



## City of Seattle

Edward B. Murray, Mayor

### Seattle Department of Neighborhoods

Kathy Nyland, Director

May 26, 2017

Colin Vasquez, Senior Planner  
City of Seattle Department of Construction and Inspections  
PO Box 34019  
Seattle, WA 98124-4019

Re: Seattle Pacific University Standing Advisory Committee Recommendation to Approve Minor Amendment

Dear Colin:

We, the undersigned members of the Standing Advisory Committee for Seattle Pacific University, send you this letter recommending that the Department approve the University's request for a minor MIMP amendment to allow street-level uses in the 6 Nickerson building. The SAC reviewed the proposed amendment and discussed it in an open public meeting on April 19, 2017, and voted to recommend that the amendment be approved as a minor, and not a major, amendment. Although the property is zoned commercial and is outside of the University's MIO, we believe that allowing the University to locate the school of Health Sciences in the building is in the best interest of the community and the University.

The SAC supports the adaptive re-use of existing buildings, which allows the University to accommodate its needs while minimizing the impacts, construction and otherwise, on the community. In addition, the community, including this body, has long encouraged the University to seek opportunities to grow northward, away from Queen Anne's north slope neighborhood. Accordingly, we watched with approval as the University sold properties south of campus on Third Avenue West, then purchased properties north of Nickerson. We are pleased that the University has listened to our views and taken concrete steps toward implementing them. We encourage the City to support the University's efforts in this regard.

The SAC considers the proposed amendment to be consistent with the intent of the adopted MIMP and also consistent with the criteria listed at SMC 23.69.035.D.3. Locating the School of Health Sciences in the 6 Nickerson building will improve the existing conditions by creating institutional activity where now there is no activity. Granting the amendment will not negatively affect any neighborhood commercial uses, as Cremona street north of Nickerson is not a viable commercial area. Neither will the amendment reduce the supply of commercially zoned land along the Nickerson corridor, as plenty of commercially zoned land on Nickerson will remain east of the site, even after the amendment.

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The SAC does have some concern for the safety of pedestrian traffic crossing Nickerson between 6 Nickerson and the main campus. Although the intersection of Cremona Street and Nickerson is currently controlled by a crosswalk with a traffic signal on Nickerson, the curb-cut associated with the adjacent 7-11 store, together with the close proximity to the intersection of Queen Anne Avenue North and Nickerson, make pedestrian crossings to and from the 6 Nickerson building challenging. The SAC recognizes that the University has no control over City decisions regarding traffic controls. As such, the SAC voted to encourage SDCl and SDOT to explore options for improving pedestrian safety at the intersection of Nickerson and Cremona or Nickerson and Queen Anne Avenue.

In addition, the Ship Canal Trail to the north and east of the 6 Nickerson building lacks sufficient lighting. The SAC voted to encourage the University to pursue providing exterior lighting at the 6 Nickerson building for public safety.

The SAC supports the University's request for a MIMP amendment and asks the City to treat the amendment as minor. We are excited to see the University putting the community's desires into action, and encourage the University to continue to do so.

Sincerely,

Seattle Pacific University Standing Citizens' Advisory Committee  
Darlene Hickman, Chair