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Department of Neighborhoods

Colleen Pike,
Seattle University, Facilities Planning
and Real Estate

Seattle University
Standing Advisory Committee (SAC)

Meeting Minutes

Meeting #6

January 9, 2018

Adopted February 6, 2018

Student Center Room #103

Seattle University

1000 East James

Seattle, WA 98122

Members and Alternates Present

David Arnesen

Pam Stewart

Bill Zosel

Wolf Saar

Mark Stoner

Denise Matz (alternate)

Staff and Others Present

Richard Fink

DON

Carly Guillory

SDCI

Lara Branigan

SU, Design & Construction

Amy Lindemuth

Mithun

Toni Loiacano

EYP Architecture & Engineering

David Thomas

EYP Architecture & Engineering

I. Opening and Introductions

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

II. Housekeeping

Ms. Stewart opened the discussion to adopt the October 23, 2017 minutes. The Committee voted, and the minutes were adopted.

III. Center for Science and Innovation – New Sciences Building Schematic Design

Ms. Stewart introduced Ms. Lara Branigan to discuss the progress update for the Center for Science and Innovation.

Ms. Branigan reiterated that the vision for the project is to become the new gateway to the campus and to drive the University's connection to its thriving urban location.

She showed a diagram that highlighted the site and its connection to the MIMP. The project is a near term plan project and it was plan for academic and law school expansion. The net additional square footage for the site was 120,000 sq. ft. and a building height of 75 ft.

The current target is now at 110,000 sq. ft. which is way below the original 120,000 sq. ft. proposal. Ms. Branigan noted that the underlying zoning height in the MIO is 105 ft. per MIMP the height for the site was incorrectly listed at 75ft. Being a Science lab building rather than a law school addition, the proposed building will exceed the 75' height but be well below the 105' MIO height at 101ft including the penthouse.

The University is asking the City for clarification as to whether this difference would need a minor amendment. The University will be asking the Committee for their recommendation.

She noted that the project is at the campus edge of 12th Avenue and summarized some of the elements applicable to the site including a campus gateway, streetscape

improvement, building entry along 12th avenue, a campus pedestrian access at 12th and Marion and a traffic light proposed by SDOT reportedly to be installed in 2018.

Ms. Branigan showed an urban design strategy along 12th Avenue including a mid-block pedestrian entry as well as a street section through 12th Avenue. Ms. Branigan noted that although the street section in the MIMP shows flat grade, existing grade elevation varies significantly in both the east-west and north-south directions, the design team has some strategies to mitigate this challenge.

She also highlighted the street activating university uses approved in the MIMP, which include a coffee shop, campus service centers and community outreach.

She pointed out the different circulation elements influencing the design of the site, including the development of the campus gateway, the campus pedestrian access point at 12th and E Marion, future signal by SDOT, and the campus edge building.

Ms. Branigan showed a diagram of the existing landform and groundwater on the site. She noted that there is an approximately 3 ½ ft. grade change between the lower mall and the sidewalk. She mentioned that there is high groundwater on the site and past flooding on 12th Avenue. With a building resilience goal, and the university insurer's comments in mind the decision has been made not to include a basement in the new building.

Ms. Branigan introduced Ms. Amy Lindemuth of Mithun to discuss the landscape planning, circulation, access and open space.

Ms. Lindemuth noted that there will be multiple entries to the new building from 12th Avenue, and the current service entry to Sullivan Hall will be maintained. To mitigate the grade changes across the project site, the team is looking at keeping the site lines clear and at eye-level. Large vehicular deliveries will be serviced along Marion or from the lower mall, while smaller deliveries will continue to utilize the existing short-term loading space along 12th Avenue.

Regarding open space, the team is proposing open terraces along 12th Avenue and a large outdoor space along the Lower Mall. Landscaped areas will feature rain gardens to address storm water control requirements. Site walls, including seat height walls, will be incorporated along the edges of planters along Marion and at 12th Avenue terraces.

The pedestrian mid-block entry is proposed to be to the interior of the building, because it creates a positive pedestrian experience, unlike a mid-block exterior entry along the north wall of Sullivan Hall suggested in the MIMP. By allowing the public to pass through a generous indoor circulation space, and mitigates concerns about security and light. It also provides an opportunity for exposure to STEM along the path and access to a coffee shop that will bring people into the space.

Ms. Lindemuth described the Marion Street frontage and its elements. These elements include clear separation between pedestrian and vehicular circulation, an elevated visibility of the sign, and an opportunity to utilize rain gardens.

The 12th Avenue frontage and streetscape design includes a major entry on 12th Avenue with a raised terrace as an informal gathering social space. Other design elements include rain gardens, raised podium that offers security and protection from vehicles, as well as an opportunity to feature entry signage.

Ms. Toni Loiacano of EYP Architecture & Engineering presented the anticipated programs in the CSI.

The CSI will include the Biology, Chemistry and Computer Science Departments, the Center for Community Engagement (CCE), Innovation and Entrepreneurship Center (IEC) as well as a coffee shop and the campus radio station KXSU. One important goal of the CSI project is to provide a gateway to the community that supports and broadcasts the mission of the University to the community through the street activation uses along 12th Avenue.

A diagram of the First-Floor plan showing the current placement of the street activating uses was presented. About 80% of the front of the building is dedicated to community activated uses.

The 12th and Marion corner of the new building is anchored by a two story 2,000 square foot maker space is open to all students, faculty, staff. The space encourages all students to have experiences creating with their own hands.

The design team would like to create a maker space where all can utilize the space as well as share what is happening in the space throughout the day and into the evening hours

Another street activating uses in the new building is the KXSU FM radio station. It is Seattle University's student-run radio station that broadcasts locally 24/7 with an audience of over 400,000 people around the University area. It is staffed by almost 200 students and provides content that encourages community engagement. The station will be located at the 2nd floor of the Center and having a 180-degree view of the street level.

The Innovation & Entrepreneurship Center (IEC) allows Seattle University students to apply entrepreneurship theory and innovation to solve real life problems, help businesses start up and expand their reach. It will be a valuable resource for both the University and the community.

The Center for Community Engagement (CCE) programs include the Seattle University Youth Initiative where they reach out to the neighborhood. The CCE works with about 100 community partners as well as 3,300 campus students and 190 faculty members. A diagram was shown of the area of the SUYI neighborhood

Mr. David Thomas of EYP Architecture & Engineering presented the functional aspects and design of the upper floors as well as the building exterior.

He noted that the second floor will include the radio station, science labs and faculty offices. It will also have gathering space such as a University Commons and a dining room. The third, fourth and fifth floor plans include more science labs, offices and student spaces and expressed places of gathering spaces.

He presented drawings that related the new building to the context, scale and grain of the surrounding neighborhood and buildings along 12th Avenue by taking cues from other buildings. He also showed drawings of the building exterior from different angles and views as well as the building setbacks.

Ms. Branigan commented on the next steps. She mentioned that a complete schematic design will be done at the end of February. She noted that design progress will be presented at the next SAC meeting on February 6th. She also requested feedback and support for a minor amendment, if necessary, to allow the building to go over 75 ft.

IV. Public Comment

Ms. Stewart opened the meeting for public comments.

Ms. Maureen O'Leary commented that she agrees with some of the concerns brought up by members of the Committee regarding the midblock passageway and about the amount of daylight reaching the Sullivan building and giving consideration to the view from the Sullivan.

V. Committee Deliberation

Ms. Stewart opened the meeting for Committee deliberation.

Mr. Wolf Saar commented that the gateway is visually well connected at the corner however he is concerned that the rain garden is a separator at the corner. He noted that the stair tower along Marion hides the view of the Marion entry from 12th Avenue and suggested thought be given to how the architecture and landscape could signal there was an entry. He commented about the internal location of the coffee shop and questioned how it will connect with the street activation. He encouraged more development of the mid-block connector to reinforce its prominence and to improve the accessibility of the entry and suggested revisions to the service entrance space will because the area seems to attract crime and opportunities for homeless shelters.

Ms. Stewart asked if there is a drawing that shows the space between Sullivan and the new building and requested to have it at the next meeting.

Mr. Mark Stoner asked about the materials that will be used for the building. Mr. Thomas noted that the primary materials include large panels that might resemble appearance of limestone, brick and, cast stone. Mr. Thomas also said that specific material selections have not yet been made. Mr. Stoner also voiced concerns about the separation of the corner by the storm water retention, and Mr. Thomas mentioned that the design team will take his comment into account. Mr. Stoner also asked about any thoughts of having portions of the first floor closer to the sidewalk

and Mr. Thomas mentioned that it is a question of the volume of the building and what is appropriate. He noted that they do not want to crowd the terrace area.

Mr. Bill Zosel commented about the challenge of getting a lot of activity on the 12th Avenue terrace and entries and what could be done to encourage students to use this entrance. He liked the activity introduced by the Maker Space at the corner.

Mr. Saar noted that although he initially questioned the building setback, he came to prefer the setback, because it offers relief from a large uninterrupted building wall along 12th Avenue. Mr. Saar commented that the best way to encourage use is to have an impressive entry scaled to an institutional building and not just another double door.

Ms. Stewart commented about the mass of the building and mentioned that the building when considered with Sullivan appears to cover the whole block, and she would like the design team to consider how to keep it from having a grim monolithic wall effect along the street.

Mr. David Arnesen asked about when will the project will be done. The anticipated start of construction will be June 2019, and the target opening will be in the fall of 2021.

Ms. Stewart asked if the Committee will be ready with new materials and drawings reflecting the committee comments by the February meeting date. Ms. Branigan confirmed that the University would like the next meeting to be on February 6th. She commented about getting a feedback on the further development of the 12th Avenue entry and possibly needing support from the Committee if a minor amendment is required.

VI. Adjournment

No further business being before the Committee, the meeting was adjourned.