



August 31, 2020

To: Seattle Pacific University Citizens Advisory Committee (CAC)

From: Dave Church, Assistant Vice President for Facility Management, Seattle Pacific University

Re: 68 W Etruria Redevelopment

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A couple of years ago, we reported to our former Standing Advisory Committee that a longtime friend and donor of the University had gifted a turn of the century farmhouse that had once been his family home and in more recent years been converted by him to a 5-unit apartment building. The donor's desire was for this property to be redeveloped for faculty/staff housing. The building is in an LR-3 zone with a mix of apartments and a few remaining single-family homes, but mostly condos and apartments. This parcel is outside our existing Major Institution Overlay (MIO) boundary but inside the MIO proposed in the Concept Plan. Our existing MIMP allows for this development in that it is replacement housing that is consistent with the housing around it.

The project is 5 row houses that total 7,800 square feet. The project will have 4 parking spaces. Limitations on the site prevent us from having 5 spaces.

In our view this project falls below any thresholds that would trigger a Master Use Permit or CAC review. This project will go through City review processes as any other project of its size and use would. We plan to submit for building permit in the coming weeks and then await SDCI's review to see if they agree with our interpretation that no additional CAC review is required.

Over the years I have made a practice of making sure our Advisory Committee is aware of our projects even if committee action is not required. We have found that transparency is important in our relationships on Queen Anne. If you want to know more about the project, you can view the schematics that are attached. The University intends to maintain ownership of the units and rent them to faculty and staff in an ongoing effort to keep some of our folks living on Queen Anne. We think it's important to be part of the neighborhood.

If you have questions, feel free to contact me. I doubt this will be a CAC agenda item.