

## Responses to DPD Comments Draft MIMP Review – January 2009

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01 April 2009: This document describes how the Draft MIMP responds to DPD comments following its preliminary review of the document. **Mithun’s responses are in blue; all other text below is original text from DPD.** Due to subsequent editing of the document, some page numbers may differ from the original locations and are noted as such.

### DPD Comments on November 2008 Draft Seattle University MIMP January 2009

Item No.	Draft MIMP Page #	Issue	Comments
1.	p.55-57	Pedestrian Gateway	Describe in greater detail what this means.

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The “pedestrian gateway” identification has been replaced with “District Gateways” and a “Campus Gateway” to reflect the addition of the 12<sup>th</sup> Avenue urban design study. This is discussed in the Campus and Community Context chapter on p130-131.

2.	p. 57 p. 124	Campus Edge Improvements	Elaborate on the proposed changes and timeline for these changes. How are the identified pedestrian improvements along Madison different from the existing conditions? More emphasis on visual permeability and pedestrian experience would be helpful. Cross referencing page numbers would also be helpful.
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This is discussed generally in the *Campus Edge Improvements* section of the Campus and Community Context chapter on p128. Additional details can be found in the design guidelines that follow. The timeline for edge improvements is guided by when specific university projects come online. We performed a detailed sub-area analysis of the 12<sup>th</sup> Avenue corridor, beginning on p130, as this was requested specifically by the CAC.

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3.	p. 68-69 p. 154	Designated Open Spaces	<u>Designated</u> open spaces should be called out on the graphics. Also, was there consideration of a designated open space on the 1313 East Cherry St site? Does there need to be a definition of this as well?
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The formal identification of Designated Open Space can be found in the Development Standards chapter on p113. The graphic indicators of the designated open spaces on the *Open Space Analysis* diagrams (p68-69) have been removed to eliminate redundancy; the text alone is sufficient for identification. The SMC definition of “Designated Open Space” has been added to the Definitions and Measurements chapter.

4.	p. 60	Parking	Clarify the maximum parking quantity allowed.
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The specific number of spaces provided, as well as minimums and maximums, for the existing, near-term, and long-term campus are now provided on p60.

5.	p. 100-101	Proposed Heights	How has the Draft taken the CAC’s height recommendations for the area east of 12 <sup>th</sup> under consideration?
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The CAC preliminarily approved the height increase to 65’ for all areas east of 12<sup>th</sup> Avenue except for the northern existing MIO-37 area, which was preliminarily approved to be 50’. Due to the strategic importance of the 1313 E Columbia site, however, the university maintains the zoning change request to include the northern existing MIO-37 area to be 65’ as well. Further analysis of height increases alternatives east of 12<sup>th</sup> is presented on p90 of the Development Program chapter.

6.	p. 90	Boundary Expansion to South	Elaborate more on this alternative – seems too easily dismissed in the justification for not pursuing this alternative further.
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Additional information has been included to explain the analysis. We believe the analysis does provide a substantive explanation as to why expanding the boundary area to the south does not advance the university’s development goals and simultaneously conflicts with City of Seattle comprehensive plan goals per LU11. This can be found on p91 of the Development Program chapter.

7.	p. 115 p. 49	Historic Preservation	The discussion on page 49 should reference p. 115. Will the University pursue nomination of the Lynn Building as historic landmark?
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Language has been added to the document on p117 stating that the university will facilitate nomination of the Lynn Building for historic landmark status when a project including that building moves forward. The identified potential demolition of this site is described on p49.

8.	N/A	Art	Include statement regarding integration of public art in campus development.
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The following language is included in the Design Guidelines of the Campus and Community Context chapter on p127:

- “The university will continue and expand on integrating art and the thinking and work of artists in campus development.”
- “Public art should be used to punctuate and enrich open space design.”

The addition of art at the “Campus Gateway” at 12<sup>th</sup> Avenue and E Marion is also included as an urban design strategy in the 12<sup>th</sup> Avenue sub-area study on p130.

9.	p. 125-129?	Design Guidelines	Are jointly developed actual design guidelines going to be included in the MIMP? Especially for 12 <sup>th</sup> Ave and the area to the east of 12 <sup>th</sup> ?
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A specific sub-area study for the 12<sup>th</sup> Ave corridor was conducted. Design guidelines specific to the 12<sup>th</sup> Avenue corridor are included on pages 130-139. They address urban design strategies, street-level uses, transit access, and street improvements. The university already works with the CAC on a project-by-project basis and views the MIMP adoption process as a means of including community input to the development of the design guidelines.

10.	N/A	12 <sup>th</sup> Avenue	How are the CAC’s recommendations regarding street level uses and entries along 12 <sup>th</sup> addressed?
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The CAC recommendations have been included in the *Design Guidelines for 12<sup>th</sup> Avenue* section of the Campus and Community Context chapter beginning on p134. References to specific CAC recommendations can be found in the reponse to the CAC comments as a separate document.

<b>11.</b>		Basketball Arena	Has the location of a future basketball arena been identified?
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The university considers a basketball arena to be one of many potential uses for an Event Center, one of three proposed schemes for the 1313 E Columbia site as detailed in the *Long-Term Plan for 1313 E Columbia* section of the Development Program chapter from p46-48. Basketball is not called out specifically, but is contained within the “athletic and recreation sporting uses” itemized as part of an Event Center program.

<b>12.</b>	p. 97 p. 99	Pedestrian Designations Missing	Please revise the labels on the map so that pedestrian designations are included (NC3P-65/NC2P-40)
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The zoning diagrams have been updated per DPD request and are found on p97. The location of specific pedestrian designated street frontages can be found on p99.

<b>13.</b>	p. 102	Covered Bike Racks in Setbacks	Should covered bike racks be added to the list of building features allowed that support campus sustainability?
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Per DPD recommendation, this language has been expanded to include accessory structures and street furniture that support sustainability goals, including rain barrels, covered bicycle parking, and bicycle lockers. Additional accessory structures that support sustainability are also included, and can be found in the *Building Setbacks for Structures* section on p104 of the Development Standards chapter.

<b>14.</b>	p. 109	“Landscape in <u>setbacks</u> shall be as per underlying zoning except when superseded by the conditions below.”	There are no specific landscape requirements for setbacks in Commercial zones. How does this section relate to 23.47.A.016.A.2, Green Area Factor Requirement?
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This section has been reworded to specifically exempt Seattle University from the requirements of 23.45.096 Institutional Setbacks in Multifamily Zones and the Green Area Factor requirements of 23.47A.016.A.2 and all future application of the Green Area Factor to other zones, as this site-specific strategy is incompatible with the district-wide landscape strategies already successfully employed by the university. More information can be found in the *Open Space and Landscape Standards* section on p110-111 of the Development Standards chapter.

<b>15.</b>	p. 109	23.45.098.C	The language in the last paragraph on the page should specify that only section C of 23.45.098 is replaced. The other sections are necessary to establish the location of parking standards and landscaping standards for large parking lots.
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Modification made per DPD request and can be found on p111.

<b>16.</b>	p. 114	Building Modulation	It seems that there needs to be a statement to explain that modulation is not required when the façade is less than or equal to 5' from the property line.
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Text was modified for clarity per DPD request and can be found on p116.

<b>17.</b>	p. 116?	Street-level Development Standards	There is no clear mention of street-level development standards (23.47A.008) and only minor mention of street-level uses (23.47A.005) in pedestrian zones. Is the intent to default to the underlying zone for these development standards or is there a desire to modify?
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A new *Street-Level Development Standards and Uses* section was added to the Development Standards chapter at p106 to consolidate all related standards in one place. Street-level uses are generally controlled by the MIO code and specific requirements for pedestrian-designated zones are included, with a reference to the Pedestrian Designated Streets diagram to identify the specific locations where such regulations apply.

<b>18.</b>	p. 153	Definitions	Is it necessary to add a statement to refer to LU code for definition of any terms that are not defined in the MIMP?
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This statement added per DPD request and can be found on p162.