



# City of Seattle

Edward B. Murray, Mayor

## Seattle Department of Neighborhoods

Kathy Nyland, Director



### MEMBERS

David Arnesen

John Feit

Loyal Hanrahan

James Kirkpatrick

Devin Reynolds

Wolf Saar

Pam Stewart

Mark Stoner

Bill Zosel

Denise Matz (Alternate)

#### Ex-Officio Members

Maureen Sheehan,  
Department of Neighborhoods

Colleen Pike,  
Seattle University, Facilities Planning  
and Real Estate

## Seattle University Standing Advisory Committee (SAC)

### Meeting Minutes

### Meeting #4

October 25, 2016

**Adopted October 23, 2017**

Chardin Residence Hall Room #124

Seattle University

1020 E Jefferson St

Seattle, WA 98122

#### Members and Alternates Present

Pam Stewart

Devin Reynolds

Denise Matz (alternate)

Loyal Hanrahan

Mark Stoner

James Kirkpatrick

John Feit

#### Staff and Others Present

Maureen Sheehan

DON

BreAnne McConkie

SDCI

Emily Ehlers

SDOT

Colleen Pike

SU, Facilities Planning & Real Estate

Lara Branigan

SU, Design & Construction

Robert Schwartz

SU, Facilities Services

Jason Jones

Ankrom Moisan Architects

Bruce McKee

Capstone Development Partners

#### **I. Opening and Introductions**

Ms. Pam Stewart opened the meeting. Brief introductions followed.

#### **II. Housekeeping**

Ms. Stewart opened the discussion to adopt the August 22, 2016 minutes. A motion was made to adopt the August 22, 2016 minutes and it was seconded. The Committee voted and the August 22, 2016 minutes were adopted.

Ms. Stewart commented that tonight's agenda will discuss the latest iteration of the building design based on the comments the Committee provided in previous meetings.

#### **III. 1107 East Madison – Design Update (00:12:35)**

Ms. Colleen Pike of Seattle University (SU) began the presentation by briefly summarizing the background of the project. She added that Mr. Jason Jones from Ankrom Moisan Architects would be providing a more detailed design presentation in response to the Committee's comments.

SU's mission is to educate the whole person and empower leaders for a just and humane world. Part of that effort involves providing affordable housing to its students. In order to accomplish this, SU investigated the future development sites in the MIMP that was adopted by the City Council in 2013 and selected one that would both support the goals of the University and enhance the surrounding neighborhood. This development does both.

The student housing contemplated is for juniors, seniors, graduate and law students. The University is not able to accommodate all students at this time that need housing and there is a long wait list. This development project will reduce the impact on

neighborhood housing, provide a campus gateway, and reduce commuter trips and associated carbon emissions. Along with a new campus store and enrollment center at the corner of Madison and 12th Ave. this project will generate more street activity services.

The MUP for the project was submitted in June 2016 and the application for a building permit in September 2016. Construction is scheduled to begin April 2017 and completed by August 2018 for a fall opening. Because of the tight timeline, any project delay will jeopardize both the schedule and the financial feasibility of the project.

In June 2016 the Committee sent a letter to SDCl regarding the minor amendment recommendation along with conditions. These conditions included: a) preserve the allowable heights under the MIMP to be built at the adjacent properties; b) widen sidewalks while mitigating the abrupt change in width at the Storage building; ; and c) minimize the curb cut width of 12<sup>th</sup> Avenue.

The responses to these conditions included: a) preserving the allowable building height; b) a voluntary building setback of 2'6" that will provide a wider pedestrian zone and improve existing conditions; and c) investigating a reduced curb cut dimension on 12<sup>th</sup> avenue. The findings from this investigation are that reducing the proposed curb cut is less safe and will cause a backup on 12<sup>th</sup> avenue.

Mr. Jones from Ankrom Moisan Architects and Mr. Bruce McKee from Capstone Development Partners presented the revised design as well as the responses to the Committee's most recent comments.

The Design Team took a step back to address the comments that this Committee provided earlier. The three main sections the Design Team addressed included: a) how to make the building "happier" and better embrace the surrounding neighborhood; b) the curb cut on 12<sup>th</sup> Ave; and c) better sidewalks along East Madison Street.

The guidelines and design principles have not changed and the Design Team continues to respect the context of the campus and its urban fabric. The Design Team focused their latest effort on creating a welcoming entry to the campus on East Madison St., establishing an active ground floor, selecting quality materials consistent with the campus architecture, and designing for resiliency.

The Design Team developed a design concept that strives to blend or engage both the historical campus of Seattle University with vibrant Capitol Hill neighborhood. The project will strive to engage the students with the artistic nature of the neighborhood to create a vibrant live learn community. The design team investigated contextual hints from Capitol Hill neighborhood that included the rich artist history of the neighborhood and campus, contextual relationships of the urban fabric and programmatic relationships of the facades. After careful studies of the building elevations the team developed ideas around building scale, materiality, contrast and proportion. The team continued to develop a metaphorical diagram of using traditional brick as a frame work to ground the project with Seattle University. A contrasting material would then engage with the brick frame work to relate back to the vibrant nature of the neighborhood. This contrasting material is organized in an "Ombre/Gradient" to create a gateway element on the corners of the build to represent diversity, movement and performance.

The Design Team joined the bedroom windows closer together to make it look more residential. Mr. Jones also described how the interior colors on the common lounges were highlighted and mentioned some of the exceptional trees that will be kept to tie in with the bookstore.

Regarding the curb cut on 12<sup>th</sup> Ave., the Transpo Group had analyzed a number of different scenarios to ensure that there will be enough width for vehicles to pass through and the Design Team presented a diagram showing the different entry and exit points along the curb cut.

Mr. Jones described the sidewalks and ~~made reference~~ referred to the MIMP (pages 112-113) that states zero setback.

A clarifying question was raised about reinforcements along the residential portion of the dark brick window, and Mr. Jones commented that the full detail of the building façade shows the reinforcement.

Mr. Devin Reynolds commented that the SU logo and the gateway entry should stand out. He added that there are some opportunities to make the panel colors brighter and the entry more welcoming.

A comment was made about the panels on the east elevation, visible from 12<sup>th</sup> Ave., noting that the gray color looked bleak when casting a shadow, suggesting that a warmer color would work better. Mr. McKee of the Design Team responded that the dark grey brick will likely turn into a warm dark grey and not be brownish in color, as shown in the renderings.

Mr. Reynolds commented about how the Design Team had listened to the Committee's comments about increasing the vibrancy and liveliness of the interface between the Capitol Hill neighborhood and the Madison entry to campus.

A comment was made about how the careful detailing of the bricks enhances the building features.

Ms. Stewart asked about the outside social space on Madison and how that space will be used. Ms. Branigan responded that Madison Court will be a pedestrian courtyard that cannot be built out because it must be maintained to adhere to the Fire Department emergency vehicle access requirements. The ramp up to the building entry on Madison Court is outside the emergency vehicle access fire lanes and meets ADA requirements. The vision is to make it a space that can be occupied with benches and seating areas for both students and pedestrians.

Ms. Stewart added that the Committee is very pleased by the Design Team's presentation and their responses to the committee's previous comments.

#### **IV. Public Comment**

Ms. Stewart opened the meeting to public comments.

*(Editor's Note: The comment(s) shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in voice recording (.mp3) form)*

**Comments from Ms. Nicole De Leon:** Ms. De Leon is representing the property owner where Stumptown Coffee and Café Press are located, at 1117 12<sup>th</sup> Avenue. She described an existing issue pursuant to Ordinance 120639 that was approved by the City Council that allows Seattle University to vacate a portion of Spring St. in exchange for maintaining access for commercial use within the alley and providing a turnaround in the area used by adjacent businesses to avoid vehicles backing out onto 12<sup>th</sup> Ave. She noted that there have been access issues and they are currently in negotiations with Seattle University to resolve this problem and come up with an agreement.

Mr. Jason Jones presented a diagram showing how the traffic flow will occur and how a 30 ft. box truck or a standard size garbage truck will access the proposed garage to turn around and out of the alley as it accesses the storage building and exit onto 12<sup>th</sup> Ave. He noted that this scenario was designed with help from the Transpo Group.

Ms. De Leon referenced the garbage issue at the back of the building and the concerns about potential sanitation, public health, and operations. A comment was made that this committee may not be the right forum to discuss this issue, but the issue was duly noted.

**Comments from Mr. Clayton Smith:** Mr. Smith is an architect, local resident, and property owner adjacent to the campus. He supports Mr. Feit's view about the brick elements of the building. He expressed his concerns about the bulk and scale of the building and how the treatment of the bricks exposes the massive scale of the building. He commented about making the main entrance of the building less fortress-like by reducing or mitigating the height or adding seating. He added that the building would feel more connected to the neighborhood if the transition at the ground level were softened.

#### **V. Committee Deliberation**

Ms. Stewart opened the meeting for Committee deliberation.

Ms. Sheehan reminded the Committee that their responsibilities are to review the annual report and comment on proposed development projects. The Committee is currently providing comment on this particular project. The Committee will have the opportunity to review the MUP application and submit a letter to SDCl expressing their support or provide critical comments about the proposed project. She mentioned that individual members of the Committee can also provide and submit their comments as members of the community.

Mr. Reynolds added that he trusts the collaboration between SU and the Design Team to further review and develop the design of the building in later iterations.

Ms. Stewart mentioned that what she heard from the Committee's deliberation was that the Committee is supportive of the project and satisfied with the response from the Design Team regarding their previous comments about the look and design of the building.

Ms. Pike mentioned that the University will inform the Committee about upcoming milestones, including future construction plans. Ms. Branigan added that SU is looking at a design of a new science building next year.

Ms. Stewart commented that she will work with Ms. Sheehan to draft a letter to send to SDCI and will have the Committee review it before it is submitted.

A comment was made about the ongoing negotiations between Seattle University and the property owner about potential impacts. The Committee suggested adding language in the draft comment letter saying that the Committee is aware of the situation and is hopeful that a positive outcome will result and the project not delayed.

## **VI. Adjournment**

No further business being before the Committee, Ms. Stewart adjourned the meeting.