

Minutes #27

(Adopted 6/21/2023)

Seattle Pacific University Citizen Advisory Committee (DAC)

Wednesday, 5/31, 2023

6:00 – 7:30 PM

In-person: Seattle City Hall, 3rd Floor, Room 370

Virtual: Webex

Remote Meeting via WebEx – video recording is available on request.

Members and Alternates Present:

Nancy Ousley	Debra Sequeira	John Olensky
Patreese Martin	John Stoddard	Sue Tanner

Staff Present:

Dave Church	Seattle Pacific University (SPU)
Cindy Harper	Consulting Planner SPU
Dipti Garg	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Abby Weber	Seattle Department of Constructions & Inspections (SDCI)
Rebekah Anderson	Seattle Department of Neighborhoods (DON)

Consultants:

Michele Sarlitto	EA Engineering EIS
Kristy Hollinger	EA Engineering EIS
Maris Fry	Transpo Group
Priyanka Saglani	Perkins & Will
Brodie Bain	NAC Architecture
James Garland	Foster

1. Welcome & Introductions

Dipti Garg

Nancy Ousley Co-Chair

Meeting #26 Minutes Adopted.

Nancy reviewed the steps of the process. The committee is now at step 18 of 43.

2. Public Comment Dipti Garg

No Public Comments

Presentations

1. Draft Environmental Impact Statement (EIS)

Michelle Sarlitto

1. SPU DAC Comment: Analyze the impacts of development on W. Nickerson St. towards Ship Canal Trail.
Response: Michelle S. reviewed the MIMP guidelines that apply.

- A. Site Planning
- B. Pedestrian Environment
- C. Athletics and Recreation

Nancy O. Asked when the document will be available.

Answer: Available in June, but not published.

2. SPU DAC comment: Asked about the views and if the building locations were accurate in the Draft EIS.

Response: Additional viewshed photosimulations have been prepared for the Draft EIS

- 8th Ave W. / W. Dravus St.
- 5th Ave. W /W. Eutruria
- Queen Anne Ave. N. / W. Eutruria St and W. Florentia St.
- W. Dravus St. and intersection of Queen Anne Ave. N.

Result: Overall visual character from these viewpoints would change to include larger, taller buildings visible on the SPU campus. In most cases, street corridors and open areas/landscape screening would separate the new development from low-rise residential homes.

Three new view photosimulations of the water view at Shoreline show that the view of the water would not change significantly under the Draft MIMP.

- W. Nickerson St. / 6th Ave. W.
- W. Nickerson St. / midway point between 6th. Ave W. and 3rd Ave. W looking North.
- W. Nickerson St. / Intersection with 3rd. Ave. W. looking North.

3. SPU DAC Comment: There are significant topographic changes on the campus and surrounding neighborhood. The taller campus zoning heights will impact surrounding properties differently, depending on where each sit on the high and low points.

Response: The Draft MIMP reduced the proposed MIO height in areas 16 and 17 from 65 to ft. to 50 ft. which reduced the potential impact to off-campus adjacent residential neighborhoods.

4. SPU DAC Comment: Analysis of the MIO boundary needs to be provided to ensure future uses are compatible with adjacent properties and explicit transparency with the current property owners is needed.

Response: The Draft MIMP has been updated and states that little potential development is in the expansion areas. Expansion areas provide a contingency plan if the University cannot redevelop to meet modern educational needs and requirements within current boundaries.

5. SPU DAC Comment: Impacts due to the reduction in the amount of commercial/industrial/light industrial property should be analyzed.

Response: The analysis of the potential impacts included in the Draft EIS acknowledges that proposed boundary expansion areas would expand into areas currently zoned as commercial/ industrial use. They could potentially be replaced with institutional uses.

6. SPU DAC Comment: Compatibility of student housing at Ashton Hall and residential uses should be analyzed for noise control should the student housing increase.

Response: SPU encourages students to remain respectful to neighbors and actively educates students prior to hosting large events. SPU complies with the city's noise ordinance and works directly with neighbors to address noise complaints that come from SPU-owned properties.

7. SPU DAC Comment: Will SPU consider selling the single-family residential parcels that are located west of the campus since future campus developments will be directed to the east?

Response: SPU has only one equity shared property outside the MIMP proposed boundary. The other property has been sold.

10. SPU DAC Comment: Light and Shadow impacts should not be limited to the West Ewing Mini Park. They need to be analyzed on all public sites.

Response: The shadow graphics have been reviewed and updated and are included in the Draft EIS. A larger key map has been added that shows the open spaces relative to the overall campus.

11. SPU DAC Comment: Provide an inventory of Historic Structures and landscapes and plans to preserve rehabilitate those proposed to be impacted by development.

Response: An analysis of Historic Resources was not included in the scope of the EIS.

12. SPU DAC Comment: Request to provide an inventory of significant trees and plans to preserve those proposed to be impacted.

Response: Comment Noted. Refer to Arborists Report Appendix C in the MIMP.

Questions/ Comments

Sue T. asked if the proposed new industrial and commercial land protections that the city council is reviewing is included in the EIS.

Response: Not at this time but if passed, SPU will try.

Sue T. commented that student apartments and dorms are significantly different and would change the analysis of noise impact.

Questions/ Comments Cont.

Abby W. clarified the release of the Draft EIS process and noted that there will be a public hearing after the city published both documents. 21 -50 days after the date of notification, the public hearing will occur. Perhaps late July or August.

Sue T. wishes to see an analysis of the traffic light on 6th. She hopes the rerouting will be analyzed.

Draft Response Matrix

Patreese M. verbally described a matrix document as there were internet connection issues and it was not available on screen. A link to the document can be found here [DAC Matrix framework Draft EIS + MIMP.docx](#)

Subcommittee Assignment Changes

Sue T. requested removal from parking subcommittee. Approved.

Nancy O. joined the parking subcommittee.

Height bulk and scale: Patreese Martin, Sue Tanner, John Rush

Land Use – Sue Tanner, Nancy Ousley, Eric Hanson

Parking - John Rush, Nancy Ousley, David Rice

Traffic -John Rush, Sue Tanner, David Rice, Nancy Ousley

Street Vacations: Nancy Ousley

Cultural Resources-Nancy Ousley, John Olensky

Tree Preservation-John Lovin

Air Quality-Deborah

Shadows: Patreese Martin

View Protection-John S.

SPU MIMP & EIS Process Outline Reviewed

Abby W.

Debra S. asked if there were going to be new teams assigned to the related topics on the handout.

Patreese M. responded that no, new teams are not necessary.

Next meeting July 21st 2023

Nancy O. requested street vacations as a category.

Patreese suggested that street vacation comments be placed in the form of recommendations.

Meeting Adjourned 7:28 P.M.