



# SEATTLE PACIFIC

UNIVERSITY

## CONCEPT PLAN

JULY, 2020









## **ACKNOWLEDGEMENTS**

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*Campus Photos Courtesy of SPU*







## ACRONYMS

### General

ASF	Assignable Square Feet
GIS	Geographic Information System
GSF	Gross Square Feet
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SF	Square Foot
SPR	Seattle Parks & Recreation

### Zoning

C2-40	Commercial2
IB U/45	Industrial Buffer
IG1 U/45	Industrial General
LR1	Residential, Multifamily, Lowrise1
LR2	Residential, Multifamily, Lowrise2
LR3	Residential, Multifamily, Lowrise3
LR3 RC	Residential, Multifamily, Lowrise3/Residential Commercial
MIO-37	Major Institution Overlay
MIO-50	Major Institution Overlay
MIO-65	Major Institution Overlay
NC1-40	Neighborhood Commercial
NC2-40	Neighborhood Commercial
SF 5000	Single Family 5000
UG-35	Urban General Shoreline Overlay Environment
UI-35	Urban Industrial Shoreline Overlay Environment

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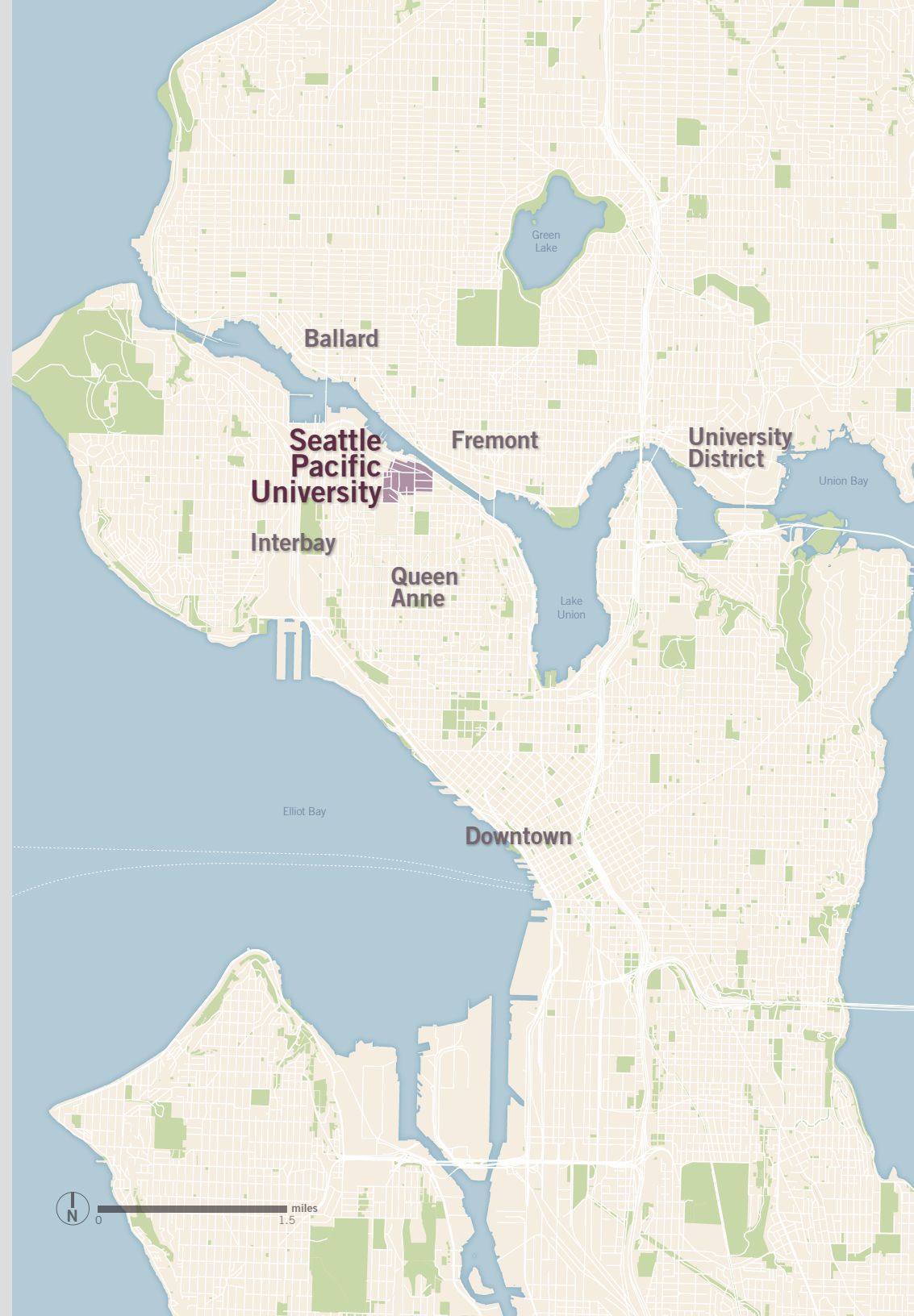


## INTRODUCTION

Seattle Pacific University (SPU), founded as a Free Methodist seminary in 1891, is dedicated to providing higher education in a faith-based environment that values scholarship, service, and commitment to the Christian gospel. Located in the northernmost portion of Seattle's Queen Anne neighborhood, SPU has grown from a single building to a full campus that abuts the Fremont Cut separating North Queen Anne from the Fremont neighborhood to the north. Less than four miles from Seattle's city center, the campus setting is largely comprised of lowrise development in a heavily-vegetated, sloped environment.

As of the 2019-2020 academic year, Seattle Pacific University offers over 71 undergraduate majors, 33 graduate programs, and 6 doctoral programs within the following colleges and schools:

- College of Arts & Sciences
- School of Business, Government & Economics
- School of Education
- School of Health Sciences
- School of Psychology, Family & Community
- School of Theology





### **New Major Institution Master Plan**

Since the adoption of the 2000 SPU Major Institution Master Plan (MIMP), the University has experienced a variety of enrollment trends. For the majority of this time the campus saw a steady growth in enrollment each year. In recent years the University has seen a slow decline in enrollment, consistent with enrollment trends for private universities nationwide. The need for a new MIMP is accompanied by the following considerations:

- Long-term growth could increase beyond the 5,000 projected students in the 2000 MIMP to 6,000 (3,500-4,500 undergraduate students, and 1,500 graduate students).
- This represents a potential long-term enrollment increase of 39 percent, in comparison to the 2,717 undergraduates and 940 graduates enrolled in 2019.
- Compared to the university's highest enrollment historically (Autumn 2013), this would be a 29% increase.
- The campus faces critical space deficiencies that limit the ability to support academic, performing arts, student service, and recreation/athletics functions.
  - As an institution for higher education, academic spaces must support the most current teaching pedagogies in higher education to compete with peer institutions. This includes the need for active learning classrooms that provide additional space per student in order to support a diversity of lesson plans, resulting in additional space required per student.
  - The campus does not have adequate space to support performing arts, recreation, and student center activities at current enrollment levels.

- The University intends to strengthen the student experience, reduce student commuter trips, and reduce the University's impact on the City's housing stock by increasing the residential population to 70 percent of total undergraduate enrollment.
- The University may need to explore opportunities to potentially locate additional athletics functions within the main campus, as the soccer field at the Interbay Athletic Complex is leased by the Seattle Department of Parks & Recreation from Seattle Public Schools.
- Long-term growth should occur while supporting and enhancing the overall existing campus character.
- The University would like to strengthen the relationship with the surrounding community through improved pedestrian experiences, and opportunities for new open space and mixed-use activity.

### **Seattle Pacific University Mission Statement**

*Seattle Pacific University is a Christian university fully committed to engaging the culture and changing the world by graduating people of competence and character, becoming people of wisdom, and modeling grace-filled community.*


### **Core Themes**

- *Academic excellence & relevance*
- *Transformative & holistic student experience*
- *Vital Christian identity & purpose*

### **University Vision**

*Engaging the Culture, Changing the World*





Given the need to right-size existing academic and support-related space while accommodating growth and maintaining and improving upon the overall campus character, a new MIMP will identify the best opportunities to support an exceptional academic environment that helps SPU act as a respectful member of the Queen Anne neighborhood. This Concept Plan represents the first step of the formal MIMP process, as identified in Section 23.69.032.C. of the Seattle Land Use Code. The components required by the Code include the following:

- Proposed institution boundaries.
- Proposed site plan including planned development and an estimate of total gross floor area.
- Planned uses.
- Planned street vacations and planned parking location and access.
- Description of alternative proposals for physical development and decentralization options, including a detailed explanation of the reasons for considering each alternative.
- Description of the uses and character of the neighborhood surrounding the major institution, and how the major institution relates to the surrounding area.



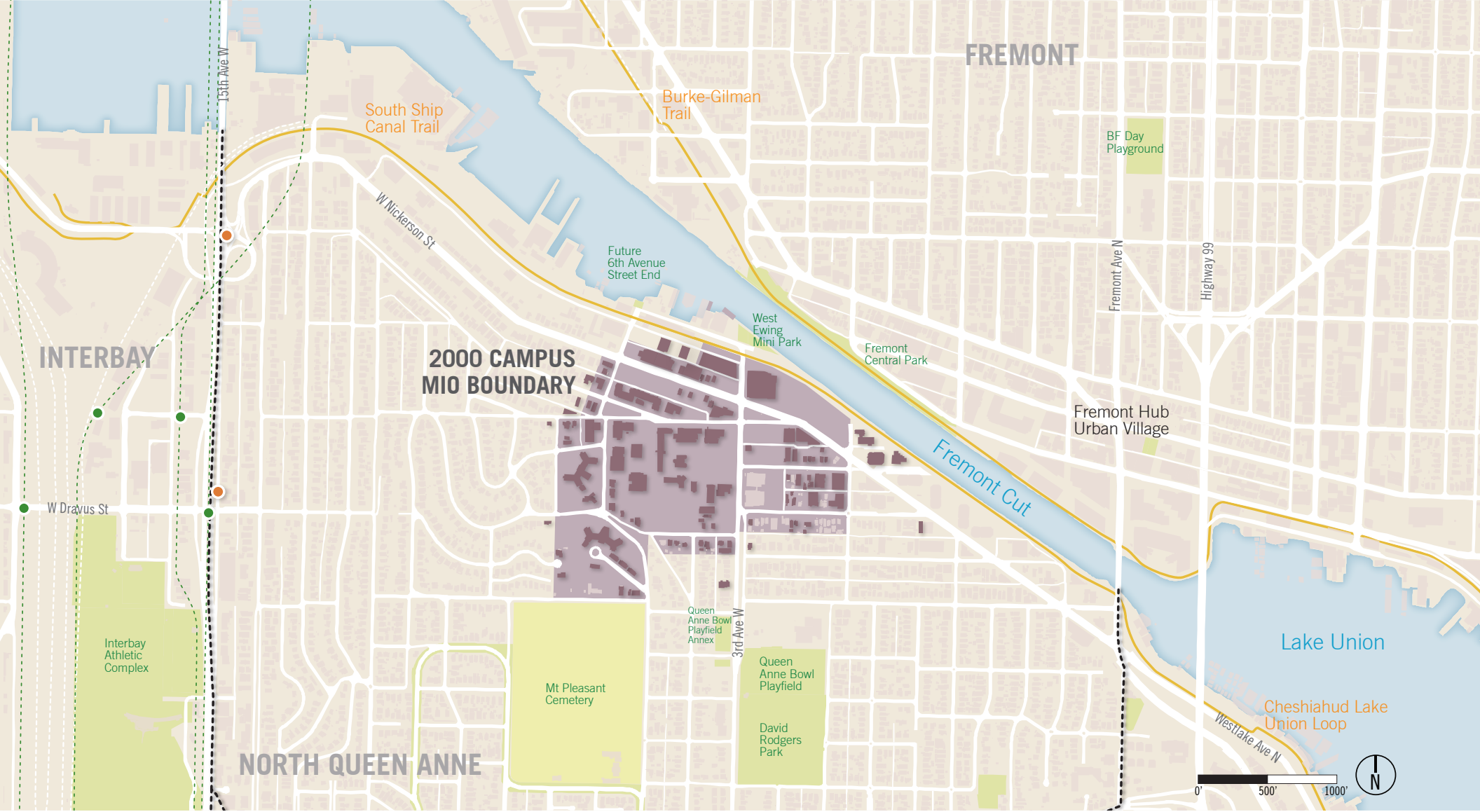
### Master Plan Goals

The following draft goals have been developed to support the comprehensive development of the Concept Plan:

- Establish a **signature, centralized campus** that exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on holistic theological education.
- Provide opportunities for a **higher education experience** that values diversity, supports current and future teaching pedagogies such as active learning, and promotes student success.
- Establish a **flexible framework** for future enrollment and decision-making that meets foreseeable and long-term space needs.
- Enhance the **image and appearance** of the campus through architectural design, circulation, and landscaping to reinforce the university's values, mission, and commitment to Seattle and the Northwest.
- Create a **strong, accessible campus framework** that promotes connected opportunities between SPU and the broader community.
- Address the need for **functional open space** that supports the on-campus student population and is open to surrounding residents.
- Provide a greater supply of **on-campus student housing** to strengthen the on-campus community, reduce trips to campus, and reduce impact on the number of available family-sized rental units in Seattle.
- Incorporate **sustainable principles** for all aspects of campus site and building design, construction, maintenance and operation.
- Develop a safe, integrated **transportation and parking plan** that supports the utilization of alternative modes of transportation to single-occupancy vehicles (SOVs) for full time students and staff.
- Introduce **streetscape improvements** to reduce safety hazards and unify the campus appearance and identity.
- Establish a **primary identifiable campus entrance** at the intersection of West Cremona Street & West Nickerson Street with an enhanced West Cremona streetscape design.
- Minimize the 3rd Avenue West & West Nickerson Street divide to **reduce safety hazards** and connect the campus.
- Create **multi-purpose mixed-use space** that provides amenities to the campus and services to the surrounding community.



Existing Campus & Community Context





## EXISTING CAMPUS & PROPOSED DEVELOPMENT

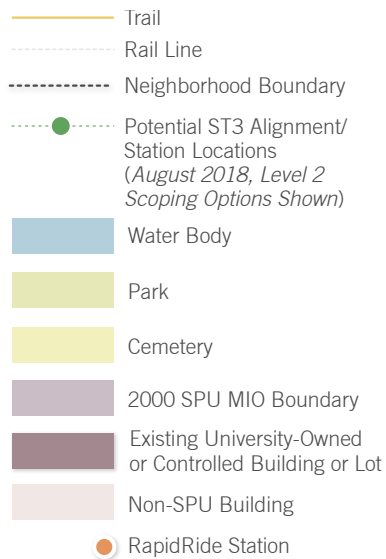
### Existing Campus & Community Context

Seattle Pacific University is located four miles north of downtown Seattle, at the northern edge of the North Queen Anne neighborhood, situated at the intersection of West Nickerson Street & 3rd Avenue West. It is bordered by the South Ship Canal Trail and Fremont Cut to the north, generally lowrise multifamily/commercial to the east, lowrise multi/single-family residential to the west and south, with predominantly single-family homes on the west, and the Mount Pleasant Cemetery to the south.

The closest major institution is the University of Washington, which is located approximately 2.3 miles to the east. Frequent transit service is only accessible via the 15th Avenue West corridor to the west, which currently offers RapidRide stations at West Emerson Street (3,500 feet from campus), and West Dravus Street (3,800 feet from campus), or the Fremont Urban Village to the east. Both the 15th Avenue West corridor and Fremont Urban Village are located beyond the 10-minute walk shed (2,640 feet)

from the center of SPU's campus. Additionally, pedestrians and wheelchair users face steep slopes to access both RapidRide stations. Along with South Seattle College, SPU is one of the major institutions least-served by bus transit in the city.

Open spaces adjacent to the campus include the West Ewing Mini Park and Ship Canal Trail to the north, and the Mount Pleasant Cemetery and the Queen Anne Bowl Playfield/David Rodgers Park to the south. Both campus users and neighborhood residents utilize pedestrian and bicycle routes within the campus to reach West Ewing Mini Park and the Ship Canal Trail, located along the Fremont Cut. The Ship Canal Trail, acting as a southern canal alternative to the Burke Gilman Trail, offers connections to the greater Seattle region via foot or bike. In February 2016 the City of Seattle approved a future Shoreline Street End improvement project with beach access for small water craft at the intersection of 6th Avenue West & West Ewing Street. The timing of this City project is still to be determined.





**Existing Campus Development & Major Institution Overlay Boundary**





### Existing Campus Development & Major Institutional Overlay Boundary

Seattle Pacific University's campus is situated on the northern slope of Queen Anne, and borders the South Ship Canal Trail to the north. The campus' original academic core, located in the center of the 66-acre major institutional overlay (MIO) boundary, is clustered around the Tiffany Loop open space, which serves as an outdoor amenity and respite for both campus users and neighborhood residents. Student housing facilities create a transitional zone between the central academic core and the lowrise multifamily and single-family development to the west and south, from 6th Avenue West through West Cremona Street. Various campus buildings are located to the north and east of the central core along West Nickerson Street. These buildings are comprised of a non-uniform assemblage of architectural scales and styles, acquired and constructed during various periods of University history, and accompanied by a number of surface parking

lots and the Wallace Athletic Field. As of 2019, SPU's total estimated campus gross square footage (GSF) within the overlay is 1,239,600.

#### Total Existing Facilities (GSF), 2019

Use	SPU-Owned within MIO Boundary	SPU-Owned Outside MIO Boundary	Leased Outside MIO Boundary	Totals by Use
Housing	548,692	23,558	0 GSF	<b>572,250</b>
Athletics/ Recreation	82,746	0 GSF	0 GSF	<b>82,746</b>
Education & General	571,518	14,225	30,000*	<b>615,743</b>
<b>Totals by Category</b>	<b>1,202,956</b>	<b>37,783</b>	<b>30,000</b>	
Tenant Occupied	36,685	6,619		<b>43,304</b>

\*Majority of leased space outside the MIO is owned by the SPU Foundation, is of major institution use, including classrooms and offices.

#### SPU-Owned Buildings Within MIO Boundary

- |  |                         |   |
|--|-------------------------|---|
| 1 3469-75 6th Ave. W                             | 19 324 W. Nickerson St. | 37 Ashton Duplexes                          |
| 2 3463 6th Ave. W.                               | 20 657 W. Bertona St.   | 38 512 W. Barrett St.                       |
| 3 Falcon Apts.                                   | 21 651 W. Bertona St.   | 39 Marston Hall                             |
| 4 605 W. Emerson St.                             | 22 Arnett Hall          | 40 Eaton Hall                               |
| 5 601 W. Emerson St.                             | 23 Hill Hall            | 41 Peterson Hall                            |
| 6 366 W. Nickerson St.                           | 24 Hillford House       | 42 Moyer Hall                               |
| 7 360 W. Nickerson St.                           | 25 Demaray Hall         | 43 Student Union Building                   |
| 8 Emerson Hall                                   | 26 Gwinn Commons        | 44 Alexander and Adelaide Hall              |
| 9 Nickerson Studios                              | 27 Weter Memorial Hall  | 45 McKinley Hall                            |
| 10 Human Resources                               | 28 University Services  | 46 Crawford Music Building                  |
| 11 328 W. Nickerson St.                          | 29 Ames Library         | 47 Beegle Hall                              |
| 12 Otto Miller Hall                              | 30 3212/14 6th Ave. W.  | 48 3210 4th Ave. W. <i>Falcon Newspaper</i> |
| 13 339 W. Nickerson St.                          | 31 528 W. Dravus St.    | 49 3206 4th Ave. W.                         |
| 14 School of Business, Government, and Economics | 32 516 W. Dravus St.    | 50 320 W. Dravus St.                        |
| 15 McKenna Hall                                  | 33 3201-05 5th Ave. W.  | 51 314 W. Dravus St.                        |
| 16 319 W. Nickerson St.                          | 34 Ashton Hall          | 52 415 W. Dravus St.                        |
| 17 Bookstore                                     | 35 680 W. Etruria St.   | 53 409 W. Dravus St.                        |
| 18 U.S. Bank                                     | 36 681 W. Etruria St.   | 54 403 W. Dravus St.                        |

- |                               |                               |
|-------------------------------|-------------------------------|
| 55 323 W. Dravus St.          | 73 29 W. Cremona St.          |
| 56 319 W. Dravus St.          | 74 34 W. Cremona Apartments   |
| 57 307 W. Dravus St.          | 75 30 W. Cremona St.          |
| 58 303 W. Dravus St.          | 76 26 W. Cremona St.          |
| 59 Bailey Apartments          | 77 22 W. Cremona St.          |
| 60 3308/3310 3rd Ave.W.       | 78 18 W. Cremona St.          |
| 61 Bertona Classroom Building | 79 14 W. Cremona St.          |
| 62 Cremona Classroom Building | 80 41 W. Cremona St.          |
| 63 37 W. Dravus St.           | 81 35 W. Cremona Apartments   |
| 64 31/33 W. Dravus St.        | 82 The Wesley at Cremona      |
| 65 25 W. Dravus St.           | 83 The Wesley at Dravus       |
| 66 Royal Brougham Pavillion   | 84 34 W. Dravus St.           |
| 67 Maintenance Garage         | 85 Art Center                 |
| 68 Walls Advancement Center   | 86 Facility Operations Center |
| 69 3042 4th Ave W.            | 87 36 W. Dravus St.           |
| 70 500 West Barrett St.       | 88 41 W. Dravus St.           |
| 71 23 W. Cremona St.          | 89 42 W. Dravus St.           |
| 72 25 W. Cremona St.          | 90 3120 Third Ave. W.         |
| ● Vacant Property             |                               |

#### SPU-Owned Buildings Outside MIO Boundary

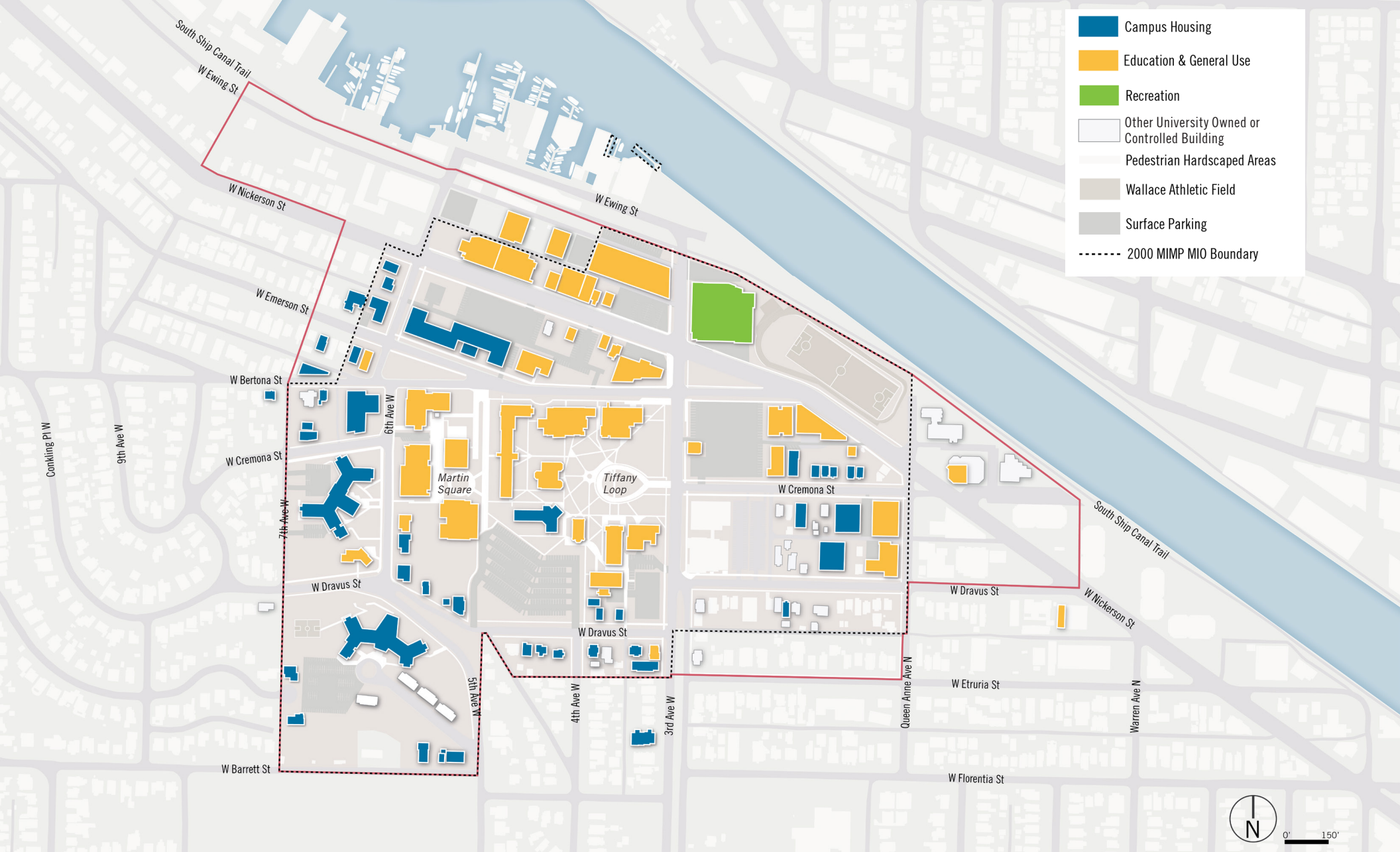
- 1 359 W. Ewing St.
- 2 608 W. Emerson St.
- 3 617 W. Emerson St.
- 4 650 W. Bertona St.
- 5 703 W. Bertona St.
- 6 701 W. Dravus St.
- 7 Davis Apartments
- 8 68 W. Etruria St.
- 9 347 W. Ewing St.
- Vacant Property

#### Partial Ownership through Foundation Partnership

- 1 2 Nickerson St.
- 2 4 Nickerson St.
- 3 6 Nickerson St.
- 4 101 W. Nickerson St.



Existing Building Uses



- Campus Housing
- Education & General Use
- Recreation
- Other University Owned or Controlled Building
- Pedestrian Hardscaped Areas
- Wallace Athletic Field
- Surface Parking
- 2000 MIMP MIO Boundary



**Shared City/Community Facilities**

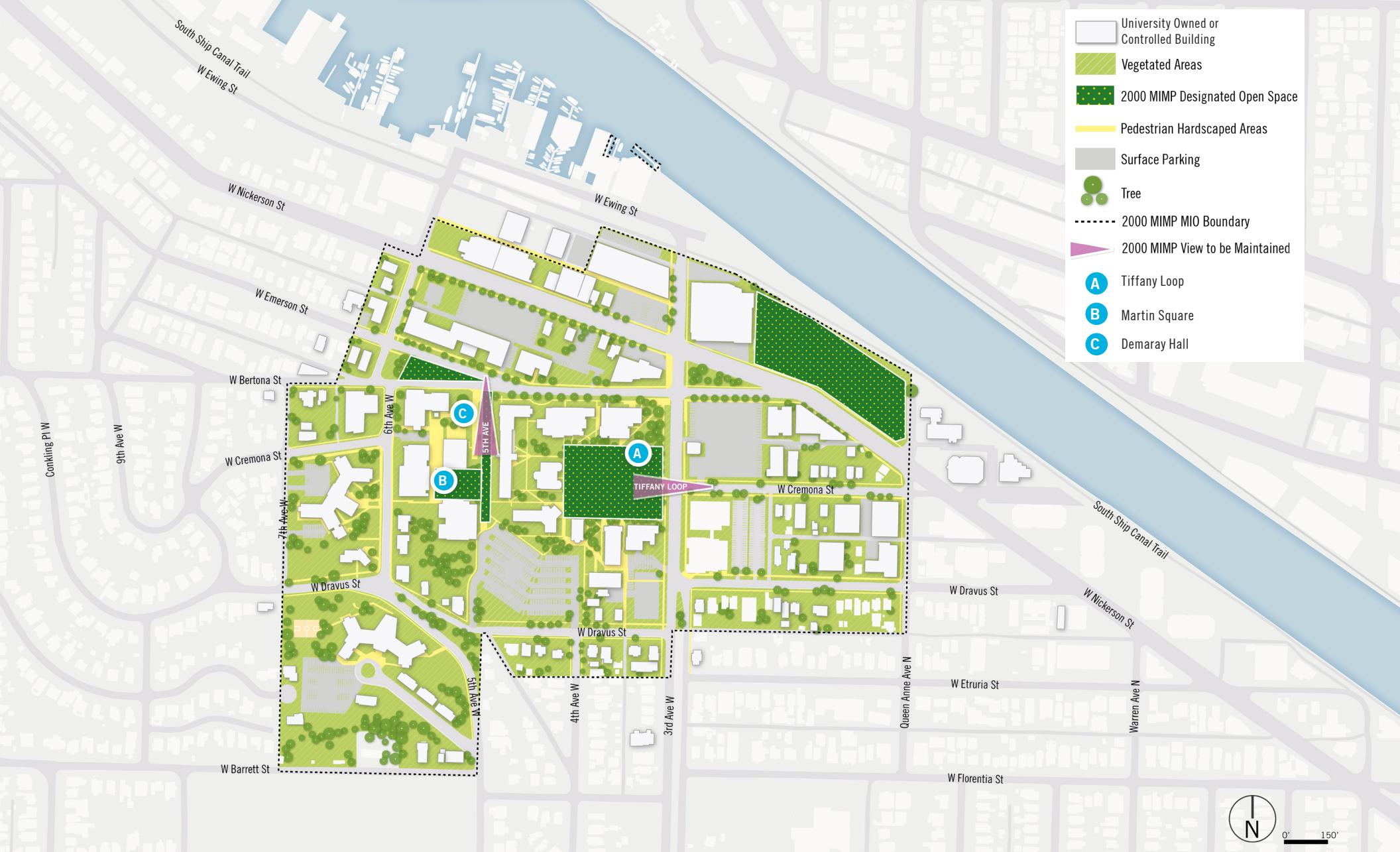
SPU utilizes a soccer field at the Interbay Athletic Complex for Division II men's and women's NCAA soccer games and practice. This facility is owned by Seattle Public Schools, leased by Seattle Parks & Recreation (SPR), and was constructed by the University. The facility is a model public/private venture that benefits the University as well as the City of Seattle. SPR schedules and maintains the facility, and in exchange for the construction and continued support for significant capital expenditures, SPU is able to schedule the field for use during games and practice through a lease agreement. Additionally, SPU allows public access to its crew dock, located on the Fremont Cut north of Otto Miller Hall.

**Existing Building Uses**

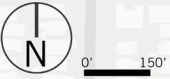
SPU's campus is comprised of an assemblage of buildings dating back to 1893 with the opening of Alexander Hall. Education and General use refers to academic, administrative, and common campus functions such as dining. These uses are concentrated primarily around Tiffany Loop and Martin Square, with additional locations located along West Nickerson Street and Queen Anne Avenue North. On-campus housing is primarily concentrated along the western and southern campus boundary, in addition to a small concentration of units located along West Cremona Street. A series of smaller undergraduate and family/graduate houses and apartments, mostly existing structures acquired by SPU, are located within the surrounding lowrise residential neighborhood. Royal Brougham Pavilion and Wallace Athletic Field, both located on the north side of West Nickerson Street, support campus athletics and recreation functions.



Existing Campus Open Spaces



- University Owned or Controlled Building
- Vegetated Areas
- 2000 MIMP Designated Open Space
- Pedestrian Hardscaped Areas
- Surface Parking
- Tree
- 2000 MIMP MIO Boundary
- 2000 MIMP View to be Maintained
- A Tiffany Loop
- B Martin Square
- C Demaray Hall





### Existing Campus Open Spaces

Campus open spaces are influenced by the surrounding landscape typology, with vegetated hillsides to the south and southwest giving way to formally-defined campus open spaces, and vegetated areas between buildings and along the street. Tiffany Loop, located in the center of the campus, represents the largest open gathering space at SPU. Martin Square also serves as a smaller gathering/pass-through area, and is surrounded by Ames Library, Gwinn Commons, Weter Hall, and staircases leading down to the 5th Avenue West pedestrian corridor. During warmer periods, students utilize open spaces adjacent to Demaray Hall, one directly to the east, and the other to the north across West Bertona Street.

The open space diagram shown on page 16 identifies formally-designated open spaces per the 2000 MIMP. Additionally, the 2000 MIMP calls for two views to be maintained; one looking into Tiffany Loop from West Cremona Street, and a view looking south into the 5th Avenue West pedestrian corridor from West Bertona Street.

*Tiffany Loop*



*Martin Square*

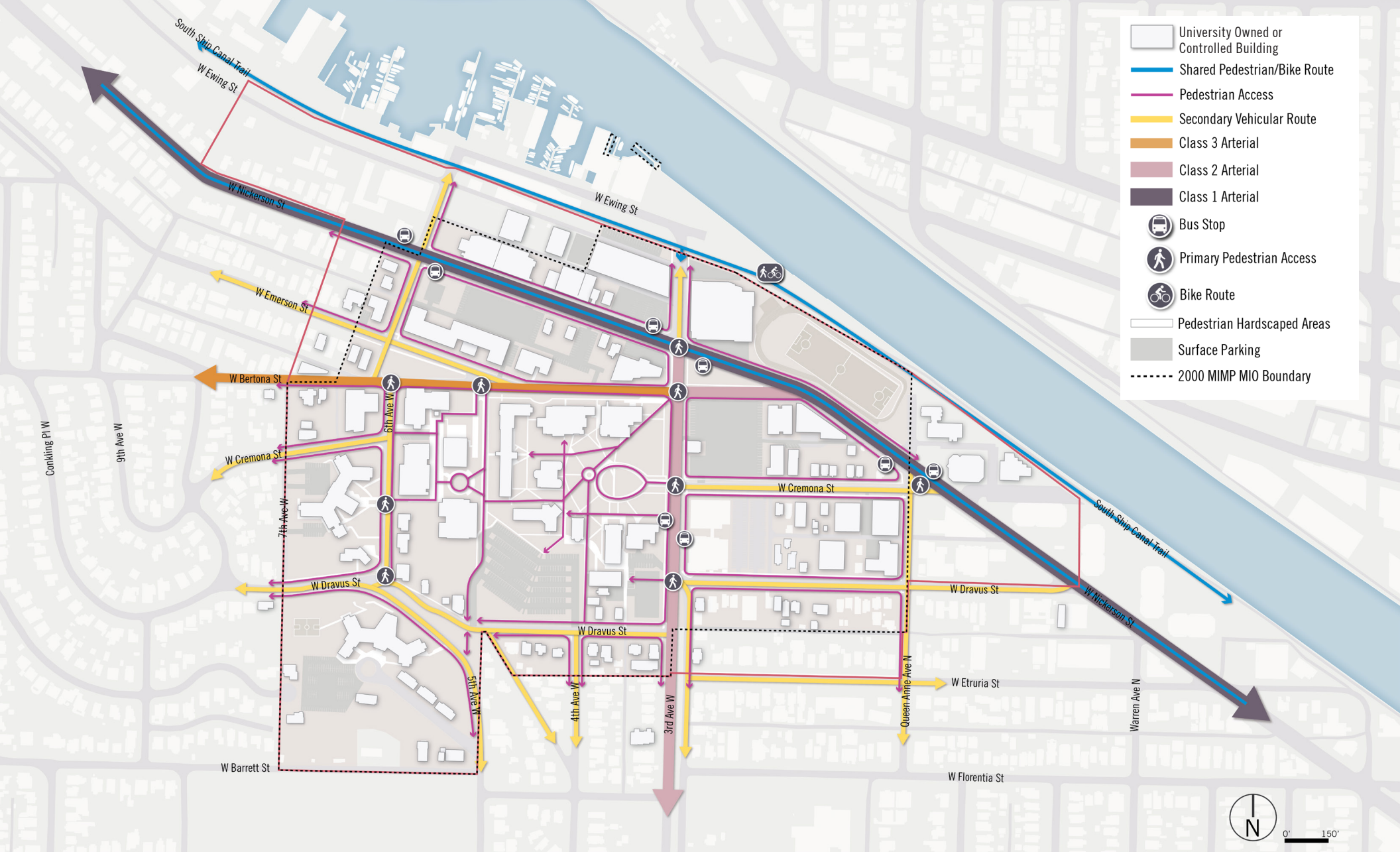


*Demaray Hall*





Existing Campus Circulation





### Existing Campus Circulation

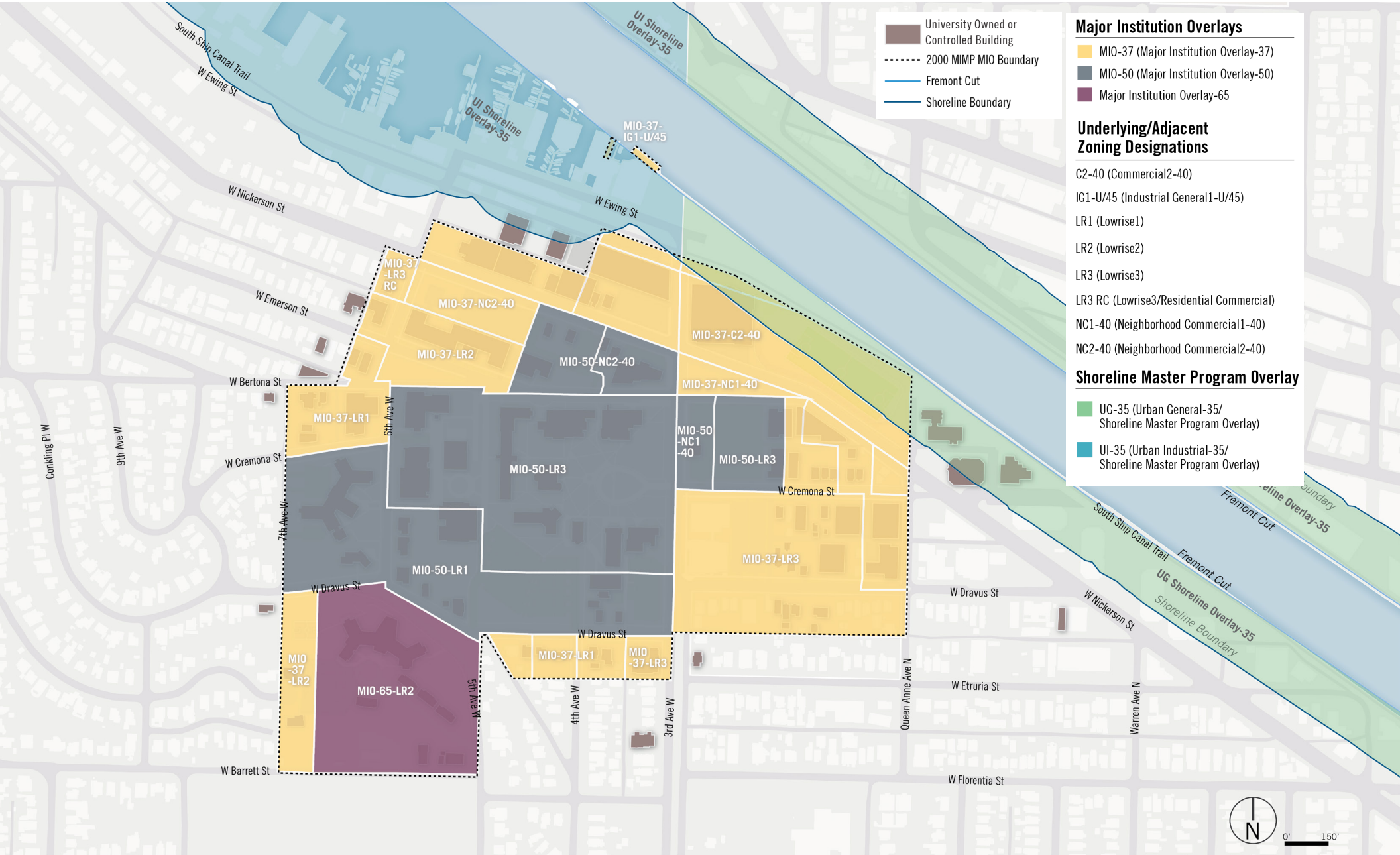
Campus circulation is shown on the diagram on page 18, and includes both street classifications and observed primary pedestrian routes within the existing MIO boundary. Pedestrian access into the campus is primarily concentrated along both the 6th Avenue West & 3rd Avenue West corridors within the MIO boundary, and the intersection of West Cremona Street & West Nickerson Street. West Nickerson Street, a Class 1 arterial and designated freight truck route, acts as a buffer between the central campus core and academic and recreational/athletic functions to the north. 3rd Avenue West, a Class 2 arterial, separates the campus core from other academic and support uses to the east. The intersection of 3rd Avenue West & West Nickerson Street, in particular, accommodates a high volume of pedestrian activity during peak daytime periods, resulting in the potential risk for vehicle and pedestrian incursions.

*Students Crossing West Nickerson Street During Peak Hours*





**Existing Major Institution Overlay**

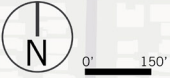


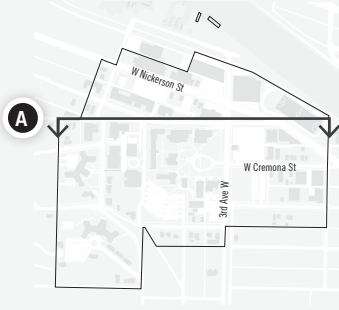
- University Owned or Controlled Building
- 2000 MIMP MIO Boundary
- Fremont Cut
- Shoreline Boundary

- Major Institution Overlays**
- MIO-37 (Major Institution Overlay-37)
  - MIO-50 (Major Institution Overlay-50)
  - Major Institution Overlay-65

- Underlying/Adjacent Zoning Designations**
- C2-40 (Commercial2-40)
  - IG1-U/45 (Industrial General1-U/45)
  - LR1 (Lowrise1)
  - LR2 (Lowrise2)
  - LR3 (Lowrise3)
  - LR3 RC (Lowrise3/Residential Commercial)
  - NC1-40 (Neighborhood Commercial1-40)
  - NC2-40 (Neighborhood Commercial2-40)

- Shoreline Master Program Overlay**
- UG-35 (Urban General-35/ Shoreline Master Program Overlay)
  - UI-35 (Urban Industrial-35/ Shoreline Master Program Overlay)



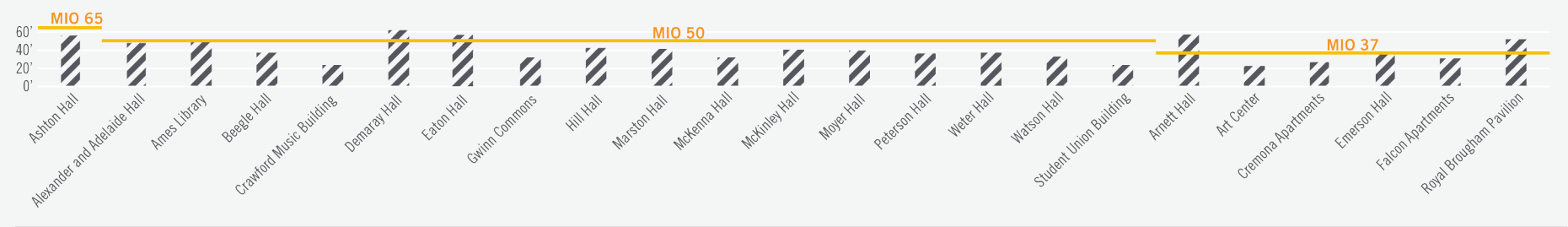


**Existing MIO Overlay**

Zoning under existing MIO overlays are shown on page 20. The area within the existing MIO boundary is approximately 2,889,000 SF (66 acres), and includes property not owned by SPU as well as public rights-of-way. The underlying regulations are primarily comprised of lowrise multifamily (LR1, LR2, and LR3) and neighborhood commercial zones (NC1-40, NC2-40). All buildings comply with the height requirements of the 2000 MIMP or are grandfathered in.

**Existing Building Heights vs Existing MIO Height Limit**

Source: 2000 SPU MIMP, City of Seattle GIS



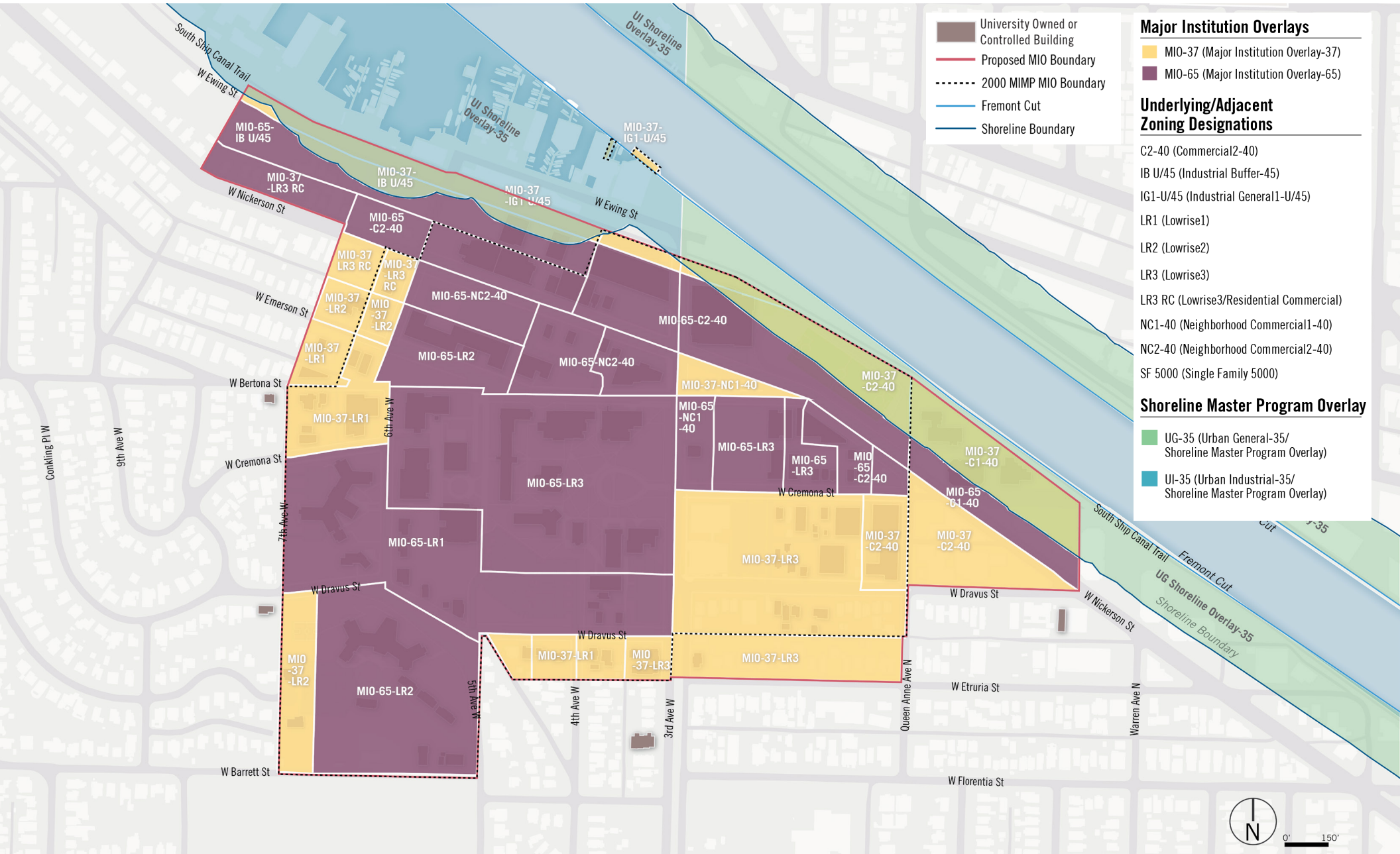
**Existing MIO Height Limit - Section Looking South**

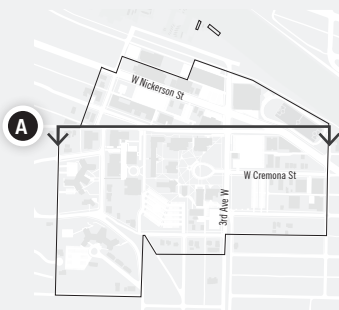
Source: 2000 SPU MIMP, City of Seattle GIS





## Proposed Major Institution Overlay & Existing Underlying/Adjacent Zoning





**Proposed MIO Overlay**

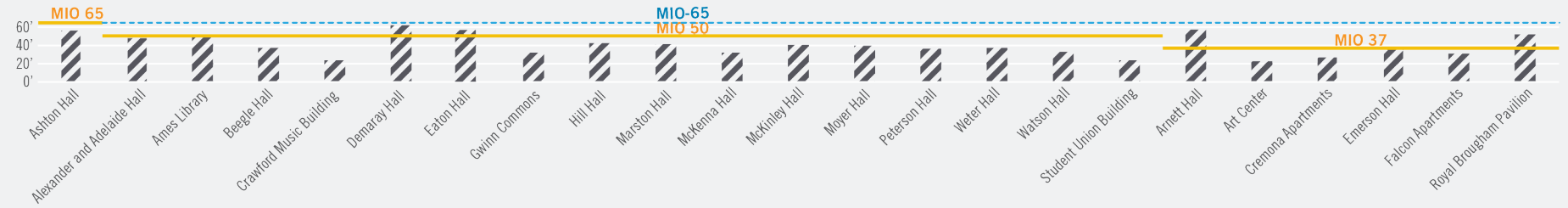
The University proposes extensions to the MIO boundary to help correct critical academic and support-related deficiencies while respecting the bulk, scale, and open spaces of the campus core. Required new or expanded spaces include new classrooms that reflect the most current teaching pedagogies, performing arts space, student housing, campus community amenities, and athletic and recreational uses. The most notable extension occurs to the northwest of the current boundary, south of the canal trail, allowing the potential to locate additional athletics functions on campus. An extension of the MIO boundary to the east captures currently owned SPU buildings. A southern boundary expansion north of West Etruria Street between 3rd Avenue West & Queen Anne Avenue

North changes the boundary edge from an alley to a street, serving as a buffer to the neighborhood. The extension to the west of 6th Avenue West aligns with 7th Avenue West and captures three SPU-owned parcels.

Selected changes in the allowable height have been proposed to support university needs, minimizing MIO expansion while retaining existing campus character. The section below illustrates how the proposed modifications to selected MIO-overlay parcels within the existing and proposed MIO boundary would fit with the scale of existing buildings. Eaton Hall (completed in 2003) and Arnett Hall (completed in 2014) serve as stronger examples of appropriate building bulk and scale.

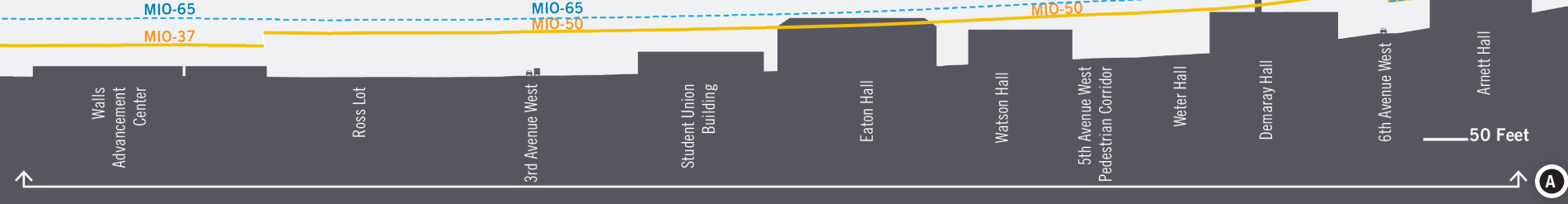
**Existing Building Heights vs Proposed MIO Height Limit**

Source: 2000 SPU MIMP, City of Seattle GIS



**Proposed MIO Height Limit - Section Looking South**

Source: 2000 SPU MIMP, City of Seattle GIS





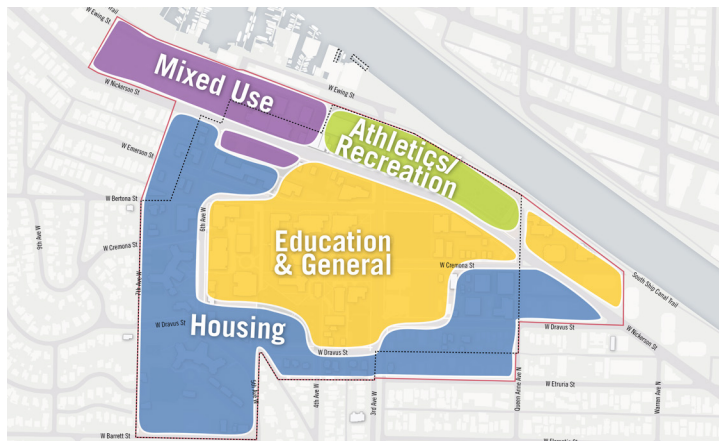
**Proposed Campus Concept**



- Planned Project
- Planned Renovation
- Planned Project Demolition
- Potential Development
- Streetscape/Intersection Enhancement
- 2000 MIMP MIO Boundary
- Proposed MIO Boundary
- University Owned or Controlled Building
- Pedestrian Hardscaped Areas
- Existing Tree
- City-Defined Park/Cemetery

### Campus Plan Concept

The long-term goal is to create a signature campus identity, which exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on holistic theological education. This concept seeks to unify the campus by concentrating appropriately-scaled academic functions south of West Nickerson Street, around Tiffany Loop, and along an enhanced West Cremona Street streetscape. The potential for new and expanded open space improvement is incorporated throughout, including a future central open space where Marston Hall is currently located. Opportunities for neighborhood-scale mixed-use development that serves both surrounding neighborhood and campus communities become available along the West Nickerson Street corridor. In the plan, all academic functions are moved to the south side of West Nickerson, significantly reducing pedestrian crossings during class changes (It should be noted that academic functions will remain north of West Nickerson until upgrades and/or new construction will accommodate all academic needs to the south). New recreation and athletic functions are concentrated along the north side of West Nickerson. Throughout the campus, proposed street and intersection enhancements will improve pedestrian, bicycle,



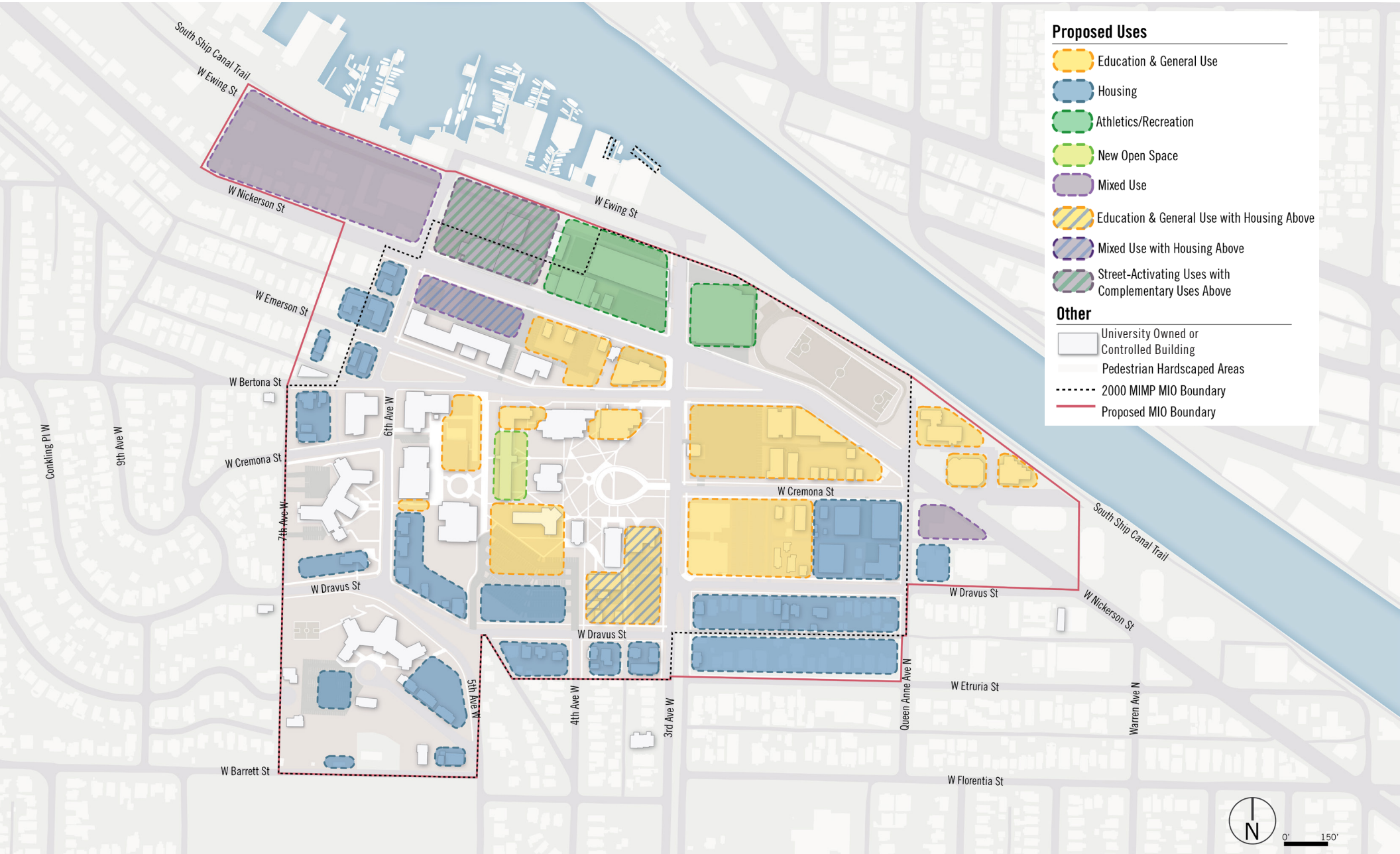
and vehicular safety, while strengthening links within campus, and between the campus gateways, the surrounding community, and the shoreline. Over time, surface parking will be replaced by below-ground parking and/or well-screened structures. Surrounding lowrise residential zones will be further buffered from the campus core with future appropriately-scaled student, faculty, and staff housing, and potential new open spaces. Some mixing of the various types of University uses within each of the zones is anticipated, i.e. the inclusion of some classrooms and offices in the residential primary use zones and physical education facilities in the recreation primary use zones.

The concept diagram shown on page 24 is not intended to suggest scale or mass of buildings, only development sites. These sites may be developed sooner or later than currently anticipated, and indicated uses at each site may be altered as funding, student needs, and market opportunities change. Additionally, given the realities of the limited near-term growth rate of SPU, the long-term plan may not be implemented for a number of years. The framework, however, provides a vision to inform the community and direct the University toward a campus environment that reinforces the best attributes of the existing campus character and better integrates with the surrounding community.

Potential development at SPU will focus on right-sizing academic deficiencies while exploring opportunities for on-campus housing and neighborhood mixed-use activity. Academic uses can be located at the Student Union Building's current site along Tiffany Loop. Proposed mixed-use development is located off of W. Nickerson Street. Development on the north side of the street is intended to have street-activating uses with complementary uses above, while development on the south side is mixed-use with housing above.



**Proposed Uses**



**Planned & Potential Development**

Opportunities are proposed to support future campus needs, while offering the potential to accommodate additional mixed-use activity along West Nickerson Street, and athletic/recreation uses within the proposed MIO boundary. Sites identified also allow the campus to both maintain and build upon its existing character without disrupting the scale of the surrounding neighborhood. It should be noted that sites identified on page 26 are not meant to suggest building form or scale.

**Summary of Planned & Potential Development (GSF)**

Project Type	Total New Construction	Total Demolition	Net New	Cumulative Total Campus GSF
Planned Project	61,000	54,000	7,000	1,220,509
Potential Development	2,025,940	365,070	1,752,390	<b>2,972,899</b>
<b>Total Summary GSF:</b>	<b>2,084,460</b>	<b>410,070</b>	<b>1,759,390</b>	

**Total Existing Facilities within 2000 MIO Boundary (GSF), 2019**

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing
559,245	571,518	82,746	0	0	0

**Total Estimated Campus GSF: 1,213,509**

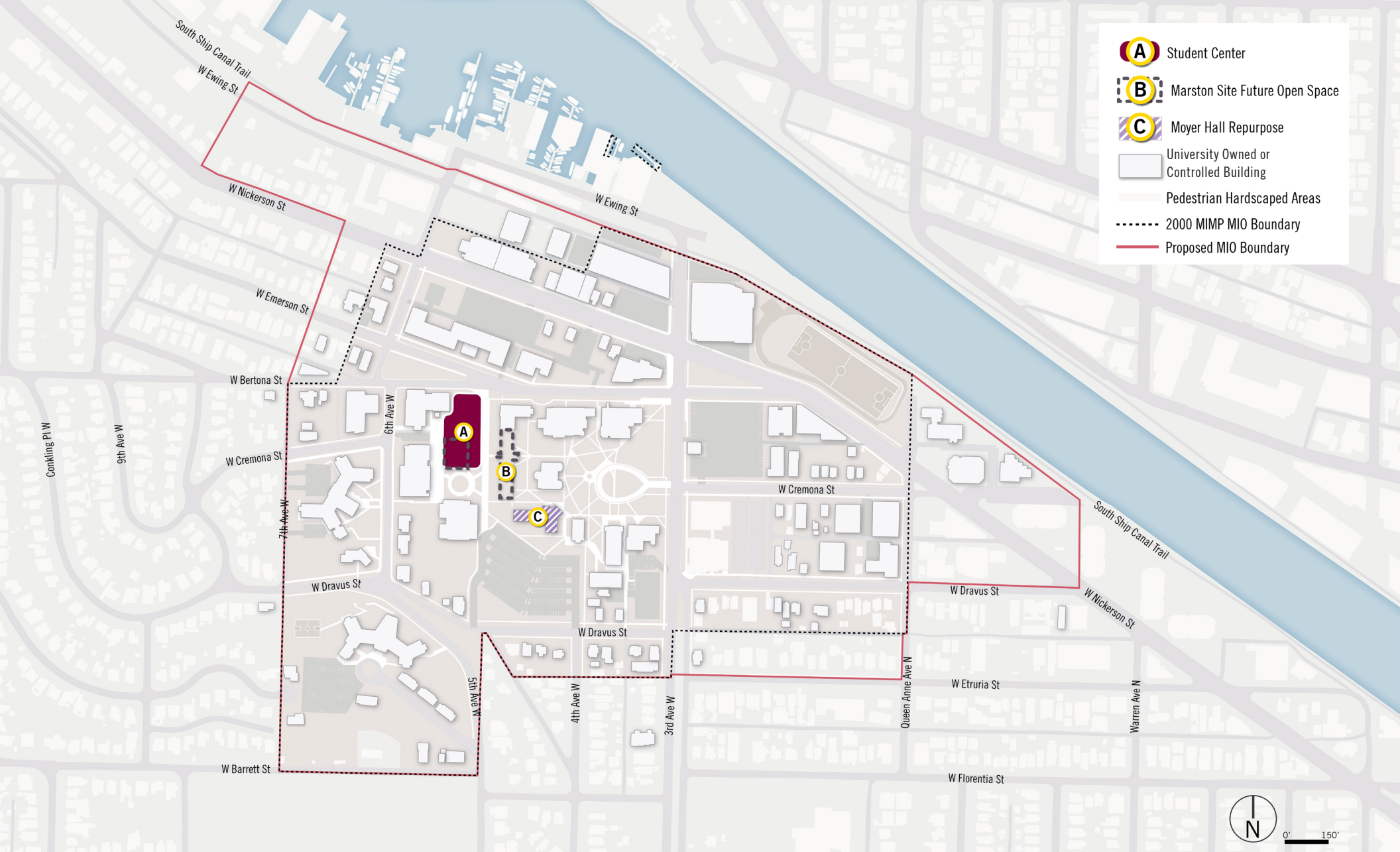
**Planned & Potential Development - Net New (GSF)**

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing
597,431	737,277	83,000	86,827	78,000	176,855

**Total Potential Estimated Campus GSF--Net New: 1,759,390**



**Planned Projects**



- A** Student Center
- B** Marston Site Future Open Space
- C** Moyer Hall Repurpose
- University Owned or Controlled Building
- Pedestrian Hardscaped Areas
- 2000 MIMP MIO Boundary
- Proposed MIO Boundary

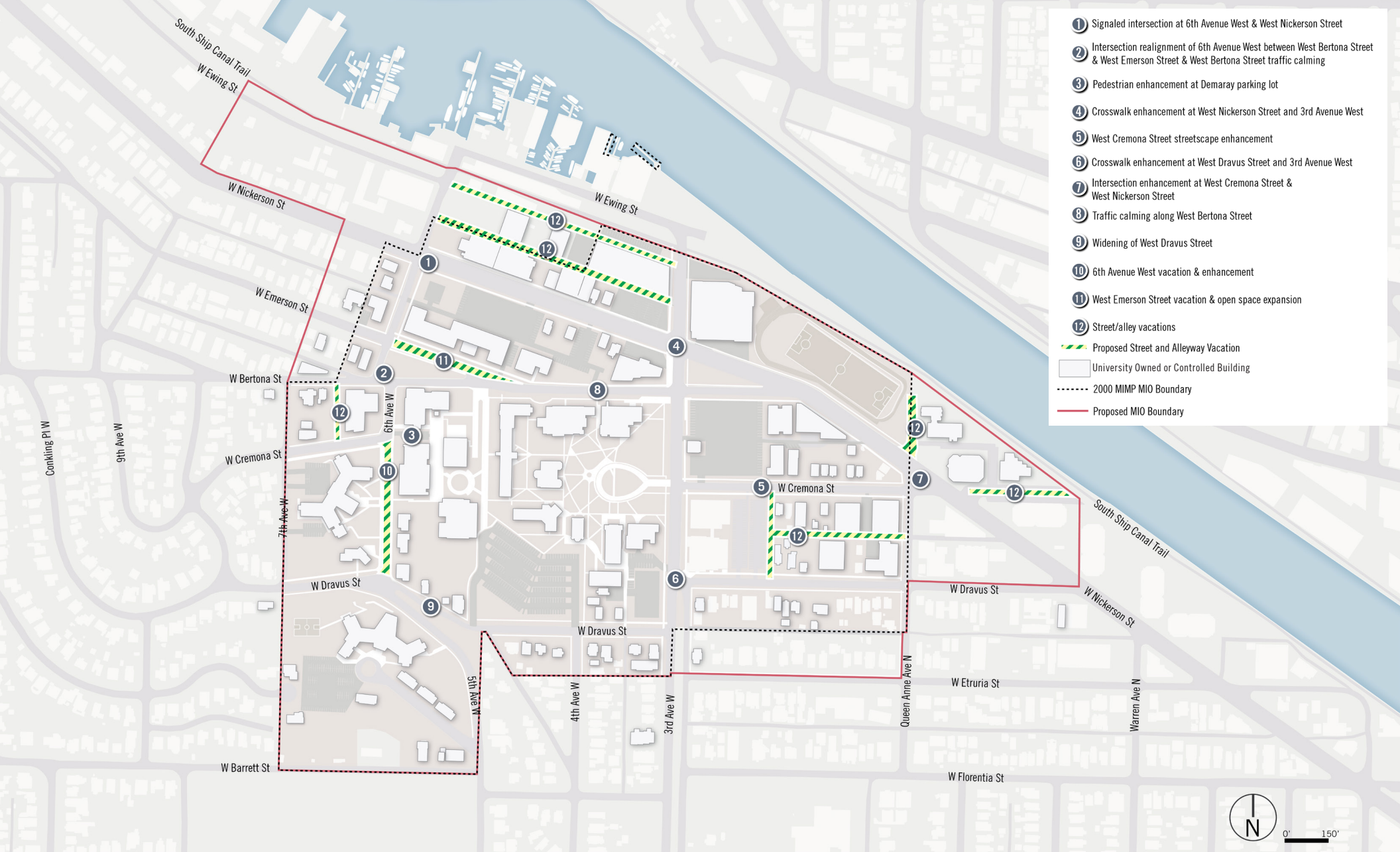
**Planned Development**

In the near-term, SPU is planning to construct a student center that centralizes and enhances student-related functions within the campus core. This project, identified in the 2000 MIMP but not yet developed, will improve physical accessibility between the lower and upper portions of the campus while increasing the size of Martin Square, a designated open space. The project will not encroach onto the 5th Avenue West designated open space (see Page 16) and will respect and compliment Demaray Hall, Gwinn Commons, and Ames Library. Moyer Hall will be repurposed to allow for the demolition of Marston Hall, creating new open space that strengthens the character of the central campus.

Planned Project	New (GSF)	Demo (GSF)	Net New Square Footage (GSF)	New or Renovation	Expected Completion
<b>A. Student Center</b>	61,000	(20,000)	41,000	New	2024-2026
<b>B. Marston Site Future Open Space</b>	0	(34,000)	-34,000	New	2024-2026
<b>C. Moyer Hall Repurpose</b>	0	0	0	Renovation	2024-2026
<b>Total Planned Project GSF:</b>	<b>61,000</b>	<b>(54,000)</b>	<b>7,000</b>		



**Planned or Potential Street Enhancements & Alley Vacations or Closures**



- ① Signaled intersection at 6th Avenue West & West Nickerson Street
  - ② Intersection realignment of 6th Avenue West between West Bertona Street & West Emerson Street & West Bertona Street traffic calming
  - ③ Pedestrian enhancement at Demaray parking lot
  - ④ Crosswalk enhancement at West Nickerson Street and 3rd Avenue West
  - ⑤ West Cremona Street streetscape enhancement
  - ⑥ Crosswalk enhancement at West Dravus Street and 3rd Avenue West
  - ⑦ Intersection enhancement at West Cremona Street & West Nickerson Street
  - ⑧ Traffic calming along West Bertona Street
  - ⑨ Widening of West Dravus Street
  - ⑩ 6th Avenue West vacation & enhancement
  - ⑪ West Emerson Street vacation & open space expansion
  - ⑫ Street/alley vacations
- Proposed Street and Alleyway Vacation
  - University Owned or Controlled Building
  - 2000 MIMP MIO Boundary
  - Proposed MIO Boundary

### **Planned or Potential Street Enhancement & Alley Vacations or Closures**

Various street enhancements are proposed to improve the pedestrian experience within the current and proposed MIO boundaries, especially with consideration for the arterials West Nickerson Street, 3rd Avenue West & West Bertona Street. Intersection improvements, which include crosswalk enhancements and/or roadway reconfigurations, are proposed to improve walkability and reduce the potential for vehicle incursions within the campus boundary. These improvements are located at the following intersections:

- 6th Avenue West & West Bertona Street.
- West Nickerson Street & 3rd Avenue West (which sees the highest volume of daytime crossings, especially during peak classroom hours).
- 3rd Avenue West & West Dravus Street.
- West Nickerson Street & West Cremona Street.
- The intersection of West Cremona Street, Queen Anne Avenue North & West Nickerson Street.

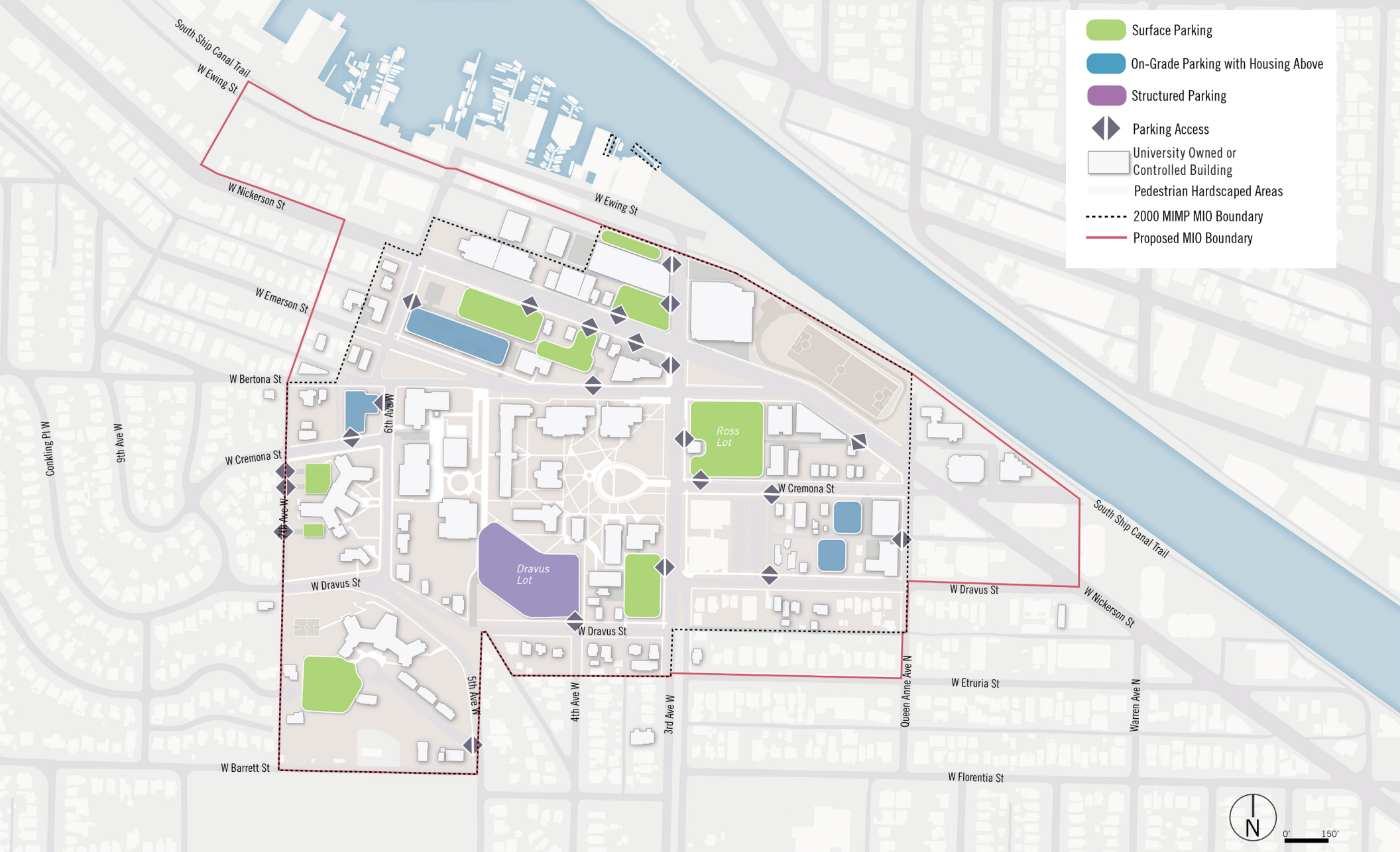
Additional improvements to enhance the campus character include:

- Traffic calming measures located along West Bertona Street, such as special pavers and/or increased streetscaping.
- Enhanced streetscaping for West Cremona Street between 3rd Avenue West & Queen Anne Avenue North, including special paving, widened sidewalks, and improved streetscaping features to strengthen campus identity.
- Widening of West Dravus Street between the Dravus Lot exit and 6th Avenue West in conjunction with future development of site at 6th Avenue West & West Dravus Street, to improve vehicle/ pedestrian safety for campus users and neighboring pedestrians.

Proposed street and alley vacations are identified to further improve the pedestrian experience, most notably with the vacation of West Emerson Street between 6th Avenue West & West Bertona Street for additional landscaped open space. The proposed vacation of 6th Avenue West between West Dravus Street & West Cremona Street improves pedestrian safety to-and-from student housing facilities. Additional proposed alley vacations within the proposed campus boundary would provide flexibility to support future academic, athletic/recreation, mixed-use, and housing opportunities, all supported by expanded open space.



Existing Parking & Access





**Existing & Potential Parking & Access**

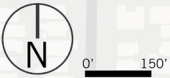
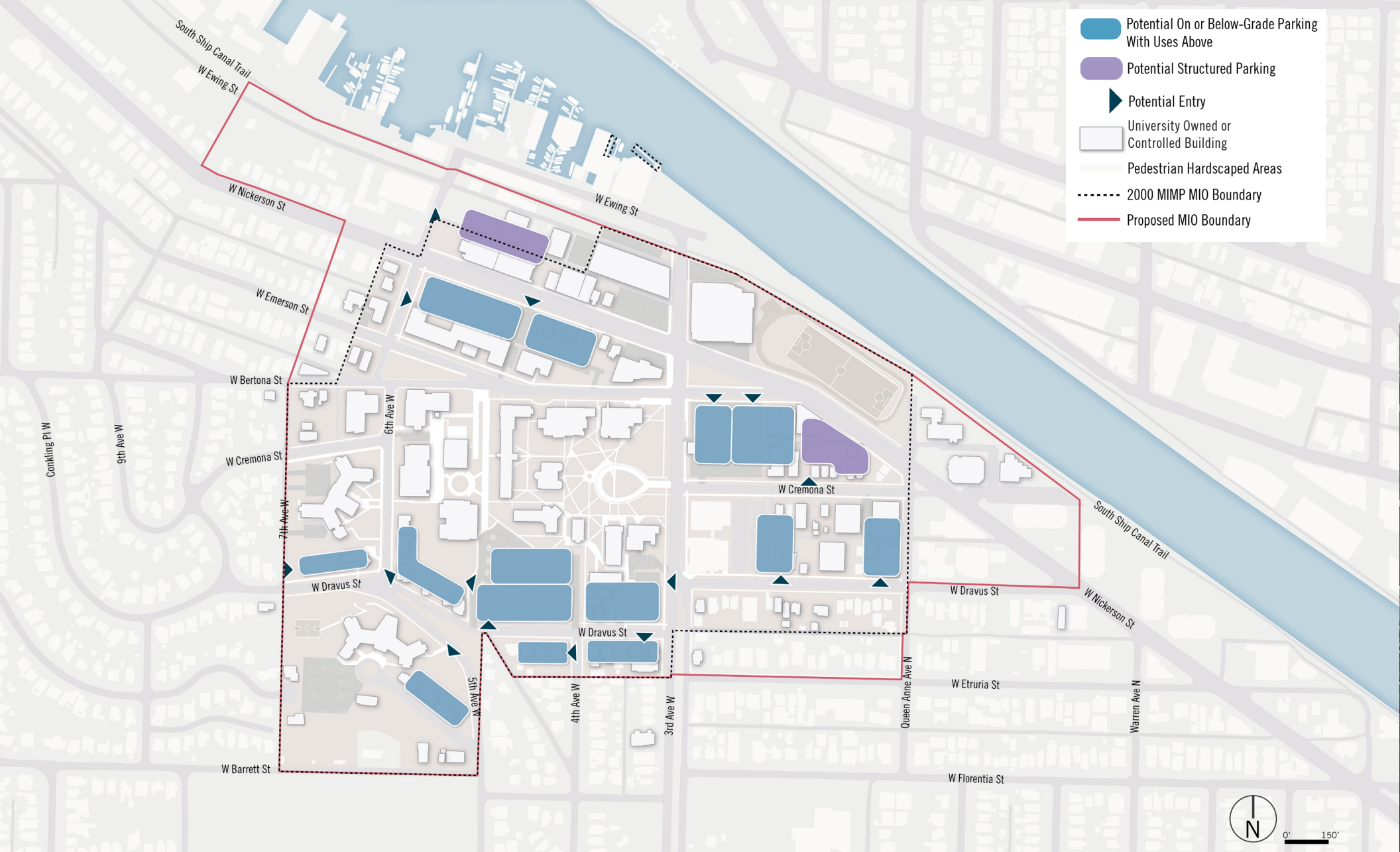
The diagram on page 32 identifies parking facilities that accommodate 20 or more vehicles in surface, on-grade with housing above, or structured lots. Parking for campus operations (e.g. maintenance vehicles) is not included. Overall, surface lots define many of the spaces within the campus boundary. The Dravus Lot, which is a terraced structure adjacent to the campus core, is the largest parking lot serving students, faculty, and staff. The second-largest lot on campus is the Ross Lot, a surface lot directly across 3rd Avenue West from Tiffany Loop. Overall, surface and structured parking facilities account for over 15 percent of space within the current MIO boundary.

*Tiffany Loop circa 1910 and present*





Potential Long-Term Parking & Access





Potential long-term parking should be designed to minimize the visual impact of parking by relocating spaces on or below-grade with uses above, or screened behind future projects or vegetation. The Dravus Lot could be repositioned below new buildings, enhancing the character of the campus core, and allowing for future academic or support functions above. Locating parking in below-ground spaces or screened structures not only improves pedestrian comfort, but also provides opportunities to strengthen the physical campus framework.

Existing Student/Faculty/Staff Parking	1,420
Total Potential Long-Term Parking	2,850

*Tiffany Loop from Alexander and Adelaide Hall, Past and Present*





## ALTERNATIVES & DECENTRALIZATION OPTIONS

### Decentralization Option

The decentralization option would involve locating functions in other sites in Seattle or adjacent cities, and/or incorporating online learning. University functions are highly integrated and truly viable scenarios where some functions are split is not workable. SPU is driven by its mission to provide a holistic, faith-based education reinforced by a vibrant atmosphere. Inherent to this mission is a centralized campus environment that encourages community building. This will be further reinforced by an increase in on-campus housing. SPU provides active learning environments and continuously strives to incorporate the latest teaching innovations. This level of interaction is especially critical for undergraduate students and cannot be achieved with online distance-learning alternatives. In addition, a significant number of classes will never be possible to teach online to maintain the high quality of instruction SPU requires. For these reasons, a decentralized option is not considered viable.

### Other Alternatives

SPU anticipates that alternatives will be identified and evaluated throughout the master planning process. Alternatives to be considered may include:

### Preferred Option

This option includes incremental growth as a faith-based institution of higher learning that supports the model of holistic faith-based education centered on the character formation of the individual, further supported by the option for a residential experience. This option also allows for increased open space to be accessible to the community, and future buildings set at a compatible scale with existing neighborhood and campus buildings. Additionally, this option allows for the potential to locate additional athletic functions on campus, in the event that the existing use of the Seattle Parks & Recreation-leased Interbay Athletic Complex is no longer an option.

**No Action**

In this option, the campus would not grow. The university would not be able to construct new academic facilities sized to reflect current pedagogies or address existing space deficiencies. Further, it would not be able to create needed campus and community amenities. Due to current growth projections, this is not seen as a viable solution.

**No Street or Alley Vacations**

This option includes incremental growth of campus facilities without the proposed street and alley vacations. This would result in a loss of opportunities to expand accessible open space on campus, reduce pedestrian/vehicle conflicts, and accommodate current and future enrollment growth.

**No Boundary Expansion**

This option includes incremental growth without a boundary expansion. This alternative limits right-sizing currently deficient space, including classroom expansion to support current teaching pedagogies such as active learning classrooms, as well as future growth, student housing expansion, and athletics expansion. Additionally, this would not allow for the potential to locate additional athletic functions on campus in the event that the existing location in Interbay no longer is an option. In addition, this alternative limits the option to enhance the appearance of campus in a character consistent with the campus core, and opportunities for increased open space accessible by the community. Future placement of on-campus parking would also be limited, with potential increased impacts on-street parking in the surrounding neighborhood.



