

SEATTLE PACIFIC UNIVERSITY
MIMP Condition Status Matrix: July 1, 2015 – June 30, 2016

#	CITY COUNCIL CONDITION	FULFILLED/ DATE	FULLFILLED FOR THIS REPORTING PERIOD	N/A THIS REPORTING PERIOD	NOT YET APPLICABLE	PAST DUE/ DUE DATE
1	Modify the MIMP to replace the last sentence of the first paragraph on page 43 with the following statement: <i>“The following standards shall constitute the development standards for all University development unless otherwise noted. When specific development standards are not modified by the adopted master plan, the underlying zoning development standards apply, as modified in SMC 23.69.006A.</i>	X (Nov. 2000)				
2	Modify the MIMP to include the following provision: <i>“To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC2-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates.”</i>			X		
3	Modify the note on page 51 of the MIMP to correctly identify Alexander Hall, rather than Peterson Hall, as a registered historic building.	X (Nov. 2000)				
4	Modify the MIMP to clearly state that the FAR of the MIO District, excluding street rights-of-way and other property not owned by SPU shall not exceed 0.90.		X			
5	Modify the MIMP to replace the heading for development standard U1 with the following heading: <i>“Additional Development Standards in the MIO District South of West Dravus Street Between Humes Place West and Queen Anne Avenue North”</i> and add the following sentence in the note: <i>“University development standards in this area would also be subject to Low-rise density standards.”</i>				X	
6	Modify the MIMP to add the following development standard: <i>“In expansion Area A, the residential unit density limits of the underlying zoning shall apply. On the “Irondale Block” portion of the MIO District expansion Area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150.”</i>			X		
7	Modify the MIMP to add the following development standard: <i>“With the exception of restrictions in expansion Area A and expansion areas south of West Dravus Street, there shall be no unit density restrictions on residential development in the MIO.”</i>	X (Nov. 2000)				
8	(Modified) Modify the master plan to adopt the plan alternative regarding potential pedestrian bridges or tunnels, on page 35 and 37 of the plan, and state clearly that designs which incorporate grade separations for pedestrians may be allowed in the future as minor master plan amendments, if they are consistent with then-current City policies and regulations.				X	

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9	In order to provide a better transition in scale with abutting properties, modify the MIMP to clearly state that the above-grade development in the "Irondale Block" in Area A shall be set back a minimum of 20 feet from 7th Avenue West and 15 feet from West Bertona Street.			X		
10	In order to preserve the scale of the adjacent neighborhood, modify the MIMP to state clearly that development of the two lots north of the Irondale Block (601 and 605 West Emerson Street) shall comply with the underlying zoning height limit.				X	
11	Modify the MIMP to clearly state that vehicular access to the Irondale Block off of 7th Avenue West shall be restricted to providing ADA access, and then only if convenient ADA access cannot be reasonably provided to the development off of any other street.				X	
12	Modify the MIMP to clearly state that the Land Use Code requirements of the underlying zoning for landscaping of surface parking shall apply, provided that DCLU may waive screening and internal landscaping requirements where the Director finds an overriding safety issue.			X		
13	Modify the MIMP to clearly state that the vacated 5th Avenue "pedestrian mall" shall be maintained publicly accessible throughout the life of the MIMP. A walkway that is accessible to the general public shall continue to be provided adjacent to and south of the Library and connecting to West Dravus Street provided that the existing walkway may be replaced with a new walkway of at least an equivalent width.				X	
14	Modify the plan to clearly state that future development in the area of the "5th Avenue Mall" extension shall be sited or configured to allow a pedestrian connection to West Nickerson Street.				X	
15	Modify the MIMP to include the following development standard: "Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010(C). The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet."				X	
16	Modify the MIMP to correctly show L-3 RC underlying zoning on the block identified for expansion Area B.	X (Nov. 2000)				
17	Modify the MIMP to provide that the design guidelines of Appendix F are applicable to Phase II of the Science building.				X	
18	Deleted by City Council.					
19	Modify the MIMP to clarify that SPU will support the creation of an RPZ along 8th Avenue West if requested by the residents on that street.	X (Nov. 2007)				

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20	<p>By 2005 or prior to occupancy of the second phase of the Science Building, whichever occurs first, SPU shall: Provide funding for the modification of the intersection of 6th Avenue West/West Nickerson Street to allow for separate northbound left and right turning lanes from 6th Avenue West to West Nickerson Street (subject to Seattle Transportation Department [SeaTrans] approval).</p>				X *	
21	<p>By 2005 or prior to occupancy of the second phase of the Science Building, whichever occurs first, SPU shall:</p> <p>In consultation with SeaTrans, initiate a traffic study to determine if a traffic signal is warranted at the intersection of 6th Avenue West/West Nickerson Street.</p> <p><u>If a signal is determined by SeaTrans to meet their warrants and is determined to be a desirable traffic improvement:</u></p> <p>i. SPU shall assist with the funding for the design and installation of the signal. SPU's share of the funding for the signal shall be equivalent to the proportion of the University-generated traffic that is anticipated to use the intersection during an average weekday when classes are in session as determined by a traffic study, which is approved by SeaTrans. Following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.</p> <p><u>If a traffic signal is not determined to meet SeaTran's warrants in 2005:</u></p> <p>ii. An additional future traffic study may be required by DCLU in association with the environmental review for a potential development project that is considered likely to significantly increase traffic at the intersection. If warrants for a signal should be determined to be met following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.</p>				<p>X*</p> <p>* SDOT has chosen to defer this until occupancy of Phase II of the Science Building rather than using the 2005 start date.</p>	
22	<p>(Modified) In consultation with SeaTrans conduct tube counts during the Winter Term of 2005, on non-holiday weekdays on West Raye Street at its intersection with 3rd Avenue West, in order to determine full day and peak hour traffic volumes. The information shall be shared with SeaTrans and with DCLU. If the City determines: i.) that additional study and analysis of traffic in the vicinity of West Smith Street and West Raye Street and 3rd Avenue West is indicated by a significant increase in traffic shown in the required 2005 counts; and ii.) that a significant proportion of the traffic growth cannot be reasonably attributed to background traffic growth, then SPU shall conduct such study and analysis. The study should include further assessment of the proportion of through traffic that is attributable to SPU.</p> <p>If the City determines, based on the additional traffic study, that further implementation of the SPU Master Plan would result in unacceptable impacts from cut-through traffic in the vicinity, then prior to further implementation of the SPU MIMP, SPU shall contribute to measures determined by the City to be reasonably necessary to reduce projected growth in cut-through traffic attributable to SPU in the area in question by a share proportionate to SPU's share of projected cut-through traffic growth.</p>	X (2005)				

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23	Modify Appendix B of the master plan to include legal descriptions of properties where height limit changes are proposed.	X (Nov. 2000)				
24	Proposed development not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments which were reviewed at the project level in the FEIS pursuant to MSC 25.05.600 (e.g. if there are substantial changes to a proposal).			X		
25	Fencing and/or landscaping shall be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between the University uses and the residential uses to the south.				X	
26	The information contained in the Hearing Examiner's Findings #31 and #32 in the Matter of the Appeal of the adequacy of the EIS for the proposed SPU MIMP shall constitute baseline information for future evaluation of cut-through traffic in the vicinity of West Raye Street, or other streets, between Queen Anne Avenue and West Raye Street.	X (Aug. 2000)				
27	In developing additional information and conducting supplemental environmental review of potential parking facilities, SPU, the Citizen's Advisory Committee and DCLU shall consider the implications of alternative locations upon cut-through neighborhood traffic, as well as spillover University parking, on residential streets.			X		
28	The final compiled SPU MIMP shall be modified to state as follows: University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the Standing Advisory Committee, unless subject to the requirement for a major amendment according to the criteria of the Land Use Code.				X	
29	The final compiled MIMP shall include the following statement with the description of potential street and alley vacations: The approval of the vacation of public rights-of way in this plan indicates the intent of the institution to seek vacations described and the consistency of the vacations with the master plan. Adoption of this plan does not constitute City approval of the vacation petitions, which must be submitted for review according to the City's street vacation procedures. Upon review the City may approve, condition, or deny the vacation petitions consistent with City street vacation policy.				X	
30	Add the phrase "Contact identifiable offenders" (of restricted parking zones) in the column describing the proposed Transportation Management Program, Table 4, page 59 of the Final MIMP.	X				

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31	Identify the areas known as the beach, the basketball court, the grassy areas surrounding the basketball court, the tree-covered slope to the south of the basketball court, and the steep slope north of West Barrett Street, as shown on Appendix 1 to this Findings, Conclusions, and Decisions, as existing open space, landscaping and screening, but not “designated open space” and require a minor amendment to allow development of the areas in a manner that would significantly reduce the size or location of the areas identified.				X	
32	Amend the language in the MIMP, page 56, to read as follows: The proposed program also maintains the goal of reducing student SOV rates. SPU will work with the City’s TMP Coordinator to establish a reasonable and fair percentage goal for commuter student SOV trips within a reasonable period of time, such as one year from adoption of this plan.	X (Wording added in Nov. 2000)				X (Aug. 2001)