoned L-3/MIO 37.

Revised MIO height limits are proposed in the following areas as addressed in the Development Standards section of the Final MIMP:

- On the west boundary of the University along Broadway Avenue immediately south of E. Columbia St., the MIMP proposes an increase in height from MIO-105 to MIO-160 to be consistent with the MIO-160 property to the north along Broadway Avenue.
- On the west boundary of the University along Broadway Avenue, the property bordered by E. Cherry St. on the north and E. James St. on the south (the "600 Broadway" property), the MIMP proposes a height increase from MIO-85 to MIO-90. The MIO-85 zoning designation was discontinued by the City and replaced with the MIO-90 zone.
- The area east of 12th Avenue between E. Marion St. on the north and E. Jefferson St. on the south. This area is currently zoned MIO-37 and MIO-50 and is proposed to be zoned MIO-65, with certain exceptions. The exceptions are a portion of the Barclay Court area that will remain at MIO-37, the property between 13th and 14th north of E. Columbia that is proposed for a 55' height limit, and the 1313 E. Columbia block that would be restricted to 65' height as measured at the mid-point of the block along 13th Avenue.

A. To be approved a rezone shall meet the following standards:

1. In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.

The proposed zoning changes allow for greater zoned capacity, not less. Therefore, they will not result in a reduction of zoned capacity below this minimum.

2. For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.

The proposed zoning changes allow for greater zoned capacity, not less. Therefore, they will not result in a reduction of zoned capacity below densities established in the Urban Village Element of the Comprehensive Plan.

B. Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

All of the areas proposed for boundary extension are contiguous with the existing MIO boundaries and have the effect of "squaring off" the boundaries and, in some cases, eliminating "notches" in the boundaries.

Along Broadway Avenue, the proposed MIO zones in the extension areas are consistent with adjacent height limits. On the north, the proposed 160-foot height limit is consistent with the MIO-160 zoning adjacent to and north of the extension area. The property to the west across Broadway Avenue, which is part of the Swedish Medical Center MIO district is MIO zoned with heights ranging from 70 feet to 240 feet. On the south, the proposed MIO-90 zone is the MIO zone closest in height to the existing 85-foot height limit on the subject property as well as the property immediately across Broadway Avenue to the west. It is lower than the 105-foot zoning on the SU campus to the east.

Regarding the boundary expansion areas east of 12th, the proposed MIO zones are appropriate for those areas. The proposed MIO-65 zone for the property on 12th Avenue is an appropriate transition from the MIO-105 zone to the west across 12th Avenue to the proposed MIO-37 zone and the Lowrise zones to the east. The proposed MIO-37 zone is appropriate next to the Lowrise zones to the east, since heights in the Lowrise zones can extend up to 35 feet. Institutional uses in this area, including multi-family residential uses currently owned by the University, are consistent with the multi-family zoning to the east.

The proposed zoning height increases on the west along Broadway Avenue are appropriate for the reasons mentioned above for the boundary expansions, The proposed zoning height limits east of 12th (from 37' and 50' to 65') are also appropriate. For properties along 12th Avenue, the increase in height from 50' to 65' would be an appropriate transition from the MIO-105 to the west across 12th Avenue and will provide flexibility to implement mixed-use retail development. Much of the E. James and E. Barclay Court area would be retained in MIO-37 zoning to help maintain the small scale feel of this area. East of 13th, the proposed MIO-65 zoning south of E. Cherry St. is consistent with the existing MIO-65 zoning further east on the Connolly Center block. North of E. Cherry St., the proposed MIO-65 zoning is appropriate, especially with the special height measurement technique proposed on the 1313 E. Columbia block. The special height measurement technique will result in heights lower than 65' along 14th Avenue across the street from existing single-family residences which, when combined with the proposed upper-level setbacks, will maintain consistency with the single-family and multi-family uses in the vicinity. On the parcel furthest north, the MIMP proposes a 55' height limit to maintain even greater transition to the existing single-family uses to the east and north.

C. Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

The current proposed MIMP is the third MIMP for Seattle University. The City approved the first SU MIMP in 1989. In the first MIMP, the City approved certain boundary expansions, primarily east of 12th Avenue, and approved certain height increases primarily along Broadway and east of 12th Avenue. The City approved the second SU MIMP in 1997. In this MIMP, the City approved certain boundary expansions along Broadway, at the intersection of 12th Avenue and Madison St., and east of 12th Avenue. The City also approved certain height increases along Broadway and east of 12th Avenue. In the current proposed MIMP, the University is following this general trend of seeking boundary expansions to "square off" its boundaries, along Broadway and east of 12th Avenue. It is also seeking moderate height increases in these two areas.

D. Neighborhood Plans.

1. For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.

The Seattle University campus is located within the borders of the Central Area Neighborhood Planning Area that was adopted and incorporated as part of the City's Comprehensive Plan.

2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.

The following goals and policies from the Central Area Neighborhood Plan are the most applicable to proposed development of the Seattle University campus:

Policy CA-P1 – Enhance the sense of community and increase the feeling of pride among Central Area residents, business owners, employees and visitors through excellent physical and social environments on main thoroughfares.

Policy CA-P7 – Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupancy vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway network. Work with institutions/businesses to develop creative solutions for minimizing auto usage by employees and students.

Policy CA-P15 – Encourage shared parking at business nodes in order to meet parking requirements while maximizing space for others uses with a goal to reduce the need for surface parking lots especially along key pedestrian streets.

The proposed rezones would permit new institutional development that would enhance the physical environments along main thoroughfares such as 12th Avenue, Madison Street, Cherry Street and Broadway. This development would include academic, housing, mixed-use and retail/commercial uses that would not only improve the physical environment, but also increase the amount of pedestrian activity in these areas. New housing development would reduce the number of students commuting to campus and thereby reduce the number of vehicular trips to campus.

Goal CA-G9 – A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

Goal CA-P36 – Encourage increased housing density where appropriate, such as on 12th Ave. and on Yesler Way, and in mid-rise zoned areas.

Goal CA-P38 – Seek services and retail that builds on the neighborhood's proximity to Seattle University.

The increase in MIO height limits from 50' to 65' would provide additional incentive for development along the 12th Avenue corridor that would provide new University uses as well as housing, retail and mixed-use development. These new uses as well as the anticipated increases in student population (both commuter and resident students) would help to increase activity levels to support a thriving mixed-use commercial area.

3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding

future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.

The Central Area Neighborhood Plan as adopted by the City Council does not include policies expressly adopted for the purpose of guiding future rezones, other than the policies discussed above.

4. If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.

Not applicable.

E. Zoning Principles. The following zoning principles shall be considered:

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.

The proposed rezones and the SU MIMP incorporate a gradual transition between zoning categories including height limits. On the west side of campus, the proposed MIO 160 zone is consistent with the MIO zoning on the Swedish property across the street which ranges from 70 to 240 feet, and it serves as a transition to the MIO 105 zone on the SU campus to the east. The proposed MIO 90 zone also serves as a transition between the NC3-85 zoning on the west to the higher MIO 105 zoning on the east. On the east side of campus, the height limits step down from the MIO 105 zoning in the central campus to the proposed MIO 65 zoning immediately east of 12th Avenue, and further steps down to 55-foot and 37-foot height limits before reaching the Lowrise zoning east of campus. The 55-foot height limit on the half-block north of E. Columbia St. between 13th and 14th Streets (the laundry site) is proposed in response to neighborhood concerns about height on that site. The modified MIO 65 zoning on the 1313 E. Columbia site is further adjusted with upper level setbacks to provide additional transition to the existing single family uses across 14th Avenue.

2. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:

a. Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;

Not applicable. No such features exist here.

b. Freeways, expressways, other major traffic arterials, and railroad tracks;

Broadway and 12th Avenues which the City designates as Minor Arterials, and E. Jefferson Street and 14th Avenue which the City designates as Collector Arterials, serve as effective separations between the different zoning heights on either side of those arterials.

c. Distinct change in street layout and block orientation;

Not applicable.

d. Open space and greenspaces.

Logan and Championship Fields, along with some landscaped setbacks, provide separation and transition between different zone intensities.

3. Zone Boundaries.

a. In establishing boundaries the following elements shall be considered:

(1) Physical buffers as described in subsection E2 above;

See above.

(2) Platted lot lines.

The proposed MIO expansion area boundaries follow streets and platted lot lines.

b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.

The boundary expansion areas on Broadway north of E. Cherry St. and on 12th Avenue north of E. Marion Street face across the street from commercial and institutional uses. The other boundary expansion areas, that are located adjacent to residential zones, are principally intended for residential rather than commercial uses.

4. In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.

The Seattle University campus, including all areas of proposed boundary expansion and increased height limits, is located within an urban village.

F. Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

1. Factors to be examined include, but are not limited to, the following:

a. Housing, particularly low-income housing;

The boundary expansion areas fronting on Broadway and 12th Avenue do not include any housing. Although there is housing in the boundary expansion area east of 12th Avenue, fronting on 13th Avenue south of E. Marion St. (some of which is currently owned by the University), the University is not proposing in its MIMP to demolish any of this housing.

b. Public services;

An expanded population of students, faculty, staff, and visitors would increase the potential for calls to fire and police, increase water supply and discharge needs, and increase solid waste disposal. DPD has determined that these impacts are not likely to be significant.

c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;

DPD prepared a Draft and Final EIS that consider potential impacts of the Seattle University MIMP including the proposed MIO boundary expansions and height increases. The MIO boundary expansions and zoning height increases are not likely to cause significant impacts to these environmental factors. Development pursuant to the proposed taller height limits could have minimally greater impacts on shadows and energy consumption. If the zoning changes encourage new development, there could be minimal impacts relating to the construction including noise, air and water quality, and traffic, but these construction-related impacts would be temporary.

d. Pedestrian safety;

The proposed MIMP and Transportation Management Program address pedestrian access and safety. The Final EIS at Section 3.8 discusses pedestrian safety and identifies pedestrian crossings of Cherry Street and Madison Street as areas for future attention. Increased campus population over time could result in increased pedestrian crossings of these arterials which may warrant additional safety measures at the time future development is proposed.

e. Manufacturing activity;

Not applicable.

f. Employment activity;

The MIO boundary expansions and increased height limits could result in an increase in academic, housing, sports, and support uses, including additional employment opportunities. The expansion could support secondary employment opportunities at nearby businesses.

g. Character of areas recognized for architectural or historic value;

The Final EIS discusses in Section 3.7 the potential impacts of MIMP development on properties with potential historic value. It lists the buildings over a certain age that are proposed for redevelopment or demolition as a result of planned or potential projects in the MIMP. Of those listed, several are located in areas of increased zoning height east of 12th Avenue. Based on the City's current procedures, at the time a Master Use Permit application is submitted for a project that would affect any of these buildings, an "Appendix A" analysis would be required of the historic significance of the building. At that time, the City's Historic Preservation Officer can request supplemental information and, if appropriate, can recommend that the structure be reviewed by the City's Landmark Preservation Board for possible designation as a landmark subject to controls.

h. Shoreline view, public access and recreation.

Not applicable. The proposed MIMP and zoning changes would not affect any shoreline.

2. Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:

a. Street access to the area;

The existing street network provides adequate access to the SU campus. The somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO height limits would also not have a significant impact on street access.

b. Street capacity in the area;

The FEIS evaluates the potential impact on the street capacity in the vicinity of the campus from the development proposed in the MIMP, including the somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO heights. Based on expected trip generation from

the development, the FEIS predicts the level of service at approximately 20 intersections in the vicinity. The Final MIMP includes a Transportation Management Program that is intended to encourage commuting to campus by means other than single occupant vehicles (SOV). The University is currently meeting its SOV goals. As a component of the University's sustainability initiative, it is encouraging the development of additional on-campus housing which will have the effect of reducing commuter trips to campus.

c. Transit service;

It is not anticipated that the MIO boundary expansions or increased MIO height limits will affect transit service for the campus. The University is consistently advocating with King County Metro for adequate transit service for the campus. It is anticipated that the new streetcar will be in service on Broadway in 2013.

d. Parking capacity;

The FEIS describes in Section 3.8 the existing campus parking supply and predicts the increased parking demand that will occur with the expected growth in students, faculty, and staff over time. It is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on parking supply or demand.

e. Utility and sewer capacity;

The University campus is adequately served with utilities including sewers. It is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on utility and sewer capacity or demand.

f. Shoreline navigation.

Not applicable.

G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter.

Enrollment at the University, along with the number of faculty and staff, has grown steadily over time. During the 20-year period covered by the proposed MIMP, student enrollment is expected to increase by approximately 36% from 6,764 to 9,200 full time equivalent students, along with accompanying growth in the number of faculty and staff. With the development of planned new residences, it is anticipated that the number of residential undergraduate students will increase from 39% of total undergraduate enrollment to 60%. To support the planned growth and to address significant current deficiencies in space, new facilities need to be added.

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

The entire Seattle University campus is included in the Major Institution Overlay (MIO) District. The City is considering the proposed boundary expansions and height increases in accordance with the requirements of the MIO zoning.

Certain portions of the campus along Broadway, Madison, and 12th are designated as pedestrian areas. Pedestrian-designated areas are not overlay districts. Nevertheless, the proposed boundary expansions and height increases are consistent with the purpose and boundaries of the pedestrian areas, which are intended to promote pedestrian-friendly uses and development.

I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

Other than a handful of smaller areas designated as steep slopes, there are no environmentally critical areas on the campus. None of the areas designated as steep slopes is located in a proposed MIO expansion area or in an area proposed for increased MIO zoned height limits. Any development in a steep slope area would be subject to the City's environmentally critical area regulations at SMC 25.09.

ANALYSIS – SMC 23.34.124 (MIO CRITERIA)

The Land Use Code addresses criteria specific to designation of MIO districts or changes in allowed heights in MIO districts. This report states the criteria in **bold**, with analyses below.

- **Public Purpose. The applicant shall submit a statement which documents the reasons the rezone is being requested, including a discussion of the public benefits resulting from the proposed expansion, the way in which the proposed expansion will serve the public purpose mission of the major institution, and the extent to which the proposed expansion may affect the livability of the surrounding neighborhood. Review and comment on the statement shall be requested from the appropriate Advisory Committee as well as relevant state and local regulatory and advisory groups. In considering rezones, the objective shall be to achieve a better relationship between residential or commercial uses and the Major Institution uses, and to reduce or eliminate major land use conflicts in the area.**

In the draft MIMP and final MIMP, the University described the areas of MIO boundary expansion and MIO zoned height increases. In the MIMP, the University addresses the reasons for seeking the boundary expansions and height increases, and the University also addresses the other required factors listed above. This discussion is found in the following locations in the MIMP:

- Executive Summary
- Introduction – Background; Plan Purpose & Process; Consistency with City of Seattle Goals

- Mission, Goals & Objectives -- Master Plan Goals & Intent; Planning for Sustainability
- Development Program – Boundaries and Property Ownership
- Development Standards – Proposed Building Height Limits; and Boundary and Building Height Limits

The University discussed the enrollment increases that it has experienced in recent years and the projected enrollment increases during the 20-year period covered by the proposed MIMP. The University also addressed the need for additional space to accommodate existing deficiencies and future enrollment growth.

The proposed boundary expansions and height increases were presented to the University's CAC as part of the MIMP presentations and discussions. The CAC delivered comments on these proposed changes as part of their comments on the draft MIMP and draft EIS. Public notices of the availability of the draft MIMP and draft EIS were issued and some comments from interested agencies and members of the public were received.

- **Boundaries Criteria**

1. ***Establishment or modification of boundaries shall take account of the holding capacity of the existing campus and the potential for new development with or without a boundary expansion.***

The University has largely completed the development contemplated in its earlier MIMP, and relatively little development capacity remains. If the University were to forego boundary expansions, ultimately it would need to increase heights even further than proposed. One of the alternatives considered in the EIS is to not increase MIO zoned heights east of 12th Avenue. The analysis in this alternative shows that, without the height increases, the University would need to construct taller buildings on property west of 12th Avenue and propose additional boundary expansions east of 12th Avenue.

2. ***Boundaries for an MIO district shall correspond with the main, contiguous major institution campus. Properties separated by only a street, alley or other public right-of-way shall be considered contiguous.***

All boundary expansions correspond to the main, contiguous major institution campus.

3. ***Boundaries shall provide for contiguous areas which are as compact as possible within the constraints of existing development and property ownership.***

The proposed boundary expansions are modest. The total area within the existing MIO boundaries is 54.9 acres. The area of proposed boundary expansions is 2.4 acres which represents an increase of 4.4%. In light of the projected 36% increase in University enrollment over the 20-year MIMP planning time period, this proposed boundary expansion is compact.

4. ***Appropriate provisions of this Chapter for the underlying zoning and the surrounding areas shall be considered in the determination of boundaries.***

In most instances, the proposed MIO zoning is similar to the underlying zoning it overlays and, on the edge of campus, similar to the underlying zoning in the surrounding areas.

On Broadway, the MIO boundary expansion area south of E. James St. is proposed at MIO 90 which is similar to the underlying NC3-85 zoning height it would overlay as well as the NC3-85 zoning on the non-SU property across Broadway. The proposed height increase on the Broadway property north of E. Cherry St. to 160' is consistent with the MIO zoning to the north and the Swedish development across Broadway.

East of 12th Avenue, the proposed increase in MIO height from 50' to 65' is relatively modest and should not change significantly the relationship with the non-SU owned parcels in that area that are subject to the underlying commercial and multi-family zoning. An exception to this is the Barclay Court area which maintains a unique low-rise single-family character so, in that instance, the University proposes MIO 37 zoning to maintain consistency with the underlying L3 zoning and the non-SU owned property in that area.

The proposed MIO zoning in the MIO expansion areas north of E. Columbia and E. Marion Streets is also sympathetic with the underlying zoning it overlays and the adjacent properties outside the boundaries. The proposed MIO 65 zoned property on Broadway north of E. Marion St. would represent an increase over the underlying NC2P-40 zoning, but it is appropriate along Broadway to encourage sustainable development and pedestrian-friendly commercial-type uses along Broadway. The proposed MIO 37 zoning on the rest of the MIO expansion area along E. Marion St. and 13th Avenue is consistent and protective of development in the underlying and adjacent L3 zoned area.

5. ***Preferred locations for boundaries shall be streets, alleys or other public rights-of-way. Configuration of platted lot lines, size of parcels, block orientation and street layout shall also be considered.***

All the proposed MIO boundary expansions follow the preferred locations: streets, alleys, and platted lot lines.

6. ***Selection of boundaries should emphasize physical features that create natural edges such as topographic changes, shorelines, freeways, arterials, changes in street layout and block orientation, and large public facilities, land areas or open spaces, or greenspaces.***

The proposed MIO boundary expansions follow arterials, streets, alleys, and platted lot lines. There are no significant other physical features applicable here.

7. ***New or expanded boundaries shall not be permitted where they would result in the demolition of structures with residential uses or change of use of those structures to non-residential major institution uses unless comparable replacement is proposed to maintain the housing stock of the city.***

Most of the boundary expansion areas do not include structures with residential uses. With regard to the expansion area along 13th St. south of E. Marion St., there are residential structures but the University is not proposing any demolitions or changes of use.

8. ***Expansion of boundaries generally shall not be justified by the need for development of professional office uses.***

The University is not proposing to develop any professional office uses in the boundary expansion areas.

- **Height Criteria.**

1. Increases to height limits may be considered where it is desirable to limit MIO district boundary by expansion.

The proposed increase in MIO height limits, which is mainly east of 12th Avenue, is desirable to limit MIO boundary expansions. The Final EIS includes in Section 3.5 an analysis of the effect of not increasing heights east of 12th Avenue. It concludes that the lost development capacity from maintaining existing heights would have to be recovered by increasing development heights west of 12th and further expanding MIO boundaries east of 12th.

2. Height limits at the district boundary shall be compatible with those in adjacent areas.

See discussion above. Proposed height limits at the MIO boundary are designed to be compatible with those in adjacent areas. Special setbacks and lowered heights are included on the eastern boundary to maintain compatibility with existing single-family and multi-family in adjacent areas.

3. Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay district is significantly higher than permitted in areas adjoining the major institution campus.

See discussion above. Special setbacks and lowered (transitional) heights are included on the eastern boundary to maintain compatibility with existing single-family and multi-family uses adjoining the major institution campus.

4. ***Height limits should generally not be lower than existing development to avoid creating non-conforming structures.***

Proposed height limits are not lower than existing development.

5. ***Obstruction of public scenic or landmark views to, from or across a major institution campus should be avoided where possible.***

In Chapter 3.5, the Final EIS addresses the potential impacts of master plan development on public scenic or landmark views to, from or across the campus. The Final EIS identifies no substantial impacts to public scenic views including those protected under the City's SEPA policies at Chapter 25.05 SMC. The Final EIS also identifies no substantial impacts to landmark views including views of 1313 E. Columbia St. and other nearby landmarks, particularly in light of the requirement that future development associated with a landmark will require a Certificate of Approval from the City's Landmarks Preservation Board.

- **In addition to the general rezone criteria contained in Section 23.34.008, the comments of the Major Institution Master Plan Advisory Committee for the major institution requesting the rezone shall also be considered.**

The Citizens Advisory Committee (CAC) heard presentations regarding the proposed MIMP including the proposed boundary extensions and MIO height increases. The CAC discussed various issues that arose in the MIMP and EIS, and the CAC submitted comments to the University and the City. In particular, there was discussion regarding the proposed heights on the eastern boundary. The proposed setbacks and lowered height limits on the eastern boundary were recommended by the CAC following this discussion.