

# **MAJOR INSTITUTIONS MASTER PLAN PROCESS**

## **SEATTLE UNIVERSITY MAJOR INSTITUTIONS MASTER PLAN CITIZENS ADVISORY COMMITTEE**

### **Final Report And Recommendations**

SUBMITTED TO:

City Council of the City of Seattle

Hearing Examiner for the City of Seattle

April 17, 2012

This report is produced pursuant to Seattle Municipal Code Section 23.69, and contains the findings and recommendations of the Major Institutions Master Plan Citizen's Advisory Committee for the Seattle University Master Planning Process.



**City of Seattle**  
**Seattle Department of Neighborhoods**  
Bernie Agor Matsuno, Director

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## **ACKNOWLEDGEMENTS**

### **Seattle University Citizens Advisory Committee Members**

**John Savo**, chair  
**Maria Barrientos**, member  
**Paul Chiles**, past member  
**Loyal Hanrahan**, member  
**Betsey Hunter**, past member  
**James Kirkpatrick**, member  
**Paul Kidder**, member  
**Betsey Michel**, member  
**Marcia Pederson**, member  
**Daren Redick**, past member  
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**Mark Stoner**, member  
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**Bill Zosel**, member

### **Seattle University**

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**Michael Kerns**, past ex-officio member

### **City of Seattle**

**Steve Sheppard**, ex-officio member, Department of  
Neighborhoods  
**Lisa Rutzick**, ex-officio member, Department of Planning  
and Development

**And all of those persons in our community  
who testified before the Committee and/or  
provided written reports and comments.**

# **SEATTLE UNIVERSITY MAJOR INSTITUTIONS CITIZENS ADVISORY COMMITTEE**

Seattle University Major  
Institutions Citizens  
Advisory Committee  
Members

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Lisa Rutzick – DPD  
Robert Schwartz – SU

April 17, 2012

Hearing Examiner for the City of Seattle

President, Seattle City Council

RE: Seattle University Citizen Advisory Committee Comments and Recommendations  
Concerning the Final Major Institution Master Plan for Seattle University.

Dear Hearing Examiner and City Council,

In accordance with SMC 23.69, the Seattle University Major Institutions Program Citizen's Advisory Committee (CAC) submits its comments and recommendations on the Major Institution Master Plan (MIMP) for Seattle University as outlined in the body of the report.

After Holding a total of 25 public meetings, and reviewing volumes of reports and letters both from those favoring the adoption of the Final Major Institutions Master Plan for Seattle University and those opposed to various specific elements of that plan the CAC recommends that the Final Major Institutions Master Plan for Seattle University should be adopted by the City of Seattle subject to the various provisions identified in recommendations 2 through 20 in section 2 of this report

The most significant of these recommendations relate to planned and potential development along 14th Avenue between Cherry and Marion Streets where Seattle University proposes various possible developments including the potential for an event center (area). Development in this area, and particularly the possible arena, elicited the most comment and greatest concerns.

Accordingly the CAC worked with Seattle University to develop a compromise. That compromise is reflected in the CAC's recommendations 8, 9, 14, and 15. These recommendations: 1) impose lower heights, bulks and scales; 2) require development of a plan for open space and location of open space on portions of the 1300 and 1313 E. Columbia sites; 3) specify that prior to any decision to move forward with a MUP for an event center that various studies and preliminary designs be developed in consultation with the CAC and with broad community participation including widely advertised public meetings; and 4) that changes to the provisions outlined in the plan related to these sites, and particularly the heights and setbacks, shall automatically be considered a major amendment to the plan.

While a majority of the Committee agreed with the plans treatment of properties fronting 14<sup>th</sup> Avenue, not all did, and a minority report laying out the reasons for their opposition and setting forth alternate recommendations is attached to this report.

Other important recommendations include:

- 1) Delineation of Standing Advisory Committee (SAC) Roles and Responsibilities (Recommendation 2);







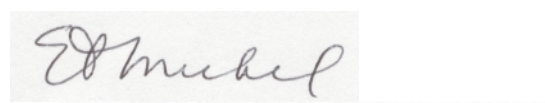


- 2) Provisions for recurring 5 year reviews of the plan (Recommendation 3);
- 3) Consideration of possible future vacation of all or a portion of 13th Avenue between Cherry and Columbia Streets.

Thank you for the opportunity to comment on this proposal. The CAC looks forward to our continued work with Seattle University, the Community members and City of Seattle Staff.

Sincerely



John Savo, Chairperson  
Seattle University  
Major Institutions Master Plan Citizen's Advisory Committee

Members, Seattle University Major Institutions Master Plan Citizen's Advisory Committee

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## Section I

### List of Recommendations

The following are the recommendations of the Seattle University Major Institutions Program Citizen's Advisory Committee (CAC).

**Recommendation 1** - That the Final Major Institutions Master Plan for Seattle University should be adopted by the City of Seattle.

**Recommendation 2** - Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4000 square feet or additions greater than 4000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee. The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

**Recommendation 3** – That five years after adoption of the Master Plan and every 5 years thereafter, Seattle University in cooperation with its SAC shall hold a public meeting to review its annual report and other information intended to illustrate the status of plan implementation. The meeting shall be widely advertised to the surrounding community and involve opportunity for public comment.

Advertisement of this meeting shall generally conform to the procedure of the Department of Neighborhoods shall include at a minimum: -

- a. Mailing to all property owners and residents within 600 feet of the MIOP boundary;
- b. Publication in the City Land Use Bulletin;
- c. E-mail notification to all those who have attended any meeting concerning this issue within the last five years
- d. E-mail notification to the presidents or designated representatives of all community Councils, Chambers of Commerce or other know neighborhood based organizations on the Department of Neighborhoods Community Contacts lists for the Central Area and First Hill Communities;
- e. Posting on the Department of Neighborhoods and Seattle University's web-sites.

**Recommendation 4** – The total amount and general distribution of proposed development on the Seattle University Campus should be approved as outlined in the proposed MIMP. All Associated FAR and lot coverage's proposed in the plan are similarly acceptable to the CAC.

**Recommendation 5**- That the boundary expansion as requested by Seattle University along Broadway be approved without additional conditions.

**Recommendation 6-** That the boundary expansion as requested by Seattle University at the northeast corner of 12<sup>th</sup> and E Marion, be approved on condition that the MIMP incorporate those restrictions in the Director's final report (Condition #44 and 45), that for the site located at the northeast corner of 12th Avenue and East Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those additional uses as follows

- “
- campus bookstore
  - child care facility
  - coffee shop
  - food service
  - fitness center
  - copy center
  - theater / performing arts
  - financial / banking centers
  - community meeting spaces
  - campus /community service centers\*\*
  - “art center” or “active nonprofit use”\*\*\*

“\*\*Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services.”

\*\*\* Active nonprofit use means one that would encourage public participation in events or programs such as the Central Area Forum for Arts and Ideas.

“Art center”, is a facility that is more than a single purpose gallery use

**Recommendation 7** - The proposed vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10<sup>th</sup> Avenue Right-of-way and the connecting alley south to E Cherry Street should be approved subject to the condition that neither application nor approval should be granted until such time as Seattle University has acquired ownership of all (or approval of all) properties accessed by this alley.

**Recommendation 8** - That in the event that development above the threshold of a ground level footprint of 75,000 square feet on 1313 E Columbia Street or 45,000 square feet on 1300 E. Columbia Street occurs, that Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for these two sites. Provision of open space on both of these spaces shall be a requirement of development and receive DPD approval of the plan.

**Recommendation 9** – Open space shall be required for both the 1300 and 1313 E. Columbia Street sites and provision of accessible open space at one site shall not relieve Seattle University from its obligation to provide open space at the other site.



**Recommendation 10** – 13<sup>th</sup> Avenue between E. Columbia and E. Cherry streets be redesigned with widened sidewalks and other features intended to foster a pedestrian character.

**Recommendation 11** - In the event that Seattle University determines that vacating all, or a portion of 13<sup>th</sup> Avenue between E Columbia and E. Cherry Streets for the provision of greater open space is warranted and desirable, that such a vacation be allowed without requiring a modification of the Seattle University Master Plan, and that that street designation as the location of planned open space in the published plan be considered sufficient plan reference to allow such a proposal to proceed through a separate street vacation process.

**Recommendation 12** – Maintenance of the 105 foot height limit for the majority of the Seattle University Campus west of 12<sup>th</sup> Avenue and the increases for heights along Broadway should be approved without conditions.

**Recommendation 13** – The Heights as proposed east of 12<sup>th</sup> Avenue in the Final Major Institutions Master Plan dated June 2011 should be approved with the exception of the 1300 and 1313 East Columbia sites, for which the University and the CAC agreed to specific significant reductions in height and additional ground and upper level setbacks.

**Recommendation 14** – Height limits and setbacks for 1300 and 1313 E. Columbia shall be as shown in updates to the Plan provided by both Seattle University and DPD and generally shall be:

For 1313 E. Columbia:

1) A ground level setback of 15 feet along 14<sup>th</sup> Avenue; 2) an upper level setback to a point 80 feet to the west of 14<sup>th</sup> Avenue within which no portion of the structure except those exempted from height limitations by Code may exceed an elevation of 328.01 feet; and 3) for the remainder of the site, no portion of the structure except those exempted from height limitations by Code may exceed an elevation of 345.14 feet.

For 1300 E. Columbia:

1) A setback of 15 feet along 14<sup>th</sup> Avenue and the north margin of the site; 2) a setback of 10 feet along 13<sup>th</sup> Avenue; and 3) a lower height limit of 337.35 feet in elevation and an upper height limit of 346.3 feet in elevation as established by DPD in the Report of the Director of DPD.

**Recommendation 15** - Any development that proposes to exceed the agreed-upon building envelope established for the 1313 East Columbia site or 1300 East Columbia site shall require a major amendment to the Master Plan

**Recommendation 16-** Prior to any decision by Seattle University to move forward with a MUP application for an Event Center, the following shall be required:

- 1) completion of site feasibility study including analysis of all alternative locations;
- 2) completion of a traffic analysis and site specific light, glare, and noise studies ;
- 3) completion of a preliminary design study including the potential building envelope as defined in the MIMP and illustrations of an actual conceptual design of the exterior of the building.
- 3) facilitation and hosting of at least one meeting with the wider community during which the preliminary outcomes of 1 through 3 above are presented and public comment taken. The meeting shall be widely advertised.

The Standing Advisory Committee shall be involved in the review of the scopes of work for each study, and shall review the studies at key points in their development. The completed studies, documentation of community comments received at the public meeting, and any Standing Advisory Committee comments or recommendations shall accompany any MUP application.

**Recommendation 17** - in the event that a decision is made to move to the MUP phase, and as part of any MUP or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases.

**Recommendation 18-** That for the boundary expansion areas on 13th Avenue along E. Marion street, that existing housing be maintained until such a time as the University identifies a specific use for the sites, and that priority for development on both sites be for residential use.

**Recommendation 19** – That, within the expansion areas, if any market rate or affordable housing units use are demolished or changed to major institution uses, the University must provide comparable replacement housing; and that construction of student housing (dormitories or other SU owned student housing) should not constitute replacement housing.

**Recommendation 20** – The Urban Design Strategies for 12<sup>th</sup> Avenue shown on pages 142 and 143 and the map identifying is acceptable and should be used as the template for future development along this street and considered during the review of any applications for permits to improve any Seattle University development along 12<sup>th</sup> Avenue. Seattle University should be encouraged to create street activating uses and retail wherever possible, including areas not now identified for such on page 141 of the plan, along 12<sup>th</sup> Avenue and particularly on blocks where existing buildings do not now include such uses.

**Recommendation 21** – That Seattle University shall involve the Standing Advisory Committee in the review of streetscape plans for both Madison Street and Broadway adjacent to its Campus.

## Section II **Specific Recommendations**

### Recommendation to Adopt the Final Master Plan

Seattle University is an important institution and asset to the City, the State and the region. The entire region benefits from the high quality education provided by the University. At its 36 public meetings, the CAC received many comments from persons living both in the immediate surrounding neighborhoods and the broader region attesting to their strong support for the mission of the University. Similarly, many people stated some concern with the size and location of expected new development, especially east of 12<sup>th</sup>. Seattle University expects to grow over the next 20 years and has proposed a Master Plan that will accommodate forecasted growth.

The size and scale of Seattle University is large in comparison to most of the development in the areas to its south, north and east. The bulk, height and scale of proposed development, particularly along the eastern boundary of the Campus, along with its concurrent traffic and transportation impacts will be real and undoubtedly noticeable to adjacent residents. The CAC received many comments from those living in the area immediately to the east of 14<sup>th</sup> Avenue who are concerned with these impacts. Some proposed that some additional development be allowed along 14<sup>th</sup> (1300 and 1313 E. Columbia sites) but at a lesser scale than proposed by Seattle University.

Generally the CAC operated from the following general goals and objectives:

- That the greatest height and intensity of development should occur on that portion of the campus west of 12<sup>th</sup> Avenue.
- That significant attention should be given to the design of the edges of the Campus with surrounding development and particularly to the streetscapes along 14<sup>th</sup> Avenue, 12<sup>th</sup> Avenue, E. Madison Street and Broadway;
- That the Campus maintains so far as possible the open and inviting environment.
- That greater open space be provided in that area east of 12<sup>th</sup> Avenue
- That Seattle University Development along al of 12<sup>th</sup> Avenue generally support the long-term objectives of the 12<sup>th</sup> Avenue Plan

After reviewing the plan, the CAC determined that the plan as proposed generally met these objectives and represented a reasonable trade-off between the needs to accommodate growth at Seattle University and promote the continued livability of the surrounding neighborhoods.. This is significant. The CAC wishes to recognize Seattle University's cooperation during the review of its plan. Almost all CAC recommendations and comments were addressed and the plan is in large part the product of a collaborative and highly productive partnership. The CAC therefore recommends:

<b>Recommendation 1</b> - That the Final Major Institutions Master Plan for Seattle University should be adopted by the City of Seattle.
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Nonetheless there are a few areas where minor changes are warranted. Most of the provisions of the Plan as currently proposed are endorsed by the CAC. These include:

- 1) MIO Boundaries;
- 2) Bulk and density standards,

- 3) Building demolitions, with the caveat that any future demolition of 1313 E. Columbia Street shall be subject to the requirements of the controls and incentives associated with its designation as an historic building (LPB 173/10 – Ordinance 123294);
- 4) General location of proposed new buildings;
- 5) Pedestrian access and circulation;
- 6) Parking quantity, location and access;
- 7) Building setbacks as modified to incorporate the proposed upper level setbacks for the 1300 and 1313 E. Columbia sites);
- 8) Lot coverage;
- 9) General open space on west of 12<sup>th</sup>; and
- 10) Design guidelines as amended per the Final Report of the Director of the Department of Planning And Development.

The following discussion and recommendations relate to areas where the CAC has either minor issues with specific elements of the plan or wishes additional clarification. The most significant changes to the plan as published relate to the 1300 and 1313 E. Columbia sites.

### **Formation of a CAC and Review of the Plan**

Under the provisions of the Major Institutions Code the Citizen’s Advisory Committee continues as a Standing Advisory Committee. The role of that committee is to: 1) Review an annual status report from the institutions detailing the progress the institution has made in achieving the goals and objectives of the master plan; 2) review any proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions (if any) should be imposed if it is minor; and 3) review and comment on any development under the plan that involves a discretionary decision and has a formal comment period as part of the MUP process.

The Advisory Committee concluded that in order to effectively review and comment on any development under the plan that the Standing Advisory Committee will require specific design guidelines upon which to base their reviews. In order to clarify this, DPD specified that “Any proposal for a structure greater than 4000 square feet shall be subject to formal review and comment by the Standing Advisory Committee”. Seattle University requested that this be changed to read “Any proposal for a new structure greater than 4000 square feet or additions greater than 4000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee”.

The CAC agrees with Seattle University and recommends that the wording of that recommendation be changed to reflect the Seattle University’s suggested wording.

Therefore the CAC recommends

**Recommendation 2** - Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4000 square feet or additions greater than 4000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee. The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

The CAC also noted that there is no longer a expiration date for the master Plan and that the plan will continue in effect until its development authority is exhausted or the University determines that they need further changes to the development standards or other restrictions incorporated into the plan. The CAC was concerned that there is some effective review of this and therefore recommended that there be a check-in and mini-review of the plan at a future date. The CAC concluded that such a review should be conducted every five years and therefore makes the following recommendation:

**Recommendation 3** – That five years after adoption of the Master Plan and every 5 years thereafter, Seattle University in cooperation with its SAC shall hold a public meeting to review its annual report and other information intended to illustrate the status of plan implementation. The meeting shall be widely advertised to the surrounding community and involve opportunity for public comment.

Advertisement of this meeting shall generally conform to the procedure of the Department of Neighborhoods shall include at a minimum: -

- a. Mailing to all property owners and residents within 600 feet of the MIOP boundary;
- b. Publication in the City Land Use Bulletin;
- c. E-mail notification to all those who have attended any meeting concerning this issue within the last five years
- d. E-mail notification to the presidents or designated representatives of all community Councils, Chambers of Commerce or other know neighborhood based organizations on the Department of Neighborhoods Community Contacts lists for the Central Area and First Hill Communities;
- e. Posting on the Department of Neighborhoods and Seattle University’s web-sites.

### Overall Level of Development

Seattle University has proposed approximately 2,145,000 square feet of new development over the life of the plan. Of these 1,220,000 square feet is part of planned or potential near term projects, and the remainder long-term. The CAC looked closely the overall amount and location of development and its proposed phasing.

In its initial review of development the CAC stated its strong recommendation that the greatest heights and amount of near-term development be west of 12<sup>th</sup> Avenue on the Central Campus. Seattle University complied with this recommendation and proposed that near term and planned development be about as follows:

	<b>West of 12<sup>th</sup> Avenue (Central Campus)</b>	<b>East of 12<sup>th</sup> Avenue</b>
<b>Planned Projects (Mostly authorized under the present plan)</b>	<b>261,000 gsf</b>	<b>330,000 gsf</b>
<b>Near Term Potential Projects</b>	<b>715,000 gsf</b>	<b>0 gfs</b>
<b>Total Near-Term Floor Area</b>	<b>976,000 gsf</b>	<b>330,000 gsf</b>

Long term possible development is split differently and reflects mostly the development of the 1313 E. Columbia Block. With this development included the overall numbers change with new development more evenly distributed

**Possible Long-term projects**  
**All Development**

<b>285,000 gsf</b>	<b>640,000 gsf</b>
<b>1,261,000 gsf</b>	<b>970,000 gsf</b>

280,000 square feet of the possible long-term development east of 12<sup>th</sup> avenue would be development on the 1313 E. Columbia block.

**Recommendation 4** – The total amount and general distribution of proposed development on the Seattle University Campus should be approved as outlined in the proposed MIMP. All Associated FAR and lot coverage’s proposed in the plan are similarly acceptable to the CAC.

**MIO Boundaries**

From the point of view of the Citizen’s Advisory Committee, one of the key elements of the MIO is the identification of boundaries beyond which the institution shall not expand. The establishment of this boundary is intended to give the surrounding neighbors and business owners a degree of certainty that the institution will not expand to force out other neighborhood business and residential uses. Therefore the CAC was very reluctant to accept boundary expansions.

Three boundary expansions were proposed by Seattle University. These were 1) along the east side of Broadway between E. Jefferson Street and mid-way between E Cherry and E Columbia Streets and 2) along the east side of 12<sup>th</sup> Avenue from E Marion to just north of E. Spring, and 3) along the west side of 13<sup>th</sup> Avenue from just north of E. Columbia to just north of E. Marion Streets. Expansion of the MIO boundary

Concerning the boundary expansion along the east side of Broadway

The CAC carefully considered this request and strongly endorses it. The expansion is in an area dominated by both Institutional and related medical uses. There appear to be relatively few negative impacts associated with this expansion. Therefore, the CAC makes the following recommendation:

**Recommendation 5-** That the boundary expansion as requested by Seattle University along Broadway be approved without additional conditions.

Concerning the boundary expansions along the east side of 12<sup>th</sup> and along the west side of 13<sup>th</sup> Avenue from just north of E. Columbia to just north of E. Marion Streets

These boundary expansions generated controversy within the CAC. Early in the process, SU proposed to expand the MIO for several blocks along 12<sup>th</sup> Avenue. The CAC strongly recommended to SU that they eliminate the boundary expansion along 12<sup>th</sup> Avenue. Seattle University considered this recommendation and agreed to reduce the scope of the request to eliminate all but one lot along 12<sup>th</sup> Avenue (at the northwest corner of 12<sup>th</sup> and E. Marion). Still, the CAC continued to be troubled by this expansion, and after failing to reach a majority position either way, deferred approval of the latter two boundary expansion requests.

Ultimately the CAC voted to support the amended boundary expansion. This vote was not unanimous and a minority of members still strongly opposes this decision. The CAC’s decision to support this expansion was also closely tied to two other issues: 1) housing replacement and 2) allowable uses along 12<sup>th</sup> Avenue (street activating uses.). Seattle University stated that the retention of the one lot along 12<sup>th</sup>

Avenue was for the purpose of controlling the nature of development at this key intersection. They stated that it was their long-term intention that this intersection be a major entry to the Campus and further agreed to pursue retail or retail like uses for this site.

**Recommendation 6-** That the boundary expansion as requested by Seattle University at the northeast corner of 12<sup>th</sup> and E Marion, be approved on condition that the MIMP incorporate those restrictions in the Director’s final report (Condition #44 and 45), that for the site located at the northeast corner of 12<sup>th</sup> Avenue and East Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12<sup>th</sup> Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those additional uses as follows

- “
- campus bookstore
  - child care facility
  - coffee shop
  - food service
  - fitness center
  - copy center
  - theater / performing arts
  - financial / banking centers
  - community meeting spaces
  - campus /community service centers\*\*”

“\*\*Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services.”

Note that the CAC opposes any further boundary expansions north along 12<sup>th</sup> Avenue.

### **Alley Vacations**

Seattle University has proposed one new alley vacation in their plan for the south portion of the alleyway between E. Columbia and E Cherry Street in that area where the boundary expansion is proposed. Seattle University presently owns the properties on the east side of the alley and only one on the west side (726 Broadway). The CAC recommended that this vacation only be pursued in the event that Seattle University gained ownership of all property abutting this possible vacation. Therefore the CAC recommends:

**Recommendation 7 -** The proposed vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10<sup>th</sup> Avenue Right-of-way and the connecting alley south to E Cherry Street should be approved subject to the condition that neither application nor approval should be granted until such time as Seattle University has acquired ownership of all (or approval of all) properties accessed by this alley.

### **Open Space Provisions**

The Seattle University campus presently is a pleasant oasis of plazas and open spaces, including three formal dedicated open spaces: Union Green, The Quad and St Ignatius plaza. The University proposes

to maintain much of this existing character. East of 12<sup>th</sup> the campus has a different general lay-out and feel. The street grid system imposes a regime that limits the University's options.

The CAC expressed its concern that greater attention be given to the provisions of open space east of 12<sup>th</sup>. Seattle University responded by identifying eight locations for open spaces east of 12<sup>th</sup> Avenue. Most of these spaces would be plazas associated with potential new development. One would be a possible re-design of that portion of 13<sup>th</sup> Avenue between E. Columbia and E. Cherry.

#### Concerning 1300 and 1313 E. Columbia

The greatest attention was given to open space at either 1313 and/or 1300 E. Columbia Street. CAC members strongly recommended that open space be included for these sites and that it be accessible to the public. Furthermore the CAC noted that the open space for 1300 E. Columbia was identified as "possible open space". Therefore the CAC recommends:

**Recommendation 8** - That in the event that development above the threshold of a ground level footprint of 75,000 square feet on 1313 E Columbia Street or 45,000 square feet on 1300 E. Columbia Street occurs, that Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for these two sites. Provision of open space on both of these spaces shall be a requirement of development and receive DPD approval of the plan.

**Recommendation 9** – Open space shall be required for both the 1300 and 1313 E. Columbia Street sites and provision of accessible open space at one site shall not relieve Seattle University from its obligation to provide open space at the other site.

#### Concerning 13<sup>th</sup> Avenue between E. Columbia and E. Cherry Street

The CAC strongly endorses provision of greater open space at this location. Early in the process the CAC identified this street as a possible location for a major open space and encouraged Seattle University to explore whether this street might be vacated and converted into an open plaza. The CAC still sees advantages to such a direction which might allow greater setbacks along 14<sup>th</sup> Adjacent to residences associated with development at the 1313 E. Columbia Site.

Seattle University continues its interest in this as a possible direction. However there are many factors that will affect such an effort. After initial discussions with the City, and considering possible utilities relocation needs, Seattle University determined that they would not include vacation of all or a portion of this street in the plan, at this time. Instead they indicated an interest in looking at a wider variety of possible actions including redevelopment under continued public ownership, or a full or partial vacation. A decision concerning which direction might be most desirable would await initial considerations of specific uses and design of those uses on adjacent lots. However, the Final Master Plan indicates that this is the location for "Planned Open Space". The CAC still believes that this should be done. At a minimum changes to the streetscape should be undertaken. Therefore the CAC makes the following recommendation:

**Recommendation 10** – 13<sup>th</sup> Avenue between E. Columbia and E. Cherry streets be redesigned with widened sidewalks and other features intended to foster a pedestrian character.

The CAC wishes to indicate that it would still be willing to consider recommending in favor of vacation of all or a portion of 13<sup>th</sup> Avenue at a future date and recommends that the lack of formal identification of



such a vacation in this plan should not preclude its consideration as a separate process at a later date. Therefore the CAC makes the following recommendation as a clarification of its intent:

**Recommendation 11** - In the event that Seattle University determines that vacating all, or a portion of 13th Avenue between E Columbia and E. Cherry Streets for the provision of greater open space is warranted and desirable, that such a vacation be allowed without requiring a modification of the Seattle University Master Plan, and that that street designation as the location of planned open space in the published plan be considered sufficient plan reference to allow such a proposal to proceed through a separate street vacation process.

### MIO Heights

Early in the process, the CAC recommended that the greatest height and development remain west of 12<sup>th</sup>. As with the amount of proposed development, Seattle University has generally complied with this recommendation. West of 12<sup>th</sup>, the MIO height limits would remain much as they are today. The majority of the area would continue at MIO 105. The exceptions would be those portions of the Central Campus along Broadway where heights would increase slightly from MIO 85 to MIO 90 and a small expansion of the MIO 160 area south to east Cherry Street. Therefore the CAC recommends

**Recommendation 12** – Maintenance of the 105 foot height limit for the majority of the Seattle University Campus west of 12<sup>th</sup> Avenue and the increases for heights along Broadway should be approved without conditions.

Seattle University is proposing height increases east of 12<sup>th</sup> Avenue. Presently this area is a mixture of MIO 50 and MIO 37. Height limits would be increased in several areas. Height limits would increase generally to MIO 65 with the two exceptions. One, the immediate area around Barkley and James Courts along 13<sup>th</sup> avenue and the east side of 13<sup>th</sup> Avenue near E. Marion Street which would remain at MIO 37. Two, the 1300 and 1313 E. Columbia sites would each be designated MIO 65 but conditioned to heights somewhat lower, in accordance with the CAC-approved building envelopes discussed in more detail below.

The latter sites caused the CAC and others the greatest difficulty, and subsequent to publication of the final proposed MIMP were the subject of exhaustive additional discussions and negotiating.

Therefore the CAC makes the following recommendation:

**Recommendation 13** – The Heights as proposed east of 12<sup>th</sup> Avenue in the Final Major Institutions Master Plan dated June 2011 should be approved with the exception of the 1300 and 1313 East Columbia sites, for which the University and the CAC agreed to specific significant reductions in height and additional ground and upper level setbacks.

The general transition to the low-density residential area east of 14<sup>th</sup> posed the greatest challenge to the CAC. The transitional relationship in height, bulk and scale here is great and the CAC devoted considerable time to this issue. In addition the possible use of the 1313 E. Columbia Site for a possible future event center (Arena and Auditorium) further exacerbated concerns.

After considerable discussion with the CAC and surrounding neighbors, SU proposed a series of additional ground and upper level setbacks and a height measurement technique to limit the height and bulk of the buildings, but retained the height limits as proposed in the plan. The CAC initially endorsed

this scheme. However, following publication and in light of continued dissatisfaction on the part of adjacent neighbors, the issue was generally re-opened for further discussion and negotiation.

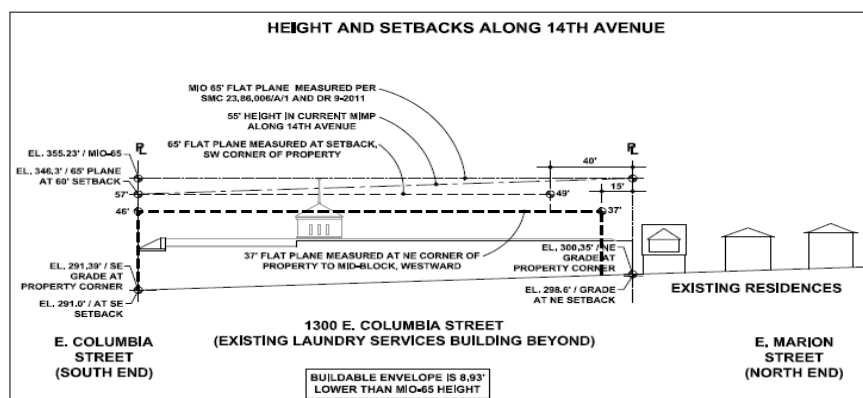
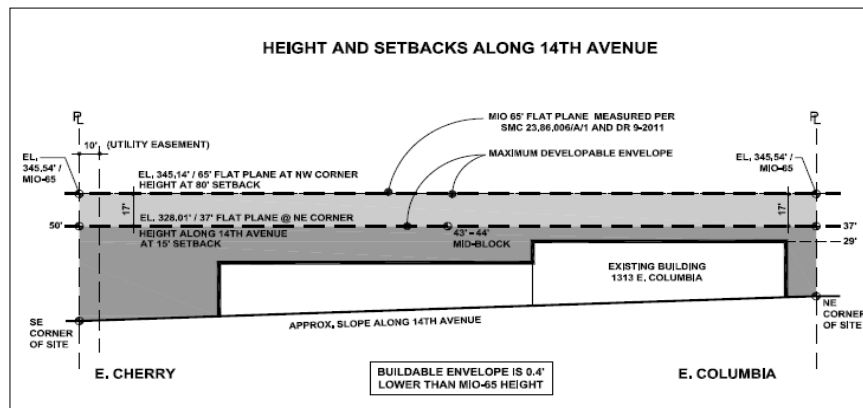
Neighbors suggested that the 1313 E. Columbia Site be split mid-block north south between 13<sup>th</sup> and 14<sup>th</sup> with those portions east of that line and fronting 14<sup>th</sup> Avenue limited to 37 feet in height. Seattle University ultimately proposed a building envelope that involved a 15-foot ground-level setback, an 80-foot upper-level setback, and height limits defined by the envelope and specified by elevation.

In October 2011, the CAC voted to endorse the additional changes in both setbacks and heights in the Seattle University. After significant discussions with the CAC, Seattle University also accepted these changes.

The compromise slightly reduces real building heights and significantly increases upper level setbacks both along 14<sup>th</sup> and at the north edge of the 1300 block adjacent. The portion of any structure on the 1313 E Columbia site fronting 14<sup>th</sup> would be limited in height to 37 feet above the grade at the northeast corner—an elevation of 328.01 feet above sea level (excluding those protrusions allowed by Code). In order to provide a more acceptable transition to the adjacent lower height and density development to the east, all portions of any structure above this plane must be set back 80 feet from 14<sup>th</sup> Avenue and not exceed an elevation of 345.14 feet, 0.4 feet shorter than would be allowed under the MIO-65 zoning.

On the 1300 E Columbia site, no portion (except permitted rooftop features) of any structure fronting 14<sup>th</sup> may exceed 337.35 feet in elevation. All portions of any structure above this plane must be set back 65 feet from 14<sup>th</sup> Avenue and not exceed 346.3 feet in elevation. These changes required careful modification to the proposal and are outlined in detail the Report of the Director of the Department of Planning and Development. The CAC endorses the proposal as contained in that document and the supporting drawings depicting the agreed-upon building envelopes.

Those measurements are shown in the following sections:



The details of this compromise are identified on page forty of the DPD Directors report and the CAC endorses them. Therefore the CAC makes the following recommendation

**Recommendation 14** – Height limits and setbacks for 1300 and 1313 E. Columbia shall be as shown in updates to the Plan provided by both Seattle University and DPD and generally shall be:

For 1313 E. Columbia:

1) A ground level setback of 15 feet along 14<sup>th</sup> Avenue; 2) an upper level setback to a point 80 feet to the west of 14<sup>th</sup> Avenue within which no portion of the structure except those exempted from height limitations by Code may exceed an elevation of 328.01 feet; and 3) for the remainder of the site, no portion of the structure except those exempted from height limitations by Code may exceed an elevation of 345.14 feet.

For 1300 E. Columbia:

1) A setback of 15 feet along 14<sup>th</sup> Avenue and the north margin of the site; 2) a setback of 10 feet along 13<sup>th</sup> Avenue; and 3) a lower height limit of 337.35 feet in elevation and an upper height limit of 346.3 feet in elevation as established by DPD in the Report of the Director of DPD.

The DPD director's report states that "Given the sensitive boundary edge and transitional nature of these two sites, any development that proposes to exceed the height limit established for the 1313 East Columbia site ...or 1300 East Columbia site shall require a major amendment in accordance with SMC 23.69.035." The CAC formally proposed this requirement and therefore recommends:

**Recommendation 15** - Any development that proposes to exceed the agreed-upon building envelope established for the 1313 East Columbia site or 1300 East Columbia site shall require a major amendment to the Master Plan

### **Special Provisions related to the Approval of Development on the 1300 and 1313 East Columbia Sites**

No issue in the proposed Master Plan generated more controversy and public comment than the increases in height and possible new development identification for the 1300 and 1313 E. Columbia Sites. Three possible uses were identified for the 1313 E. and 1300 Columbia sites including for possible Construction of an "Event Center". While all three uses raised some concerns, the Event Center clearly elicited the most. This facility was identified as a venue for sports events, assemblies and other activities that might draw significant attendance. Concerns ranged from aesthetics to traffic impact and effects upon the Historic building at 1313E. Columbia.

Given the exceedingly sensitive nature of development on either of these sites and their location adjacent to or across the street from lower density residential development, the CAC devoted considerable time evaluating the possible impacts of all three uses. Initial proposals included consideration of other sites for the Event Center and principally the Logan Field site. Ultimately after considerable discussion with Seattle University Staff and Consultants concerning restrictions on lot configurations that limited consideration of other sites, and long discussions concerning heights the CAC agreed to set the setback, height, and open space requirements as outlined above. These changes significantly reduce the building envelopes available for any development on the sites and would grant adjacent owner significant relief from light glare and shadowing associated with any new development.

With these conditions in place, development on 1313 E. Columbia site, and by implication on 1300 E. Columbia if it should be acquired in the future by Seattle University) was considered acceptable.

However, concern remained. In early drafts of the Director's report, these concerns led to proposals that use of either site for an event center should not be approved in this plan, essentially forcing Seattle University to develop a new plan in the event that it determined that the Event Center use would go forward. The CAC considered this and determined that such a provision would impose an undue hardship on the University. Instead the CAC proposed that there be a separate evaluation undertaken prior to the application for a MUP.

**Recommendation 16-** Prior to any decision by Seattle University to move forward with a MUP application for an Event Center, the following shall be required:

- 1) completion of site feasibility study including analysis of all alternative locations;
- 2) completion of a traffic analysis and site specific light, glare, and noise studies ;
- 3) completion of a preliminary design study including the potential building envelope as defined in the MIMP and illustrations of an actual conceptual design of the exterior of the building.
- 3) facilitation and hosting of at least one meeting with the wider community during which the preliminary outcomes of 1 through 3 above are presented and public comment taken. The meeting shall be widely advertised.

The Standing Advisory Committee shall be involved in the review of the scopes of work for each study, and shall review the studies at key points in their development. The completed studies, documentation of community comments received at the public meeting, and any Standing Advisory Committee comments or recommendations shall accompany any MUP application.

**Recommendation 17** - in the event that a decision is made to move to the MUP phase, and as part of any MUP or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases.

## **Housing Replacement**

While Seattle University is currently anticipating little displacement of existing housing, the CAC remains committed to maintaining the overall City and Neighborhood housing stock. There are two areas of concern for the CAC: 1) retention of housing on the west side of 13<sup>th</sup> Avenue south of E. Madison Street (boundary expansion area) and 2) replacement of any lost housing with housing of a similar type.

It is City policy a. "to encourage preservation of housing opportunities, especially for low income persons, and to ensure that persons displaced by redevelopment are relocated." and b. "proponents of projects shall disclose the on-site and off-site impacts of proposed projects upon housing, with particular attention to low-income housing."

The proposed boundary expansion on 13<sup>th</sup> Avenue south of E. Marion includes at least 18 units of existing housing. Seattle University has indicated that it has no immediate plans for this area and the MIMP does not identify any of the expansion areas as development sites. In addition, the proposed boundary expansion on 13<sup>th</sup> Ave. north of E. Marion includes undeveloped lots with a zoned capacity for

at least 8 additional housing units. The CAC prefers that this area remain in residential use and therefore recommends:

**Recommendation 18**– That for the boundary expansion areas on 13th Avenue along E. Marion street, that existing housing be maintained until such a time as the University identifies a specific use for the sites, and that priority for development on both sites be for residential use.

Seattle University proposed that any housing replacement requirement apply only to the demolition of structures with residential use or change of use of those structures to non-residential major institution uses. They further proposed that construction of 4 beds for student housing be considered comparable replacement for loss of one market-rate dwelling unit. The CAC considered this request and determined that: 1) any loss of private housing displaced by institutional use, including construction of student housing, should require replacement in kind; and 2) that construction of student housing (dormitories' or other SU owned student housing) should not constitute replacement housing for lost Market rate or affordable private housing. The CAC would hope that such could be within a reasonable distance of the Seattle University Campus.

Therefore the CAC recommends:

**Recommendation 19** – That, within the expansion areas, if any market rate or affordable housing units use are demolished or changed to major institution uses, the University must provide comparable replacement housing; and that construction of student housing (dormitories or other SU owned student housing) should not constitute replacement housing.

### **Street Front and Campus Edge Improvement**

Treatment of the Campus edges was a major concern to the CAC. Seattle University has done a good job designing new buildings along it edges and particularly along 12<sup>th</sup> Avenue. This was not always the case in the past and the CAC commends SU both for the dramatic change that this represents in its view of and cooperation with the surrounding neighborhood. Seattle University proposes to continue this and included detailed Urban Design Strategies for 12<sup>th</sup> Avenue (essentially a conceptual streetscape design plan). The CAC endorses this plan. The CAC noted that the Urban Design Strategies for 12<sup>th</sup> Avenue identified most of the street frontage for University Retail and Street Activating uses.

DPD proposed to add a provision extending this commitment to all properties subject to that plan and further stated that restrictions on the proportion of street frontage dedicated to public safety, human services and other office uses should apply to all areas not just pedestrian zones. Seattle University objected to both provisions. The CAC determined that it would advocate a middle ground on this issue and therefore recommends:

**Recommendation 20** – The Urban Design Strategies for 12<sup>th</sup> Avenue shown on pages 142 and 143 and the map identifying is acceptable and should be used as the template for future development along this street and considered during the review of any applications for permits to improve any Seattle University development along 12<sup>th</sup> Avenue. Seattle University should be encouraged to create street activating uses and retail wherever possible, including areas not now identified for such on page 141 of the plan, along 12<sup>th</sup> Avenue and particularly on blocks where existing buildings do not now include such uses.

The CAC recommended that similar plans should be done for E. Madison Street from 12<sup>th</sup> Avenue to Broadway and Broadway from Madison Street and Jefferson Street. Seattle University noted that they do not own properties on both sides of these streets. The CAC agreed that SU should not be required to design special streetscape plans for adjacent private properties not owned by them.

DPD also agreed and proposed that conceptual streetscape plans also be done for Madison and Broadway. The recommendation specifically states that

*Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.*

*The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.*

*Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.*

The CAC concurs with this recommendation but also recommends the following:

**Recommendation 21** – That Seattle University shall involve the Standing Advisory Committee in the review of streetscape plans for both Madison Street and Broadway adjacent to its Campus.

The Seattle University Major Institution Master Plan should be amended to include a package of pedestrian streetscape improvements along 13<sup>th</sup> Avenue between Cherry and Marion, and possibly along 14<sup>th</sup> Ave between Cherry and the north boundary of the MIO mid-block between E. Columbia and E Marion Streets, and to include urban design strategies and community context evaluations similar to that completed for 12<sup>th</sup> Avenue for both Madison Street and Broadway

## Section III Public Comments Received

From: "David Neth"

6/10/2009 7:05 AM

Subject: Seattle U. Master Plan

Though I have spoken at the public meetings, I would like to formally voice my objections to a number of Seattle University's master plan items.

Most notably as a resident of 14th Ave, mid block between E. Cherry and E. Columbia I face the former Pepsi Cola plant that Seattle U. is currently renovating. This building is only approximately 32 feet high on the side facing my home at 726 14th. To allow Seattle U, the unencumbered right to raise the height to 65 feet, double what it is, is totally out of proportion to the residential hillside it faces. That amount of height would make facing homes feel they are in a fishbowl. One of their other possible options they have shown for the future use of this site is a 5,000 seat sports stadium! We could be facing a 65 foot mostly blank stadium wall. Either way it is not an attractive option if you were living in one of the 100 year old homes that make up a good portion of our neighborhood facing Seattle University. A height variance for them to 65 feet would also mean a huge loss of natural streetlight in the afternoons, and a significantly earlier sunset for me every day for the rest of my life. There would also be a significant noise effect that a building that tall will create as the increased traffic noise on 14th Ave. reflects off the block long wall into the neighboring homes. This would of course be equally true of the next block to the north which they don't even own and yet they have added it to their footprint. Without even owning the property they are asking the city to give them a 65' height exemption there .also.

It has been pointed out in the meetings that Seattle U. does not build to their height maximums on their campus but yet they want to have the right to do it up against our neighborhood. When combined with their other requests for out-lying height increases in this plan, and coupled with their expanding footprint, where is the protection for the community? Instead of a taller central core with gradients out into the community, they are basically proposing to keep their lower central campus open and foist their height onto the outlying communities at their edges. This is 100% the opposite of what it should be, especially for an in-city university that purports to be all about 'community'!

It is my understanding from a recent Seattle Times article by Sharon Sutton that major institutions do not even have to go through design review any longer in ways that private projects do. Instead they are 'advised' by a citizens advisory committee which has only token say and no teeth. That prospect, coupled with inappropriate height allowances is not acceptable, especially from an institution which has repeatedly broken its promises to our community in my 25 years living here. I would be happy to expand on their lack of community ethics over the years.

I do not think Seattle University should be granted the right to further expand into our neighborhood. If they build up to their allowable heights on their existing campus and then want to have lower impact buildings as an expansion option into our neighborhoods I would support that. To give them carte blanche on properties they don't know what they need them for and in some cases don't even own, is totally inappropriate.

Sincerely,

David Neth,

---

From: Daniel Mihalyo

6/10/200

Hello Steve and Lisa,

First, thank you for taking the time to gather and forward the neighborhood input on the new SU MIMP.

I couldn't come to the SU CAC Draft MIMP meeting immediately at 5pm last week due to my work schedule and when I did arrive to the building at 5:45, the person at the front desk assured me that there was no SU MIMP meeting taking place in the building. There was no sign posted for latecomers nobody stationed to help latecomers find their way. After 15 minutes worth of dead end phone calls to Campus security, I finally noticed a neighbor come down the hall who directed me to the correct meeting room, much to the embarrassment of the student security personnel. By this time I had of course already missed the narrow chance for public comment.

I would like it go on record that the Draft MIMP was only ready a week before the meeting which is far too short a time for the public to review this complex document. One which, I might add, will have a large impact on all the immediate neighbors. Moreover, it was only available electronically 2 days before the meeting. This seems to me designed to exclude public opinion. Additionally, to hold the public comment only between 5:15 to 5:30 makes it impossible for anyone who happened to be commuting from work to make it on time. This accelerated review process is far from inclusive and I would expect 10 see at least 2-3 weeks for review of the documents at a minimum and time to notify the neighbors of what impacts are coming down the pipeline that I'm sure they know nothing about. Nobody on my block (15th Avenue) had any knowledge of the is meeting, much less the existence of a Draft MIMP Document.

Scandalous really. Who is setting this aggressive schedule?

In the meantime, please see *my* attached public comment letter on the Draft MIMP.

Thank you,

Daniel Mihalyo

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From: Mary Pat DiLeva

Date: 6/9/2009

Subject: DRAFT MIMP & DEIS Comments/Priorities

Page 101 : Proposed Building Heights

Maintain current height limits east of 12th Avenue, including the existing MID 37' and MIO 50'.

Page 105 Proposed Boundary Expansion

Maintain existing boundaries of the MIMP east of 12th.

Page 10 : Proposed Building Heights

Preserve existing housing opportunities, especially low income housing, within the existing MIMP (this relates to properties on James Court, Barclay Court and 13th.

All three of these priorities are reinforced by the Seattle Municipal Code that states: SMC 23.69.002E The Seattle Municipal Code: "Discourage the expansion of established major institution boundaries .. encourage the concentration of Major Institution Development on existing campuses."

This implies directly that the institution should build "up" within their boundaries and maximize the use of its existing envelope.



Further the intent of the CAC and the MIMP is to create mutual benefit between the neighborhood and the institution such that both flourish. The increased height proposal along 13th Avenue, 14th Avenue, James Court and Barclay Court are detrimental to the residential character of the neighborhood. In particular, a 65' height limit would detrimentally affect the quality of life of residents of 14th Avenue, 15th Avenue and 16th Avenue, placing them in a canyon. It would also likely spell the deathnel for existing housing on James Court and Barclay Court. These statements were made repeatedly at the public hearing on the DEIS.

Further, it is City policy" to encourage preservation of housing opportunities, especially low income persons, and to ensure that persons displaced by redevelopment are relocated" and " proponents of projects shall disclose the on-site and off-site impacts of proposed projects on housing, with particular attention to low income housing."

Mary Pat Dileva

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From: Flo & John Shaw

Subject: Objection to increased height limit for Seattle University on 14th Avenue

June 9, 2009

Dear Ms. Rutzick and Mr. Sheppard:

Due to prior commitments, we were unable to attend the June 3 meeting regarding the Draft Environment Impact Statement for the Seattle University Major Institution Master Plan.

We wish to take this opportunity to make our very strong objections to the request for the increased height limit along the west side of 14<sup>th</sup> Avenue between E. Cherry Street and E. Marion Street. We live on 14<sup>th</sup> Avenue between E. Columbia and E. Marion, directly across the street from the hospital laundry parking lot.

65 foot high buildin9s - six stories - are completely out of character with the immediately adjacent neighbors. There are houses on the same block as the hospital laundry, two stories high, all at least 100 years old. Our side of the street is all historical houses (Street of Dreams in 1901 ), 108 years old, and just two stories tall.

6 story high buildings would loom, dominate over everything in the area. Even 12th Avenue, a commercial street, is built only up to 4 stories on the side leading into the neighborhood, south of Madison. 13th Avenue goes up to only 3 stories in this area.

6 story high buildings would reflect street noise back to us and all the neighbors on the street. 6 story high buildings would block the western sun for us. 6 story high buildings would turn half of 14<sup>th</sup> Avenue into a canyon. Our property's value would be reduced substantially by such high buildings.

We have lived here for 26 years, and admire many of the new buildings on the SU campus. But creeping out into the residential neighborhood with enormous edifices is an Invasion. We call on DPD to keep the height limit on 14th Avenue at the existing 37 feet. There should also be a substantial setback with greenery to avoid creating a blank wall right along the sidewalk. They can build something attractive like the Kokoffi Apartments on 13th and E. Columbia.

We have heard a rumor that SU plans to possibly build a sports stadium on 14th between Marion and Columbia, or Columbia and Cherry. That would be a disaster to the residential quality of the neighborhood, with intolerable noise and lights along with the excessive height, and we call on DPD to prevent it

Sincerely yours,

Flo t and John Shaw

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From: Jordan Heitzman

Date: 6/10/2009 7:37 AM

Subject: Fwd: Fw: Seattle U. Master Plan

(Editor's note: In response to the previous letter from David Neth)

I concur.

The idea of being walled into my home is not a very appealing idea. I do understand that there is a need for growth but it needs to be sensible. I do not foresee my neighborhood homes being torn down for the redevelopment to taller structures within 25 years. Therefore, I feel it wrong to endorse such a height. I would be willing for some height growth but not double what the building currently is.

I do want to take a minute to say thank you to all who put on the meeting last week. I was glad that I was allowed to voice my concerns.

Sincerely,

Jordan B. Heitzman

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From: Denise Burnside

Date: 6/10/2009

Subject: Fwd: Few: Seattle U. Master Plan - I CONCUR!

(Editor's note: In response to the previous letter from David Neth)

I concur with David.

As his neighbor, and home owner at 728 14th Ave for eleven years, I do not support a 65' height exemption for our neighborhood.

Sincerely,

Denise Maupin Burnside

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8.26.11

To the Department of Neighborhoods:

We are writing to object to the proposed height increases Seattle University is seeking on 14th Ave between Cherry and Marion. Myself, my wife and my 5 year old daughter live on 14th Ave near Columbia. The proposed height increases would have a dramatic affect on the amount of sun we get on our property and would send a statement that Seattle U is in fact not concerned about the well being of it's immediate neighbors. We desire to have a good relationship with Seattle U. and want to hold them accountable to having a good relationship with us. We deal with traffic, litter, loud parties and other bothersome affects of Seattle U. The increased height would greatly reduce the amount of sun we get on our property and make our home a much less desirable place to live. Seattle U. needs to build within the constraints set in place and build higher towards the middle of their campus and keep the out skirts of their campus open to the community. We need to share our neighborhood. We all make sacrifices. They need to make theirs.

Thank you,

Michelle, and Maysun Dawahare

808 14th

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Dear Steve Sheppard,

I am a homeowner at 816 – 14th Ave, Seattle 98122. It's recently been brought to my attention that there is a Seattle University expansion that would allow an increased building height on this block. The building in question is directly across the street from my home.

There are several concerns I have with the increased height. The line of sight will greatly affect the neighborhood feel of this area. In the last few years, the expansions of Seattle University have been very positive with updates seeming to be in line with the existing structures and creating a cleaner and more pleasing street experience while walking around. If a taller building were put in place of the existing structure on 14th avenue, this would be out of context with the height of buildings in the neighborhood and affect the pleasant experience of strolling in this area. Lessening the appeal of the neighborhood also brings down the real estate value of these homes.

Our homes on this block would be directly negatively impacted by a height increase. We enjoy an established garden with a wide spectrum of sunlight coming from that western side of the house. A tall building across the street would prevent gardening at the houses on this side of the street. We all also enjoy time on our front porches watching the sunsets. This experience would be taken away by the addition of a tall building looming across from our homes.

I feel it's important for you to realize how a taller building on this block would negatively affect quality of life for the people living here. Please respect the zoning laws of this area and not expand the height of the building on this block of 14th Ave

Respectfully,

---

Sandy Glaze  
816 – 14th Ave  
Seattle, WA 98122  
206-419-2148

Dear Seattle U committee,

We have been resident homeowners across from the proposed development sight of 1313 Columbia for six years now. Our home is located at the NE corner of the development at 800 14th Ave (corner of 14th and Columbia).

One of the highlights of purchasing our home back in 2005 was the fact that it was a fixer in an up and coming area and work was literally 6 blocks down the street on Pine street. The view of the city and My Rainer was also a great selling point. Although the two buildings in front of our home were less than attractive.... they were occupied during the day and were zoned only for their current approximate 37' limit.

In the time we have lived in our home we have invested more than 100K in renovations and are currently weathering a dramatic downturn in the economy that is not looking great these days with the stock market ect. We can no longer see Mt Rainier because of a parking lot that was erected by Providence hospital. Now we have to lose our cityscape and privacy to the new development at 1313 Columbia.

Being in the city it is understandable that there will be urban growth (which should in theory increase the value of our home) but instead our home keeps decreasing in value and our taxes seem to stay virtually the same.

It is my understanding that developers get a substantial tax break from the city for building to the new increased six-story limit, but the homeowners that are directly impacted receive nothing.

We are constantly keeping up our houses ,cleaning the neighborhood streets, up- keeping the grass and sidewalks and looking out for crime. Meanwhile our parking tickets keep piling up because we cannot park on the street for more than 72 hours (if we are able to find parking at all to even bring in our groceries). We are able to get a zone permit, but it is overcrowded to say the least.

I would like to see Seattle University propose a plan for their respected neighboring homeowners who will be directly impacted by the future development. In this plan we need to be compensated for first and foremost our lack of our skyline and city views, lack of privacy, lack of light, parking and external property upkeep such as sidewalk clean up and landscaping, graffiti loitering and littering. The proposal from Seattle University will bring absolutely “nothing positive” to the homeowners directly impacted such as ourselves.

Our hope is that Seattle University can use some of the other properties they own towards Jefferson and 12th Ave to build a new 6 story building that would not affect any homeowners as it is currently industrial and at six stories already. For Seattle University to move forward with this development is a clear a blatant unapreciation of their neighboring homes that have existed for over

100 years and are well kept up with working professionals and supporters of the community. It is very Un-neighborly to disregard us and push forward with an agenda that only benefits Seattle University. We don't get tax breaks, our homes will decrease in value and we will all suffer from lack of light, increased noise and no views at all for over two blocks except for 6 stories of unidentified Seattle University student housing sports facilities bookstores ect. The neighborhood will start to look like University of Washington where all the houses are run down because transient students are moving in and out every quarter.

I always thought of Seattle University as a more “upscale” facility that cares about their landscapes and neighboring homeowners. This proposal feels like a corporate giant is railroading one of the nicest oldest streets on Capitol Hill. Please regard us when moving forward, as we are not in favor at all.

Thank you,

Bianca Brookman  
Caroline Davenport

---

Flo and John Shaw  
810 - 14th Avenue  
Seattle, Washington 98122  
home: 206-324-6704  
September 1, 2011

Steve Sheppard,  
Department of Neighborhoods,  
City of Seattle  
P.O. Box 94649

Seattle, Washington 98104-1863

Dear Mr. Sheppard:

I wish this letter to be part of the record of comments on Seattle University's proposed Major Institution Master Plan, to be considered by the Hearing Examiner. My comments are in two areas: the impact to my home and neighborhood, and apparent violations of Seattle Municipal Code regarding increases to height limits.

My family's home is 810 – 14th Avenue, between E. Columbia and E. Marion Streets. We live directly across the street from the Hospital Laundry, which Seattle University has incorporated within its institutional boundaries, and

for which Seattle University is asking that they (and only they) be granted an increased height limit, from the current 37' to 55' plus 15' of mechanical equipment.

My home of 26 years and my neighborhood would be severely, negatively impacted by this increased height, and I ask the City of Seattle not to grant it.

Here are quotes from SU's Final Major Institution Master Plan, issued this summer:

The university will seek to improve the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community. - Seattle University - FINAL Major Institution Master Plan ix

The purpose of the Seattle University MIMP is to further the University mission, goals, and priorities and to work with the community to develop a plan that supports growth of the university while enhancing the neighborhood. Seattle University - FINAL Major Institution Master Plan 19 (my underline)

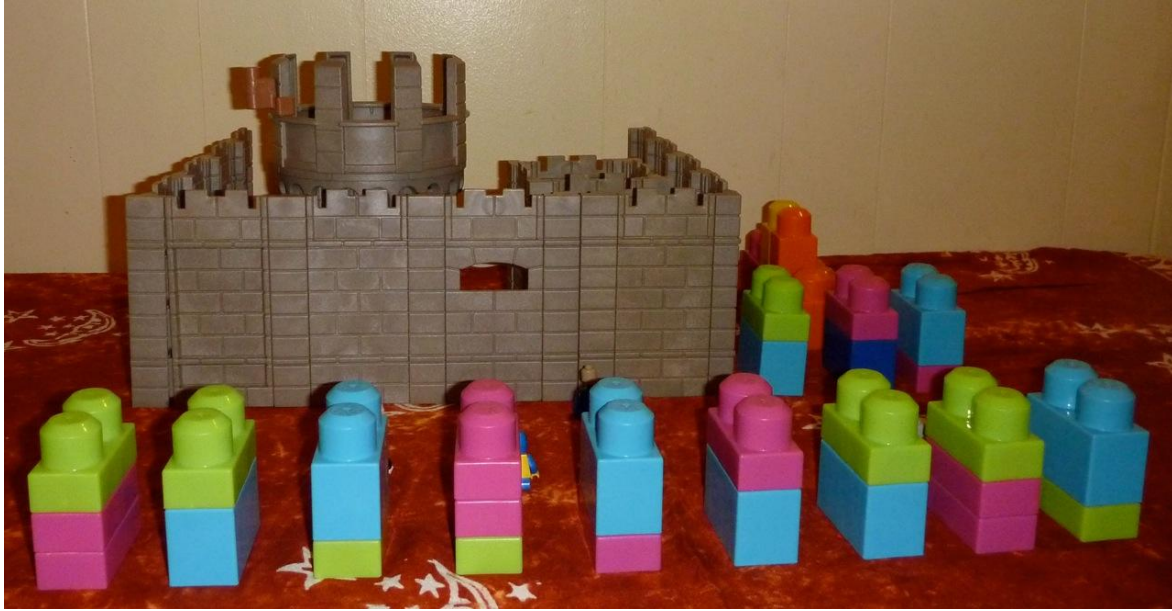
Per SMC 23.69.025, the intent of a Major Institution Master Plan is to balance the needs of the institution to develop facilities for the provision of educational services with the need to minimize the impact of institutional development on surrounding neighborhoods. Seattle University - FINAL Major Institution Master Plan 20 (my underline)

...an outward-facing campus perimeter that is inviting to neighbors - Seattle University - FINAL Major Institution Master Plan 20

What Seattle University wishes to do, by building 55'+ high across the street from us, and 65'+ the next block south, contradicts all of the above statements in their plan. Building to that height in front and next to blocks of 1 - 2 story houses which are over 100 years old, is not integration, a positive interface, enhancing the neighborhood, a minimal impact, or inviting to the neighbors. It is the opposite. It is a looming wall, a fortress against the neighborhood.

There is a great deal of land in the interior of the campus which SU could use to fulfill their desires for expansion. The campus topography should look like a mountain – higher in the middle, tapering down to existing neighborhood heights. Instead, what they propose on their east edge is a bowl, with a nice garden in the middle, and buildings increasing in height as they go east, planting a wall in front of our houses. A building of 55' will block much of what little sunshine my house gets, especially during the winter when it is precious. I would lose hours of sunlight each day. My western facing garden (my only garden space) would wither. A six story building will wall off all of the campus, and our block's visual connection to First Hill and downtown.

Below is a visual aid I constructed to demonstrate the impact of the disparity in height and size. I used materials at hand (underfoot, really – thanks, kids!), but the proportions are accurate and illustrative. The colored Duplos are the existing houses, two stories tall. The Playmobil castle is a building of the proposed new height. The Lego figures are supposed to be people standing – I don't have figures small enough so I sat these down. You get the idea.



3



If you look at the height limits from the vantage point of the sidewalk in front of my house, and from my yard, and windows on both floors, you see the same thing: a huge, high wall blocking sun and sky, dwarfing all neighboring structures and living space. Here are photos I took of balloons tied to 55 feet of string, 40 feet back from the property line to account for the two proposed setbacks. Look at where that building\ would rise to (plus mechanical equipment on the roof). It's grossly out of proportion with the existing neighborhood on all sides.

From the sidewalk in front of my house:



From my front yard:





37 feet, the current height limit, is reasonable, and though higher than our houses, not exceedingly so. And it's the limit in place when I bought my house, the limit that I expected Seattle University to build to one day, when they acquire the property. I don't think its right for a major, wealthy institution to be able to get zoning changed – for itself only, by the way - to shadow us with its backside. We residents on 14<sup>th</sup> Avenue are people committed to and invested in the neighborhood for decades already, and will remain so for many years to come.

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I read the relevant Seattle Municipal Code, 23.34.124, regarding height criteria for Major Institution Overlay districts. It appears that the requested up zone of the height limit violates several sections:

1. Increases to height limits may be considered where it is desirable to limit MIO district boundary by expansion.

Seattle University has expanded its district boundary once already, when it included the blocks on 14th in contention. It proposes to expand further in this new MIMP. It doesn't appear that the height increase is replacing any expansion.

2. Height limits at the district boundary shall be compatible with those in the adjacent areas.

Clearly, an up zone to 55 – 65' is not compatible with adjacent areas on 14th Avenue, E. Marion Street, and 13th Avenue, which have nothing but 1 – 2 story houses & a couple 3 story apartment buildings.

3. Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay district is significantly higher than permitted in areas adjoining the major institution campus.

55 – 65' is not transitional. Putting 6 – 7 stories directly next to and across from 1 – 2 stories are abrupt and invasive.



5. Obstruction of public scenic or landmark views to, from or across a major institution campus should be avoided where possible.

55 – 65' buildings on 14th Avenue would completely block public scenic views across the campus. They would block all of First Hill, downtown, and sunsets.

hope that my and my neighbor's expressions of our experience living on and near 14<sup>th</sup> Avenue will persuade the City of Seattle to disallow the height increase Seattle University is requesting along 14th Avenue between E. Cherry Street and E. Marion Street. I hope further that you will see their request contradicts Seattle Municipal Code, and must be rejected on those grounds.

Sincerely yours,

Flo

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Dear Steve Sheppard,

I'm a homeowner at 816 14<sup>th</sup> Avenue in Seattle, just one block from where Seattle University would like to expand their campus with a 65 foot tall building. This crosses the line of the university fitting in with the community that surrounds it, and would lead to the campus encroaching on the homes of the residents here. Zoning laws exist for this very reason and should not be ignored. There has been a lot of great progress over the last few years in improving the neighborhood between 12<sup>th</sup> and 14<sup>th</sup> including wonderful new businesses, a lot of University improvements, and some new and updated homes. And we welcome the park coming in on 12<sup>th</sup>. These are all great improvements within the boundaries of the neighborhoods zoning that benefit everyone. The precedent to violate the neighborhoods zoning regulations should not be allowed.

The Microsoft Campus in Redmond is a fine example of how a corporate or University campus can grow and flourish while staying within the parameters of zoning for the area. No building on the campus is more than three stories. As a result you can drive anywhere through Redmond and enjoy beautiful views of the evergreens and see all the way to rainier. I used to live in an apartment across from the campus on 40<sup>th</sup> street and from my balcony on the second floor the fact that the world's largest software company was headquartered a block away wasn't apparent; unless you were on the campus or driving in front of it, you have no idea it is there.

Thank you for taking the time to hear my opinion.

Regards,

Steve Lombardi  
816 14<sup>th</sup> Ave  
206-618-2789

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August 28<sup>th</sup>, 2011

Dear Neighborhood Committee

Hello, my name is Howard Lev, and I have owned and lived in my home at 832 14<sup>th</sup> Ave.

(SE corner of 14<sup>th</sup> & Marion) for over 21 years. Worth noting, all of the 2 + blocks of homes between 14 & 15<sup>th</sup> and Marion & Columbia, was an original Street of Dreams built between 1903-1907 by 2 brothers. These blocks feature an extra-wide alley in the back that was a conscious attempt to help create community by allowing all the neighbors to see every other house in the neighborhood from the back doors. In the front of our homes, porches

were lined up so one could see all the other porches on the block while standing on one's own porch. This conscious architectural planning also reinforced neighborhood community. And it happens, myself and several of my neighbors on my block (14<sup>th</sup> Ave. from Marion to Columbia) have children and not coincidentally, they all befriended each other and play in each other's yard.

When I initially moved into my house I had considered Seattle University a friendly neighbor. My family loves walking down Marion St. to the George Tutakawa fountain and the St. Ignatius chapel on the campus. I have long befriended the staff of the Reprographic Services and the friendly facilities groundskeepers. Most importantly, being a neighbor I was a paid member of the Connolly Center Athletic facility for over 20 years, where I had the privilege of using their underutilized swimming pools. Worth noting, as of last year Seattle University no longer allows a pool membership (even to immediate neighbors). In 1984 Seattle University issued a document that was a pledge to participate with the community esp. in the usage of their facilities that were then built on municipal land. Twenty-seven years later it just happens with this change of policy with community use of their swimming pools, coincided with a very vocal marketing effort telling all of us neighbors how much Seattle University wanted to be a positive force in the community. They have been forceful all right, a force motivated by BAD FAITH; and not as a friend of the neighborhood but rather, a fearsome foe. As the wise fool said, you can't pee over my shoulder and tell me its rain.

In the meantime our neighborhood has suddenly become inundated with a significant increase of students, who for whatever reason feel it necessary to advertise their presence with their loudness, littering, and obviously irresponsible behavior, esp. on weekends where I've had to call the police to quiet down the parties that would inevitably wake my child. Last May, while my family was sleeping upstairs, a Seattle U. sophomore (or so he says) broke into my home and fell asleep on my downstairs couch half-naked and in a drunken stupor. Twice this summer on one weekend night, two different drunken coeds woke up my family by pounding on my front door, looking for the party. AT 1:30 AM!! One of the gals pounded so hard on my front door's side window as to crack it. I love students, I do. But so many of them are so juvenile that they have no idea what it is to be considerate, or what it is to be a good neighbors and part of the community.

So now Seattle University really wants to cast a shadow on us and puncture our very tight-knit neighborhood community by building so high right across our street of dreams as to steal a significant portion of our precious hours of sunlight!!? As we all know, stealing sunlight in Seattle is like stealing water in the desert. .And that's not being good neighbor and a friendly member of the community but rather a threatening enemy. And the worst kind of enemy at that, the wolf in sheep's clothing.

Thank you for your time,

Howard Lev

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**David Neth**

Tuesday, August 23, 2011 2:21 PM

John Savo; wmozsel@aol.com; Sheppard, Steve

I was VERY dismayed at the end of the last public meeting by the comments of CAC members who have previously supported granting the height increases between 13<sup>th</sup> and 14<sup>th</sup>. After nearly two hours of public testimony giving a myriad of reasons the CAC should not support such unwarranted increase, we were brushed off with comments such as – we have already decided this once (by a 1-vote margin); do we really need to re-open this; we gave them a 15' set-back (tokenism); etc.

This despite the fact that an attorney/neighbor brought up a significant Seattle City Council passed ordinance that clearly flies in the face of allowing this height increase that no one had previously been aware of! This, despite my

research that there are hardly any areas in the City where 65' is allowed to butt up against an L-1 neighborhood (never mind that most of our area is actually single family homes). This, despite the fact that just recently the City actually zoned this for 37' for major institution use.

Is this a Citizen's Group or a Seattle University rubber stamp group? I hope that the committee does due diligence and seriously considers these issues.

As for a compromise, my idea of a compromise would be the way City zoning works in nearly all other areas – the West ½ of these blocks are allowed the 65' limit and the east halves of these blocks are transitioned into the neighborhood at 37' (with the higher density the University is allowed to build to but not the higher height they are asking for).

I will come to the meeting this week to listen. I will be interested to see how the committee proceeds.

Sincerely,

David Neth

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I DO NOT support any increase in height limits for Seattle University. In fact I don't think they should be expanding their boundaries into our neighborhood. Increased height limits will only serve to make it more difficult for Squire Park to maintain their sense of community. Increased heights will inevitably result in more cars, noise and pollution; impacts which have adverse health effects for the residents. I don't want a wall of buildings between my home and First Hill. Our community already faces plenty of negative impacts from Seattle University. Businesses on 12<sup>th</sup> rarely serve the community but consist primarily of cheap, poor quality fast food restaurants; in reality they don't serve the students very well either. Please put the residents first and protect us from Seattle U's encroachment into our community.

Mary Pat DiLeva  
712 15th Avenue  
Seattle, WA 98122

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#### **FROM Meeting 25, June 11, 2011**

**Comments of Flo** - Ms. stated that she opposed the increased heights at 1313 E. Columbia and would give more information at the August 11<sup>th</sup> Meeting.

**Comments of Howard Lev** – Mr. Lev stated that he too opposed the increased heights at 1313 E. Columbia. He stated that he hoped that the Community would be informed what the CAC's comments would be concerning various issues. He suggested that the CAC's final report be put out in draft form to the community so that they might provide comments.

Steve Sheppard noted that the Committee would get drafts and that he could forward those to those on the e-mail list but that this is a CAC document and need not be a consensus document from the Community.

**Comments of Alan Hudson** – Mr. Hudson stated that he had lived in the neighborhood for 23 years and purchased due in part to its location near Seattle University. He noted that in the past he was allowed to use the pool at Connolly Center, but that this has changed. This alienated some. He noted that this is the first time he has seen the proposed new development east of 12<sup>th</sup> and that he is stunned by its scope. He also stated that he has had some problems with SU student behavior in the area. Mr. Hudson also stated that he wanted to see more

information on the nature of development along 13<sup>th</sup> Avenue and what efforts would be made to assure that the pedestrian experience was pleasant.

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### **FROM Meeting 28, August 11, 2011**

**Comments of David Neth** – Mr. Neth stated that he has lived on 24<sup>th</sup> Avenue since 1986 and participated in the Master Plan process during that time. He stated that he was very antagonistic to SU at that time but is not supportive. He noted that the plan at that time established a goal of integrating the University into the Neighborhood. Seattle University has actually gone a long way towards that goal. They have built many fine buildings. However, now they are proposing taller buildings along the edge. This is not compatible and does not fit with the City process. He noted that in the past there were efforts to up-zone these blocks and that they were turned down. The adjacent private development is mostly L1 with a 37 foot height limit. The City indicated in the past that it is their policy to step up height slowly. He also observed that the current building is already set back about 15 feet so that the proposed set-back does not provide any benefit.

**Comments of Jordan Heitzman** – Mr. Heitzman stated that other buildings could have been built taller under the current standards. Seattle University chose not to do so. Seattle University clearly needs to grow, but the plan contains a requirement that Seattle University has to maximize heights in the Central Campus, where heights can go to 105 feet, prior to increasing heights along the residential perimeters.

**Comments of Debra Blankenship** - Ms. Blankenship stated that the proposed building would cast a shadow onto her yard all day and severely affect her gardens. If the heights cannot be adjusted to be lower, then heights should be consistent across the entire block. Ms. Blankenship clarified that she was referring to the block with the Laundry facility on it.

**Comments of Rich Erickson** – Mr. Erickson stated that it is hard to imagine the heights proposed and that it would be incredibly invasive. These heights would adversely affect the values of abutting residential properties. He also stated that consideration of expanding to cover the entire north block might be desirable if the heights go up as proposed. He also stated that he would be opposed to student housing on that block and that Seattle University should take a more active role in maintaining the neighborhood.

**Comments of Carol Siss** – Ms. Siss stated that Seattle University has several properties in the area that they are not maintaining properly. Seattle University has also had a negative impact on the area related to parking. She also noted that since Seattle University occupied the 1313 building, the situation has become worse and her driveway has sometimes been blocked. She also noted that Seattle University offers few services to the neighborhood. Many other Universities offer community programs and classes, but Seattle University does not appear to do so. She also noted that the sounds of construction have been a significant issue.

Ms. Siss stated that the City should unilaterally reject all of Seattle University's requests. She noted that she had gone through the last series of meetings, and that during that discussion, certain commitments were made that do not appear to have occurred. She gave the examples of renovation of the self storage building and expansion of density on the main campus, and relocation of the bookstore to be more available to the community. Since these commitments have not yet been kept, their new request should be denied.

She noted that she lives adjacent to the laundry building and that it already shadows her home and that the thought of an even taller building there greatly concerns her. She also stated that Seattle University should identify the specific uses that it intends to locate on these sites.

**Comments of Scott Carr** – Mr. Carr stated that he is vehemently opposed to the height increase for the 1313 E Columbia block. Increased height should be located towards the center of the campus. He passed out copies of illustrations and read portions of SMC Code 23.34.124 with his inserted comments and observations as follows:

(Editor's Note: Mr. Carr's comments are underlined.)

SMC 23.34.124 C. Height Criteria.

The following criteria shall be used in the selection of appropriate height designations for: 1) proposed new Major Institution Overlay districts; 2) proposed additions to existing MIO districts; and 3) proposed modifications to height limits within existing MIO districts;

1. Increases to height limits may be considered where it is desirable to limit MIO district boundary by expansion.

That criteria is not being met as the boundary is being expanded.

2. Height limits at the district boundary shall be compatible with those in the adjacent areas.

The adjacent areas to the east and north have significantly lower height limits. Most of the area to the east of 14<sup>th</sup> is L1 with a 30 foot limit with SU's proposal 55 to 65 feet.

3. Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay district is significantly higher than permitted in areas adjoining the major institution campus.

The proposed upper level setback that was introduced as a compromise is minor when looking at the entire area. It is inconsequential and does not provide a significant transition.

4. Height limits should generally not be lower than existing development to avoid creating non-conforming structures.

5. Obstruction of public scenic or landmark views to, from or across a major institution campus should be avoided where possible.

He stated that the height increase would clearly show that views of downtown and campus would be blocked by the proposed new development.

Mr. Carr suggested that the 1313 site has good soils and that a part of the development might be depressed. He also note a lack of stated immediate plans for development

**Comments of Jane Sherman** – Ms. Sherman stated that she noted that the Master plan stated – “The University will seek to improve the edge of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community.” She noted that she felt that the proposal for the area along 14<sup>th</sup> was inappropriate given this goal.

**Comments of Floe** – Ms. noted that she has lived across from the proposed 1313 site for 26 years and that her home is a major emotional and financial investments she has made. She noted that she is here for the long run. She stated that the University needs to work with and not at odds to the neighborhood. In the past there has been considerable acrimony. Today Seattle University is requesting a height increase that will create a wall between itself and the community. She then used a series of building blocks to illustrate the proposed situation.

She noted that she gardens in her front yard and that it already is shadowed much of the time. The proposed height increase will worsen this situation. She also presented illustrations of the effects of the increase on views from the area. She noted that the heights did not provide a transition.

**Comments of Tom Watson** – Mr. Watson stated that he is also opposed to the height increases. He stated that Seattle University has been a good neighbor in many ways and that he appreciated having the campus nearby.

However that you have neighbors who feel that they will not be listened to, City saying that this might not be that much a difference and the University basically saying nothing. He stated tht he really wanted to hear from Seattle University what their views were and whether they believed that the neighbors' concerns were legitimate. Mr. Watson also suggested that the University should provide additional notice of this proposal.

Robert Schwartz from Seattle University responded that they were primarily here tonight to hear input. He also noted that the University has no specific plans for the sites yet and is only showing maximum potential building envelopes.

**Comments of Caroline Davenport and Bianca Brookman** – Ms. Bookman and Davenport stated that they also opposed the height increases and stated that they believed that nothing that they say will make a difference. They have beautiful City views and views of Mt. Rainier that would be blocked. They noted various problems with student partying. They also expressed concern that they are being asked to accept a greater height without knowing what specific use is being proposed. They also noted parking issues.

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### FROM Meeting 30 , September 22, 2011

**Comments of David Neth** - Mr. Neth stated that Seattle University, Seattle Pacific in Queen Anne, Northwest Hospital, Group Health major institutions all have residential housing along their border. All of those campuses or institutions step down heights towards their boundaries often to 37 feet next to residential. Mr. Neth gave the example of Children's Hospitals' large setback and step down along it residential borders.. The proposal go to 65 feet along 14<sup>th</sup> would be counter to almost everything that has been going on as far as the Major Institutions. Group Health as 50 feet against some L3 in one spot. The Swedish Cherry Hill Campus (Old Providence) has had problems associated with the Sabey Development. They have large buildings abutting low-rise residential development. Potential similar problems were sited along the east edge of that campus. He stated that he was surprised that the CAC appeared to be a surprised that neighbors would be upset about height jumping up to 65 feet. This represents a major step up across the street. He also stated that he resented Seattle University proposing to add height to their property without any consideration to either possible effects on or similar changes to the adjoining properties. Seattle University contends that this change is only minor. However the difference is huge difference. He noted that Mr. Savo has stated tht neighbors had not put forward alternative proposals but that he thought that was what the committee was supposed to do. Mr. Neth further stated that if Seattle University needs greater height on these sites, that height should be on the eastern halves of the blocks fronting facing 13<sup>th</sup> with heights limited to 40 feet on the residential side.

**Comments of Scott Carr** – Mr. Carr seconded Mr. Neth's comments that there needs to a viable transition as opposed to a setback. The mid-block proposal for height increase appears much more logical ... We're talking about two sites along 14<sup>th</sup> as if that is the only height increase but in fact the proposal the MIMP includes a significant increase along 12<sup>th</sup> . In addition this challenges the concept of the code which encourages greater height in the centers of the MIO as opposed to along residential edges, and discourages boundary expansion. There have been a lot of things proposed such as various alternative uses and the need to be much more respectful to the landmarked building. On the Laundry block the discussion of the need to go to taller buildings to create an academic feel seems suspect. Many campus' all over the world have less than, 3-stories and are very successful. The other point that taller buildings might lead to better design also seems suspect. For example the Chapel is very good much higher quality, it's also much smaller. Subjecting these two properties to design review might have some impact on the materials and transparency and modulation but really the height the envelope the mass are being set through this process.

**Comment of an unidentified Woman** – The commenter stated that she agreed with Mr. Carr . The issue is height. The height of the proposed structures is taller than the rooflines on the opposite side of the street on 14<sup>th</sup> Avenue. It's extreme. She stated that she thinks of Belltown, where you're in these tunnels and would you be

down there at midnight with the kinds of things that are going on the crime and it doesn't encourage any kind of residential environment at all directly across the street from homes that have been since or longer than SU. It's a height issue, period; and this height should not be approved.

**Comment of an unidentified male - The commenter stated that** denser development is a fact of life in the city and your neighbor took just your view, how did you feel about that neighbor. But it is equally the case that compromises need to be made. In London where it's one of the most civilized cities and they had to learn to live with each other, it was a law that you were not allowed to cast a shadow ... in place for hundreds of years, it's understood that you don't do that to your neighbor, if you were fishing it would be called corking your net if you set a line in front of the other fisherman, you don't get along with the fishing community if you do such a thing, it's stealing one's fish, stealing one's sunlight, you're worried about a view, sunlight is significant especially in Seattle where it is at a premium.

A general back and forth occurred. Various residents stated that they understood that there is a need for new SU development but that the proposals appear ambitious. Others re-iterated that the height is very problematic, the concept seems to be to push development up against the neighborhood, and that it seems that Seattle University wants to do what it wants. The commenter asked for clarification. Robert Schwartz responded that one of the problems is that Seattle University does not have specific plans so is looking primarily at the building envelope. It is not SU's intention to create walls along 14<sup>th</sup>.

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#### **FROM Meeting 32 October 27, 2011**

**Comments of David Neth** - Mr. Neth noted that some members of the Committee have expressed frustration that that this has dragged on the past year or two and that previous decisions appear to be being revisited after the fact. He noted that from the community's perspective, it has only been recently that we have come to realize what's going on here. He further noted that the neighbors don't have the University professionals and all the plans and drawings and stuff that the University has. To say that the 15 foot setback agreements that appeared acceptable to many a year ago are still valid is not necessarily accurate. There is both a broader understanding of impacts and additional information available. The current block is zoned MIO 37. He noted that for Seattle Children's a similar 37 foot buffer height was adopted. He proposed that a similar pattern be used here and that 37 feet be maintained for the eastern half of these areas with 50 feet allowed for the western portion of the Laundry site and 65 feet for the western portion of the 1313 Site and keep this half of the block and the same across the street keep them both at 37 feet which is the traditional City transitional in this case Lowrise 1 and 2.

**Comment of an unidentified person:** Zoning the whole idea of zoning is it's sort of putting a law out there. So what they really want to do is break the law and that's the way it feels to a lot of us.

**Comment of Florence t** – Ms. t noted that she just recently received the Seattle University revised proposal documents and haven't had time to digest it. She stated that if she had the time she would sit down with a protractor and try to do some drawings and see what the effect would be....She further stated that she appreciates Seattle University coming back with a revision but still supports Mr. Carr's proposal as a better transition into the neighborhood. Even under Mr. Carr's proposal this would still be a significant change to all of us, even if it does just go to 37 it's still going to be a lot more than that parking lot but we're all looking forward not to be a fortress we're looking forward to be more like a staircase.





**Section IV**  
**CAC Meeting Notes**

Note that meeting 4 was a DPD EIS scoping meeting and no CAC minutes were produced.

**Meeting #1**

**Wednesday, January 30, 2008**

Seattle University Campus  
1218 E Cherry  
Room 110

The first Meeting of the Committee was a meet and greet meeting with a brief overview of the process. As per DON operating procedures, no formal record of this meeting is kept as no formal business can occur. The formal record of the CAC deliberative process commences with Meeting # 2.

**Meeting #2**

**Wednesday, February 13, 2008**

Seattle University Campus  
Bannan Building  
901 12<sup>th</sup> Avenue

**Members Present**

Darren Redick	John Savo	Paul Kidder
Maria Barrientos	Michel George (ex officio)	Betsey Hunter
Bill Zosel	Betsey Michel	Steve Sheppard (ex-officio)
Lisa Rutzick (ex-officio)	James Kirkpatrick	Loyal Hanrahan
Ellen Sollod		

**Members Absent (Excused)**

Paul Chiles

**Others Present**

Kateri Schlessman – Laura Anne Jordan

**I. Welcome and Introductions and Discussion of the Major Institutions Program**

Steve Sheppard, from the City of Seattle Department of Neighborhoods, introduced himself, and gave a brief overview of the Major Institutions process.

Mr. Sheppard stated that this meeting kicks off a formal process to develop a new Major Institutions Master Plan for Seattle University. The process will last between 18 months to two years. Mr. Sheppard stated that many years ago Seattle recognized that there were growing problems associated with the expansion Seattle's Major Institutions. As our City made a transition from a regional to national center, we began to draw people widely from other states. Many of our major institutions began to take on a greater regional role. They began to expand rapidly, throughout the 1960's & 70's. Conflicts developed around many of these institutions and the City ultimately decided that it needed to balance the need for our Institutions to maintain their health, and vigor, and

grow to meet the increasing need, against that growth's impact on the livability and viability in the surrounding neighborhoods. In order to do this, the City developed the Major Institutions Program. That program is in essence a trade off. It allows the institutions the authority for significant growth beyond that which would be allowed generally within the zones where they are located and to set many of the zoning rules (Development Standards) that will apply to them. Simultaneously, it provides the surrounding neighborhood with a formal opportunity to participate in the development of the plans for that growth and in the development of the rules that will apply to development of the institutions.

Seattle University will present what is called its "initial concept plan" This plan is part of the application that is made by Seattle University at the start the process. It is a starting point only and over the next two years the formal plan and its accompanying environmental document will be developed with significant Committee, Community and City Review. Eventually, the Plan will be presented to the Seattle City Council which will have the responsibility for adoption of the plan.

There will be three parties involved in the development of the plan.

1. Seattle University – Propose concept plan and recommended alternative
2. The City – Planning & Development recommend the Cities conditions.
3. The Citizens Advisory Committee (CAC) who will meet through the process to advise both city and institution.

The City recognizes the potential for strong land use conflicts around the edges of Institutions. Most of our Institutions abut residential, low rise, commercial, other zones. There is the assumption that in order to restrain the horizontal expansion of Institutions, greater height and bulk within the institution's boundaries will be allowed. The CAC is charged with advising the city whether the impacts on the surrounding community associated with this increased height density and traffic represents an acceptable trade off and to identify any conditions that it recommends be imposed on the institution as part of the adoption of the plan. Eventually all three reports go to the City, the report of the Department of Planning & Development, the Plans and programs from the University, a final report and recommendation from the Citizens Advisory Committee. Each of the three reports has equal standing before the City's Hearing Examiner and the City Council. Tonight is just the starting of the process.

Mr. Sheppard outlined the process for review of the documents as follows:

1. The Community will review the scope of the EIS and comment on such
2. The CAC will be given opportunities to review preliminary drafts of the Draft Master Plan and Draft EIS. These documents are not open to general community comment.
3. The CAC and public formally review the Draft Plan and Environmental Impact Statement. This is the major comment opportunity prior to consideration of the plan and it's supporting documents by the City Council and Hearing Examiner.

## **II. Presentation of the Major Institutions Master Plan for Seattle University.**

Editor's Note: Much of this presentation related to a series of maps and power point presentations and was not easily summarized in a verbal form and is presented in a brief summary form only

Mr. Sheppard then turned the meeting over to John Salvo, CAC Chairperson. Mr. Salvo stated this appreciation for all of the members of the general public who have attended the meeting and introduced Mr. Michel George from Seattle University to lead the presentation on the Master Plan. Mr. George introduced Julia Egenolf with Mithun Architects to briefly go over the plan.

Ms. Egenolf noted that the Concept Plan closely follows the facilities master plan that was done last year by SU. That plan was developed in consultation with the Squire Park Committee Council, 12<sup>th</sup> Avenue Steering Committee, and Pike/Pine Neighborhood Association. Ms. Egenolf stated that the Major Institution plan is now required because the old plan was done in 1997 and will soon expire. The plan was initially intended to guide development for between 12 and 15 years. Much of the development proposed under the old plan is complete and SU is running out of space & growing. The Seattle Municipal Code directs that the plan identify the proposal of institutional boundaries, and a site plan, including planned and potential development. Ms. Egenolf then went over a series of slides showing the plan.

The goal of the plan is to allow and direct SU growth and development, while simultaneously strengthening the vitality of the surrounding community. The current boundary includes about 71 acres, of which SU owns 48 acres. As a part of this proposal SU is proposing to adjust its boundaries to “regularize” its boundaries. This would result in extension of the overlay boundary one block north along 12<sup>th</sup> Avenue and to include a portion along Broadway that includes the NW Kidney Center. SU has immediate plans for use of these areas. Heights on the main campus will remain relatively unchanged. Heights east of 12<sup>th</sup> presently vary between 37 feet and 105 feet and will generally be simplified to a single 65 foot height. The plan will also propose traffic changes including a traffic light at 12<sup>th</sup> and Marion.

Michel George briefly outlined potential near and long term development. Near-term development was summarized as follows:

1. **Connolly Center** - general renovation.
2. Qwest Building Site (recently acquired) - no current proposed near term development but it in 10-15 years be used for a variety of uses including residences, a University Center or an Academic Building.
3. **Seaport Building** - academic or recreational use.
4. **Plastele Building** (recently acquired), - alumni center, admission, a small meeting center
5. **Self Storage Building at 12<sup>th</sup> and Madison** – renovations to include ground floor retail, 4 stories of student apartments, and 3 stories of academic space.
6. **Administration Building** - renovation to include additional classrooms.
7. **Broadway Parking Garage and Gerrard** – further renovations to Gerrard and consideration of moving the nursing program to a new facility that might replace the Broadway Garage which is a temporary structure that was leased to Swedish for 20 years and is now returned to SU control. The proposal is to put parking back underneath and put larger building on top. This might then become the location of the whole nursing program.
8. **Casey** - general renovation for existing use.
9. **Campion Residence Hall** – a general renovation and addition of a new 20,000 square foot ballroom addition.
10. **12<sup>th</sup> and Cherry** –housing and some retail.
11. **University Service Building** - talk of expanding that to put a signature building, bring it out to 12<sup>th</sup> Ave to activate 12<sup>th</sup> Ave., and tie it into law school potentially push the book store out.
12. **Bannan Science Center** - new expansion with 45,000 feet of lab space.
13. **Library** – 45,000 foot expansion.

Potential Long Term Projects were also briefly discussed. Parking was discussed and it was noted that there will be major efforts to put most parking underground.

### **III. Presentation on the Environmental Process**

Terry McCann, Principal with the Blumen Consulting Group, Inc., was introduced to discuss the environmental process. Mr. McCann stated that the EIS is a planning tool for the City and the University. Once the plan is identified the EIS looks at the environmental impact will be of the proposed action. It identifies probable significant environmental impact of the proposed actions and alternatives, identifies measures that are implemented to mitigate some impacts, adverse impacts, and looks at direct, indirect cumulative construction impacts. The EIS is an objective impartial evaluation of environmental consequences. The EIS does not authorize specific action but tries to identify all the permits and approvals that are required as part of the Major Institution Master Plan, and all the buildings that are to be built on campus. Those approvals are then used throughout EIS part of their process.

Very first step in the planning process is "scoping". and guidance. The purpose of scoping is to narrow the focus of EIS to address just the probable significant environmental issues. Scoping is a 21 day process that starts when the City Department of Planning & Development issues a public notice called a Determination of Significance. This starts the 21 day comment period. A public meeting is held during this period that gives the public and other governmental agencies an opportunity to provide comments on what each thinks should be the scope of EIS.

Plants & Animals, Environmental Health & Noise, Traffic Noise, Land and Shoreline use, Preservation of Building, transportation are some of key elements that will be looked at and addressed. The final phase EIS process is documented at the city and the permitted agencies used in the decision making.

### **IV. Discussion of CAC Comments to the Draft Master Plan**

A general discussion of possible CAC comments to the master plan ensued. Steve Sheppard summarized the general comments as follows:

1. The draft plan should evaluate the relationship of increases in the MIO heights from MIO 37 and 50 to MIO 65 and specifically the compatibility of that increases the adjacent low rise areas. This affects primarily those areas east of 12<sup>th</sup> Avenue.
2. The draft plan should carefully evaluate the desirability of all the boundary expansions both on 12<sup>th</sup> and Broadway.
3. The draft plan should identify greater opportunity for connections (both green space and pedestrian circulation) in that portion of the campus east of 12<sup>th</sup> Avenue.
4. The plan should include actions to maintain and/or increase community service space along 12<sup>th</sup> Avenue.
5. The draft plan should provide a strong commitment of public transit and particularly along 12<sup>th</sup> Avenue.
6. The plan should consider both a strong commitment to placing parking underground and phased construction of parking with commitment to forgo parking in the event that TMP actions result in less parking demand.
7. The plan should have a goal of enhancing the vitality of the neighborhood and increasing community interaction through activation of the campus perimeter.
8. The plan should include a strong commitment to excellence in design both for buildings and landscaped open spaces, including the development of design criteria to be applied along the edges of the campus.
9. The Plan should include a commitment to the timely development of properties and great care should be taken to identify both interim and final uses for parcels. Long-term vacant and undeveloped properties should be avoided.

10. The Plan and EIS should include a specific pedestrian safety program for major access routes to SU with a specific focus on James Street and Madison Avenue.
11. The Plan should include a pedestrian lighting component.

Committee would like to address these comments in the form of a letter.

**V. Adjournment and Discussion of next meeting.**

It was noted that the next meeting of the CAC would be February 27. The agenda will likely include a brief of the change of use of 1218 Building and continued discussion of the CAC's comments to the Concept Plan. No further business being before the Committee the meeting was adjourned.

**Meeting #3**

**Wednesday, February 27, 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

**Members Present**

Darren Redick	John Savo	Paul Kidder
Maria Barrientos	Michel George (ex officio)	Betsey Hunter
Bill Zosel	Betsey Michel	Steve Sheppard (ex-officio)
Lisa Rutzick (ex-officio)	James Kirkpatrick	Loyal Hanrahan
Ellen Sollod		

**Members Absent (Excused)**

Paul Chiles

**Others Present**

Kateri Schlessman                      Laura –Anne Jordan

**I. Welcome and Introductions**

The meeting was opened by John Savo, Committee Chair. Introductions followed Mr. Savo noted that this will be the last meeting for Michel George. Mr. George stated that he has taken a position with Champlain College. Members of the Committee thanked Mr. George for his long service to the Committee.

**II. Election of Vice Chair**

Nominations were opened for the position of Vice Chair. Loyal Hanrahan was nominated. John Savo noted that Mr. Hanrahan had agreed to serve in this capacity. No other nominations were put forward and Mr. Hanrahan was elected by acclamation.

**III. Further Discussion of Comments to the Initial Draft of the SU Concept Plan**

Michel George provided SU initial response to some of the comments made at Meeting #2. Mr. George noted the CAC's strong recommendations that the new plan enhance the neighborhood and provide for an increase in community interaction (Comment 7 from Meeting # 2). He noted that Seattle University agrees with this goal, intends to address this in some detail, and will bring ideas back to the CAC. Bill Zosel observed that the last building that SU constructed along 12<sup>th</sup> Avenue (Theater) was very well don and good example of the type of positive development that can be done along the perimeter of Campus. It definitely adds to the community. He

suggested that similar uses be considered for other locations on 12<sup>th</sup> Avenue. James Kirkpatrick asked if SU had a specific outreach program to let people know about opportunities for community participation in activities on campus. He noted that he had done a survey of owners along Madison Avenue and none appeared to know about opportunities for interactions. Michel George responded that this had been an issue for SU: and that they struggle with this.

Mr. George acknowledged the concerns that the CAC expressed regarding the boundary expansions. He stated that SU agrees that this issue will likely be most controversial aspects of the plan and will be the subject of a great deal of discussion. Ellen Sollod stated that the concern was related to both the heights in the expansion area along the rear of the block along 12<sup>th</sup> Avenue north of Marian and to the actual desirability of the expansions themselves. John Savo stated that the concern is also related to the scale differences that will be created across the boundaries. Ellen Sollod stated that she believed that whether the boundaries should be expanded is a major issue that the CAC will have to weigh in on.

Bill Zosel noted that even if the boundaries are expanded without any projected use, there would be impacts associated with property owners' assumptions concerning the future use for their properties. He noted that in many cases property owners choose to forgo preventative maintenance for properties located within the Institution's boundaries. They appear to either hope or believe that the institution will purchase the property. James Kirkpatrick noted that the long-term nature of the plan implies that we must consider not only what is anticipated to be constructed in the boundary expansion areas now, but what might be proposed in the future once the land is incorporated into the campus.

John Savo observed that in recent years the campus has opened up much more to the neighborhood, particularly along the 12<sup>th</sup> Avenue side. He noted that was not always the case and asked how this had occurred. Steve Sheppard responded that this was a conscious provision included in the development of the previous master plan. Under that plan the location of the new law school was changed from Broadway to 12<sup>th</sup>. Simultaneously the City developed of the 12th Avenue properties that it had received from SU for mixed use residential and commercial development. These properties where an exchange between SU and the City with SU obtaining the Connolly Field site and the City the 12<sup>th</sup> Avenue site. This was closely coordinated with the community. Bill Zosel noted that this was initially proposed by the community and that SU was initially reluctant but eventually embraced the concept. Others noted that this led to SU's taking steps to open up to 12<sup>th</sup>.

Steve Sheppard noted that the statement out the previous meeting was:

*"The Plan should include a commitment to the timely development of properties and great care should be taken to identify both interim and final uses for parcels and to ongoing maintenance issues. Long-term vacant and undeveloped properties should be avoided."*

He asked is this correctly captured the issue. John Savo stated that the issue did not include maintenance and suggested that the statement be edited as follows:

*"The Plan should include a commitment to the timely development of properties and great care should be taken to identify both interim and final uses for parcels ~~and to ongoing maintenance issues~~. Long-term vacant and undeveloped properties should be avoided."*

Committee members agreed.

Steve Sheppard noted that at the previous meeting the concern regarding the heights east of 12<sup>th</sup> Avenue was stated as:

*The draft plan should evaluate the relationship of increases in the MIO heights from MIO 37 and 50 to MIO 65 and specifically the compatibility of that increases the adjacent low rise areas. This affects primarily those areas east of 12<sup>th</sup> Avenue.*

He noted that Ms. Sollod had clarified there was a special concern regarding along the rear of the block along 12<sup>th</sup> north of Marion and asked if the previous comment should be amended to include that statement as follows:

*The draft plan should evaluate the relationship of increases in the MIO heights from MIO 37 and 50 to MIO 65 and specifically the compatibility of that increases the adjacent low rise areas. This affects primarily those areas east of 12<sup>th</sup> Avenue. Special attention should be directed to the rear of the block along 12<sup>th</sup> Avenue north of Marion where the boundary is proposed to be expanded.*

Committee members agreed.

Michel George asked for clarification concerning what was meant by the statement that the plan should include actions to increase community service space along 12<sup>th</sup> Avenue. John Savo noted that he had considered this a combination of green spaces and meeting spaces etc. Bill Zosel observed that the Qwest site would have been a good spot for a community park.

Members suggested that all of the institutions in the area and the local community groups cooperate to lobby for better transit and other traffic safety improvements. Bill Zosel noted that this is an issue that is outside of the CAC process and needs to go forward rapidly. Several persons agreed to pursue this.

Mr. George noted the CAC's recommendation that parking be located underground and that unneeded parking not be constructed. He stated that the transportation management plan will identify parking demand and that if parking is identified above ground, the plan will specify a preference for active uses along the street. Ms. Sollod noted that many cities require that the ground floors of above grade parking garages be devoted to other more active uses.

Discussion turned to the issue of safety. It was noted that the issue of pedestrian safety was raised and that it should be noted that this is not just related to crosswalks, but to perceived safety. This relates to overgrowth and landscaping as much as crosswalks.

A member noted that there does not appear to be a commitment to the incorporation of art into projects and suggested that this be addressed by SU. Michel George noted that SU does place art in its public places but that the CAC could raise the issue. Steve Sheppard noted that some other plans, and the previous SU plan, identified a need for a consistent treatment for signage, artworks and street furniture, in part to create a sense of entrance to the campus. He asked if the CAC wanted to incorporate statements concerning art into its formal comments.

John Savo suggested an additional comment as follows wording:

*The SU plan should include a commitment to the incorporation of art in public places both to create pleasant and inviting environments and help soften the edges of campus.*

Members agreed.

John Zosel stated that he believed that the SU plan should include an inventory of Historic resources. Steve Sheppard noted that this is a requirement of the code and will be done.

### **III. Future Meeting Date and Adjournment**

It was noted that the next meeting would be the EIS Scoping Meeting which is scheduled for March 26, 2008. Steve Sheppard noted that while this is not a CAC meeting that it is important for CAC members to attend. He noted that the formal notice would come from DPD but that each member would receive a reminder from DON too. No further business being before the Committee the meeting was adjourned.

**Meeting #5**

**Wednesday, April 9, 2008**

Seattle University Campus  
1218 E. Cherry Street

**Members Present**

Darren Redick	John Savo	Paul Kidder
Maria Barrientos	Michel George (ex officio)	Betsey Hunter
Bill Zosel	Betsey Michel	Steve Sheppard (ex-officio)
Lisa Rutzick (ex-officio)	James Kirkpatrick	Loyal Hanrahan
Ellen Sollod		

**Members Absent (Excused)**

Paul Chiles

**Others Present**

Brodie Bain –	Bob Spencer	Robert Mathews
Will Hammerman	Terry Slushmen	Ron Smith, SU Vice President
Jim Cary	Steven Sundberg	

**I. Welcome and Introductions**

The meeting was opened by John Savo Committee Chair. Brief introductions followed.

**II. Housekeeping**

The agenda was amended to include brief updates of current projects.. Meeting notes for meetings 2 and 4 were approved without substantive changes.

**III. Project Updates**

**1313 E. Columbia** - Steven Sundberg was introduced to discuss the 1313 E. Columbia project. Mr. Sundberg stated that he wished to briefly discuss potential programs we've looked at for the building. He noted that Seattle University is looking at possible eventual redevelopment of the entire block. The current building occupies a portion of the block, east northeast corner of that again this is an entire city block and Seattle University is currently looking at renovations to allow its use over a moderate to long term prior to any eventual overall site re-development.

SU is looking at some program what might move there. He noted that none of the uses being considered would require any kind of additions or changes to the building itself. Much of the building will be used as a storage warehouse space as it is currently used. He noted that SU has heard from the community that the building should not remain unoccupied , So SU is moving as rapidly as feasible to identify acceptable uses. The University will also spruce up the exterior including some possible re-painting. He also noted that the building will be considered for landmark status.

John Savo asked in location of interim uses implies that this site might not be addressed as part of the MIMP

Steve Sheppard replied that that is not the case and that this site is within the MIO boundaries and will be covered by whatever plan is developed.

Ellen Sollod asked for clarification on the anticipated length of time temporary uses might be located in the building and whether park use was anticipated for the parking lot areas as an interim use. She noted that the current site is unsightly with the overgrown parking lot, and chain-link fence SU staff responded that they are



interim being 10 plus years, and that they intend to keep the parking lot, with the understanding that some sort of planting will be required between the parking lot and the street. Committee members expressed concern over the lay out and current upkeep of the parking lot.

**824 12<sup>th</sup> Avenue** - Jim Carey Was introduced to discuss 824 12<sup>th</sup> Avenue. He noted that this is the former Platt Steel building at the corner of Marion and 12<sup>th</sup> Avenue. Seattle University don't have the programming for the building yet but considers this an important location. He briefly went over the current structure and plan of the building and noted that this might be a good location for a community meeting space or other street activating uses.

### III. Continued Discussion of EIS Scoping Comments

John Savo noted that members received a draft comment letter from Mr. Sheppard and asked for comments and review on that letter. Mr. Sheppard suggested that members make sure that all of their comments were reflected in that draft letter and identify and additional comments tonight. He noted that the CAC needs to approve the letter shortly so that the process is not held up.

Mr. Savo noted that he had received comments from several members who were concerned that the CAC is focusing too exclusively on the east side of the campus. He noted that 6 of the 19 comments specifically address the east side, one addresses the north/south, and one addresses the west side. Many consider the west, north and south boundaries to be the most neglected sides of the current campus.

Lisa Rutzick stated that what she and Mr. Sheppard were trying to, was summarize the comments from the scoping meeting and subsequent CAC discussion. She noted that there wasn't much discussion about that and that if the CAC wants to assure that this received greater attention you should include that in your comment letter

So I got three things there: address security, lighting which includes would improve lighting and ????, we'll come back to that, you did say also that the visual impact of the campus from that direction is not (is not), is weak right now, it's not very readable. And then on top of that we have addressed traffic not just the south side but you were saying the west side and the north side, correct?

The Committee then proceeded to make minor edits to the draft letter intended to broaden its focus.

Changes made were as follows:

1. The Plan should evaluate the relationship of increases in the MIO heights from MIO 37 and 50 to MIO 65 and specifically the compatibility of that increase with the adjacent Lowrise zoned areas. This affects primarily those areas east of 12<sup>th</sup> Avenue. ~~Special attention should be directed to the rear of the block along 12<sup>th</sup> Avenue north of Marion, where the boundary is proposed to be expanded.~~
2. Special attention should be given to the height difference at the rear of the block along 12<sup>th</sup> Avenue north of Marion, where the boundary is proposed to be expanded
3. Attention should be given to the interface of the campus with the community to the south and especially address: a) safety, b) Aesthetics; and C) efforts to better identify the area as part of the Seattle University Campus. The Plan should carefully evaluate the desirability of all the boundary expansions both on 12<sup>th</sup> and on Broadway.
4. The Plan should carefully evaluate the necessity for all the boundary expansions both on 12<sup>th</sup> and on Broadway.
- 2-5 The Plan should identify greater opportunity for connections (both green space and pedestrian circulation) in that for all portion of the campus and especially that portion of the campus east of 12<sup>th</sup> Avenue.
- 3 6. The Plan should include actions to maintain and/or increase community service space(s) along 12<sup>th</sup> Avenue.

7. The Plan should provide a strong commitment to public transit to all parts of the community, including and particularly along 12<sup>th</sup> Avenue and along Broadway.
8. The Plan should consider both a strong commitment to placing parking underground and phased construction of parking with a commitment to forgo parking in the event that TMP actions result in less parking demand.
9. The Plan should have a goal of enhancing the vitality of the neighborhood and increasing community interaction through activation of the campus perimeter.
10. The Plan should include a strong commitment to excellence in design both for buildings and landscaped open spaces, including the development of design criteria to be applied along the edges of the campus, such as setbacks, massing and landscaping.
11. The Plan should include a commitment to the timely development of properties and great care should be taken to identify both interim and final uses for parcels. Long-term vacant and undeveloped properties should be avoided.
12. The Plan and EIS should include a specific pedestrian safety program for ~~major~~ all access routes to and through SU with a specific focus on James Street and Madison Avenue.
13. The Plan should include a pedestrian lighting component.
14. The SU plan should include a commitment to the incorporation of art in public places, both to create pleasant and inviting environments and help soften the edges of campus.
15. The EIS should include a review of groundwater and drainage impacts.
16. The Plan should encourage natural solutions to storm water retention, run-off and drainage. ~~strongly encourage neighborhood (ie, residential) serving uses at street level along 12<sup>th</sup> Avenue.~~
17. The EIS should evaluate the specific economic and physical impacts of both the boundary expansions and proposed alley vacations on neighboring properties and those whose properties would be located within the boundary expansion areas.
18. ~~If boundary expansion of the Major Institution is proposed,~~ The EIS should address the traffic impacts of Seattle University in conjunction with the traffic issues associated with the Swedish Cherry Hill Major Institution (as the boundaries merge closer towards each other) and Swedish Medical Center First Hill Campus.
19. The EIS and Plan should include guidelines regarding the venting of future underground parking facilities and its impact on surrounding air quality.
20. The Plan should be reorganized graphically to show the existing and proposed maps side by side or overlaid, so that the 'before and after' changes are more readily apparent.
21. The Plan should specifically address the redevelopment or exterior renovation of the Broadway Garage building to improve the aesthetic qualities of that structure and relationship to the pedestrian experience.
22. The EIS should include an evaluation of the effects of noise, light and glare generated from all development on the campus as measured from nearby residential areas.

With the Changes made above staff was directed to revise the letter and the Chair authorized to sign and sent the same.

#### **IV. Adjournment**

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

**Meeting #6**  
**Wednesday, May 7, 2008**

Seattle University Campus  
Teilhard de Chardin  
Room 145 *Members Present*

**Members and ex-officio Member Present**

Darren Redick	Kateri Schlessman	Betsy Hunter
Betsy Michel	Bill Zosel	Lisa Rutzick (ex-officio)
Loyal Hanrahan	Jim Kirkpatrick	Ellen Sollod

**Others Present**

Joy Jacobson	Don Carlson	Robert Matthews
Lara Ann Jordan	Laha Lisitsa	Fred Jala
Mike Omura	Martha Boes,	Steve DeBruhl

**I. Welcome and Introductions**

The meeting was opened by vice Chair Loyal Hanrahan . The agenda was modified to delete item 4b.

**II. Review of Existing Projects Amendment Requests**

**A. Library Addition and Renovation**

Don Carlson from Mithun Architects was introduced to lead the discussion of this topic. Mr. Carlson stated that the Library addition is not a part of the 1997 Seattle University Major Institutions Master Plan. For this reason the University will have to seek an amendment to the current plan to relocate square footage from other unused projects. The proposal is to relocate between 36,000 and 37,500 gross square feet of space for a three story structure with about a 12,000 square foot footprint. Mr. Carlson noted that this would be a standalone addition in the front of the current Library. The intent is to apply for the permits in the summer of 2008 and break ground spring 2009

Ellen Sollod asked how the two buildings will relate to each other. Mr. Carlson responded that the two will be connected with a glass link. However, the two will have a very different architectural vocabulary and will not read as a single building. The building will also be depressed into the grade so that it will relate to the student Union Building. Ms. Sollod also asked about the integration of art at the buildings. Staff responded that art will be a part of the interior design and there will also be an art feature as part of the exterior landscape plan.

Bill Zosel asked for clarification concerning the rationale for requesting this change as a minor amendment. SU staff responded that the square footage being requested for movement is similar and would not appear to have substantially different levels of impacts from what was proposed. The space was originally envisioned as in the building that would replace the nearby Broadway Garage. The proposal would not increase total square footage or shift major square footage from one section of campus to another.

After further discussion Ellen Sollod moved that:

<i>The Seattle University Major Institutions Master Plan Standing Advisory Committee endorses the Library Addition and Renovation as a minor amendment to the current SU Master Plan..</i>
--

The motion was seconded by Betsy Hunter. The question was called and the motion passed unanimously.

**B. Connolly Fitness Center Update**

It was noted that the presentation is introductory to the Committee only, and that no action is needed at this point. The University will return to the Committee at least two additional times. Joy Jacobson noted that the building addition will fall within the 1997 Seattle University Major Institutions Master Plan. The Fitness Center Construction is scheduled to commence in January 2009 with opening in January 2010, this construction portion is considered Phase I of a long term renovation of the entire Connolly building. Minor amendments may be needed and will be brought to the Committee as they are identified.

**C. 1313 E. Columbia (Qwest Building Temporary Parking)**

Seattle University staff noted that under provisions in the current plan all parking on the current Qwest Building site would have to be directly associated with uses located in that specific building. The University operates its parking on a campus-wide basis, under the TMP and does not generally restrict parking to the users of the adjacent building. Seattle University would like to operate this existing lot in an integrated fashion with all of its other lots, and continue to provide the number of stalls currently serving the University. To do so will require that the 1997 Seattle University Major Institutions Master Plan be amended. Seattle University is hoping that this can be done as a minor amendment and is requesting that the Committee endorse this action as a minor amendment. The lot would be re-striped and a landscaped planting strip provided in accordance with the Seattle Municipal Code and the provisions of the 1997 Seattle University Major Institutions Master Plan. SU would work with DPD to determine the final number of stalls allowed on the site, staying below the threshold of a MUP or exceeding the maximum TMP numbers.

Betsy Hunter asked what the timing for this action would be. University staff responded that the lot would be used to accommodate the 60 existing parking stalls displaced by the Housing & Retail project at 12<sup>th</sup> and E. Cherry, starting in September of 2008. -The site would also assist in parking of contractors within the SU campus, while the Library construction was ongoing, all the while maintaining the TMP.

Bill Zosel noted that with the addition of the landscaping the site would probably look better than it does now. He noted that no additional asphalt surfaced area should be added and suggested that the University meet with METRO concerning some service to the areas.

Maria Barrientos suggested that the Committee approve the use of the site on a temporary basis through the construction of the Library addition-and that the University then come back to the Committee for any additional changes. Darren Redick agreed. Ellen Sollod noted that this would allow these concerns to be dealt with during the deliberations on the new Seattle University Major Institutions Master Plan. Betsy Hunter moved that:

*The Seattle University Major Institutions Master Plan Standing Advisory Committee endorses the integration of parking on the existing Qwest Site and its operation on a temporary basis through December 31<sup>st</sup> 2010 under the conditions that the permanent use of this site is determined as part of the adoption of the new The Seattle University Major Institutions Master Plan*

The Motion was seconded by Betsy Michel. The vote was called and the motion passed unanimously.

**III. Review of Ongoing Projects – 12<sup>th</sup> and Cherry**

Maria Barrientos briefly reviewed progress on the 12<sup>th</sup> and Cherry Building. She noted that they are now looking at the open space of Park options. There are three options: 1) hardscape with soft edges “hard integral art” that would engage the retail corner of the site; 2) community pergolas or ornamental ironworks

that would be like an archway framework connecting to the street edge with a plaza along 12<sup>th</sup>, and 3) a woonerf that would extend all of the way through the facility.

Betsy Hunter stated that whichever option or combination of options is selected, they should be integrated with and connects to the commercial uses along 12<sup>th</sup> Avenue and encourage retail and pedestrian uses to spill out on to the street. Ellen Sollod stated that there should be a strong commitment to incorporation of art into any of the current options.

Bill Zosel moved:

*That the design of the 12<sup>th</sup> and Cherry Building be bound by the provisions of underlying zoning.*

The motion was seconded by Betsy Hunter and passed unanimously

#### **IV. Adjournment**

The appointed time for adjournment having arrived, the meeting was adjourned.

### **Meeting #7** **Wednesday, May 28, 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

#### **Members Present**

Darren Redick	John Savo	Kateri Schlessman (ex officio)
Betsey Hunter	Betsey Michel	Steve Sheppard (ex-officio)
Lisa Rutzick (ex-officio)	Loyal Hanrahan	Tenaya Wright

#### **Others Present**

Joy Jacobson	Robert Mathews	Ron Smith
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#### **I. Welcome and Introductions**

The meeting was opened by John Savo, Committee Chair. Introductions followed. The agenda was changed to eliminate review of 824 12<sup>th</sup> Avenue. John Savo noted that the sole item remaining on the agenda is a review of the section studies.

Steve Sheppard briefly went over the upcoming schedule. He noted that the key date is the release of the preliminary documents on May 28, 2008. Tentatively review will be completed by July 9<sup>th</sup>. There was a preference expressed for holding the meeting on July 9<sup>th</sup>. After discussion it was decided to discuss the formal date of this meeting either via e-mail exchanges or at the next meeting. Steve Sheppard stated that it will be the intent that members review the. He stated that he would compile a list of combined comments for review at the July 9<sup>th</sup> Meeting. Where members shared key comments they will be combined but all comments will be discussed. The intent is to develop a listing of comments that the CAC can agree on. There are a set of standard comment forms which have been used for other committees.

#### **II. Presentation of Section Studies**

*(Editor's Note: This presentation was done from a set of overhead slides and is not easily summarized verbally. It is therefore considerably truncated.)*

Kateri Schlessman noted that the presentation that is being presented tonight will also be included in the Preliminary Documents presented at the next meeting.

Mr. Ron Smith noted that the sections show the massing for the key areas that the CAC had expressed concerns about. The first diagrams focused on the areas east of 12<sup>th</sup> Avenue. Mr. Smith noted that while the area contains a great many single family dwellings, there is a diversity of uses. The 105 foot height limit on the west side of 12 is for a present planned project under the existing plan. He also directed that CAC's attention to the impact of the increased setbacks. Presently the areas east of 13<sup>th</sup> will be MIO 65.

Members suggested that the drawings be amended to better differentiate the SU heights vs. the adjacent heights outside of the proposed MIO. John Savo asked for clarity on the setbacks. Mr. Smith responded that are ongoing discussions concerning the setbacks. They may eventually be proposed at either 10 or 15 feet. Others noted that the drawings appear to overstate the heights of the adjacent single family development versus the proposed SU development heights. Mr. Smith stated that he would go back and make sure that the drawings are accurate.

Members asked for a clarification on the difference between the height allowed under the SU Master plan and the underlying zoning. Steve Sheppard responded that this is key to the Major Institution program. The intent of the process is to allow the institution greater development rights than other owners in the area. The institution can build to the intensity eventually approved under the Master Plan. Other owners must generally adhere to the underlying zoning. This can be very different. However there is an exception to this rule. Other owners can build to the densities and heights allowed under the Master Plan if the development is deemed to be functionally related to the institution. For instance in SU were to enter into a use agreement with an adjacent clinic to house a portion of the nursing program, then that clinic might be able to build to the MIO designations. However the rules are relatively complicated.

There was also a discussion of institutional development outside of the MIO. SU can develop outside of the 2500 feet from their MIO boundary but must build in compliance with the underlying zoning.

John Savo also noted that the drawings should include some indication of the effect on height of Mechanical penthouses. He noted that this often becomes a problem for the neighborhood.

### **III. Future Meeting Date and Adjournment**

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

#### **Meeting #8** **Wednesday, June, 18, 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

#### **Members Present**

Darren Redick  
John Savo  
Steve Sheppard (ex-officio)  
Tenaya Wright

Betsy Hunter  
Betsy Michel  
Ellen Sollod  
Bill Zosel

Lisa Rutzick (ex-officio)  
Kateri Schlessman (ex-officio)  
James L Kirkpatrick

## **Others Present**

Brodie Bain  
Terry McCann

Robert Matthews

Joy Jacobson

### **I. Welcome and Introductions**

The meeting was opened by John Savo, Committee Chair. Introductions followed by all present.

### **II. Housekeeping**

John Savo asked Steve Sheppard to briefly explain the Major Institutions Process for the committee. Steve Sheppard stated that this process is slightly different than normally used for other project reviews under the City Land Use Code. First, the Major Institutions Master Plan and its accompanying EIS are reviewed simultaneously. In addition there are several additional steps that are unique to this process. One of those unique steps is what you are involved in today. This is the review of Preliminary Draft Documents. He noted that Committee members will have four opportunities to review documents: Preliminary Draft Plan and Preliminary Draft EIS; 2) Draft Plan and Draft EIS, 3) Preliminary Final Plan and Preliminary Final EIS and 4) Final Plan and Final EIS.

Mr. Sheppard noted that the committee members were provided with review form to use during this initial review. He then described how to use the forms, He stated that he will compile all individual comments and combine comments that are similar from various individuals before the next meeting. He noted that the forms list priority 1, 2 and 3 comments. He suggested that the Committee focus its primary attention on priority one

Priority three comments are for minor items like a misspelled name, the tree is too green, etc. These will not be discussed as a committee. Instead they will be attached to the compiled CAC adopted comment letter and will essentially be individual comments. He further stated that it is his hope that the Committee can look at a set of compiled comments at the July 9 meeting and come to an agreement on what the thrust of the overall comments should be. Following this meeting, John Savo and he will draft the letter from this list of compiled comments.

Besty Hunter noted that we are only being given the Plan today and asked for clarification on the timing of review of the Preliminary Draft EIS. Kateri Schlessman responded that the Preliminary Draft Environmental Impact Statement will not be ready for review by the CAC until the July 9 meeting. Steve Sheppard said you will get the opportunity to review the plan first and then comments on the DEIS.

John Savo encouraged that everyone respond even if they have no comments.

### **II. Presentation of the Preliminary Draft MIMP**

*(Editor's Note: This presentation was done from a set of Power Point presentation and is not easily summarized verbally. It is therefore considerable truncated.)*

#### **Discussion of Relationship between the Sustainability Plan and the Master Plan**

Kateri Schlessman, Brodie Bain, and Terry McCann were introduced to give the presentation on the Preliminary Draft Master Plan. Ms. Schlessman noted that the plan was derived directly from the previously presented Seattle University's Initial Concept Plan. This is essentially a strategic plan for development at Seattle University. Last fall, Seattle University started a new strategic plan. That plan identified five priorities: academic excellence, vocation, Catholic character, division one athletics and formation for leadership. These have four emphases in each one: they are diversity, using best practices in technology, sustainability and new enrollment strategies.

She noted that sustainability has become ever more important and that Seattle University is now looking at the overall planning through "sustainability" lenses while doing this Master Plan.

Terry McCann presented a series of slides concerning the sustainability master plan. It's a very comprehensive look at the best practices and some specific outcomes. He noted that Kateri Schlessman mentioned the signing of

presidents' Climate Commitment which is American College and University's Presidents and that is to become climate neutral by a certain point in future and what strategies. This is considered Very important to the university. He stated that regarding water use and conservation, it is an important to see what flows into the campus as well as out of the campus. One of the goals is to capture as much water on site and use it in an efficient and meaningful way. Energy flows into the campus, electric grid, natural gas and also steam heat. Each has its own unique environmental attribute. Reducing the amount of energy input. Another second piece the transportation part because we have a lot of commuters to the campus which represents a substantial part of the greenhouse gas output.

Ms Schlussman noted that this commitment along with a commitment to reduce single occupant auto use is one of the major drivers of the plan.

### **Power Point Presentation on Development Standards**

Brodie Bain briefly reviewed the development standards section of the PDMIMP. This referred to multiple slides. Referring to pages 37, 38, 39, 42, and 46 of the Preliminary Draft Master Plan. Setbacks were discussed on the drawings on pages 80, 81.

John Savor noted that some of the comments made at the previous meeting were not picked up. He noted that the additional height allowed for mechanical structures was not included and suggested that it be so. Mr. Savor apologized and stated that this and other minor omissions would be taken care of. Ms. Bain noted that there was no setback along Broadway.

Ms. Bain noted that the plan includes some renderings of potential structures. She noted that these are not preliminary designs and are meant to give a very general idea of what development might look like. She noted that the only real exception to this is the first massing drawing at 12<sup>th</sup> and Madison. The intention is to adaptively re-use this building. John Savo asked if this building was land marked and Ms. Bain reappointed that it was not. The use of the Integrated Learning Building shown on page 85 is actually housing with non-housing street activating uses on the first floor. Mr. Basin also noted that the Plan indicates two possible uses for the Qwest Site. This is a long-term potential development site. Two options are shown: "1) Student Life (non-housing); or 2) housing. Bill Zosel asked for clarification concerning which part of the site would be used. Ms. Bain noted that this shows use of the whole site. Mr. Zosel noted that the Landmarks Board unanimously accepted the nomination of this site as a possible historic landmark.

Ms. Bain briefly went over parking amounts and locations. She noted that the University is proposing to provide more than the minimum amount of required parking but less than the maximum allowed. Kateri Schlessman noted that it is the intent of the University to eliminate surface parking and place most in structures or underground. It was noted that the University is exceeding its TMP goals and SU will continue to focus on this aspect of its plans.

Brodie Bain briefly went through the organization of the Document.

### **Committee Questions and Comments**

John Savo opened the floor to general questions and comments from the Committee. He noted that some of the information presented at this meeting is new and asked the SU staff identify the new information.

Steve Sheppard noted that on page 96 and 97 it indicated that the dedicated open space would remain the same as presently. He noted that the committee had previously suggested that there be some formal or dedicated open space east of 12<sup>th</sup>. Brodie Bain noted that landscaping and street trees are identified in this area.

Ellen Sollod was concerned and hoped that the MP goal's for the University's was to relate to design excellence in architecture. Seattle University did a tremendous job with the Steven Hall Chapel. This set a high standard. This seems not to be reflected in the document and should be. Ms. Sollod also noted that the plan sets out the bounds



of the development envelope but does not deal with issues of design and design guidelines. She asked Mr. Sheppard to clarify this issue.

Mr. Sheppard responded that the CAC often recommends a set of conditions and criteria that it wants included as conditions upon adoption of the plan. These can be appended to the plan either as findings and orders of the Hearing Examiner or as Council Conditions. These often include some design guidance to the follow on Standing Advisory Committee to guide them in their review and comment on individual buildings as they are brought forward.

Ellen Sollod asked for clarification concerning the status of individual comments from members. She noted that not all might be shared by all committee members. Mr. Sheppard replied that there will be a common letter that includes those items that a majority on the Committee agrees should be the full Committee comments. All individual separate comments will be appended to the end of the document..

Betsy Hunter asked about the parking design with a field on top of the garage. She noted that there are 850 stalls proposed and that this is a very large number. She asked if this parking would be below grade and out of sight and how the field on top of the structured parking garage would work. Brodie Bain noted that the grade of the field would be close to that of 11<sup>th</sup> Avenue. As the grade slopes down towards 12<sup>th</sup>, the present vision is that there would be a row of shops on 12<sup>th</sup>. You would see a floor of shops along 12<sup>th</sup> Avenue with the green roof (field) above it. The parking would be in two floors mostly below grade.

Ellen Sollod asked your computation of your parking needs is correlated to your projection of your growth of your student body mitigated by reduced projected car usage. Kateri Schlessman said that parking specifically is bound by the code which identifies minimum amount. We have looked at a variety of different factors for parking. Darren Redick asked if the TMP table showed this information. Ms. Schlessman stated that it did

Kateri Schlessman added the university wants to become more residential and hopes to add 1000 beds over the next 10 – 15 years. Tanya Wright asked how many students the university has. Kateri Schlessman stated they have 7,526 students and 1728 beds.

### **III. Distribution of Plan Review Comment Forms**

Steve Sheppard distributed review forms that have been used and asked that members attempt to get the forms back to him by Monday June 30<sup>th</sup>. He noted that he would then go through each individual's comment form, and combine them into a combined comments document. The Committee would be asked to go through this document and determine which comments could be included as full CAC comments. The combined and individual comments will all be distributed by e-mail to all members prior to the meeting. He noted that the Committee's letter then goes to DPD for the EIS, and the institution with a copy to DPD for the plan.

### **IV. Next Meeting Date and Adjournment**

The next meeting was set for July 9 at Noon in the Stimson Room. No further business being before the Committee the Meeting was adjourned

### **Meeting #9** **Wednesday, July 9 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

## Members Present

Bill Zosel	Betsy Hunter	Lisa Rutzick (ex-officio)
John Savo (Chair)	Betsy Michel	Kateri Schlessman (ex-officio)
Steve Sheppard (ex-officio)	Tenaya Wright	Maria Barrientos
Paul Kidder	James Kirkpatrick	

## Others Present

Brodie Bain	Robert Matthews	Joy Jacobson
Terry McCann	Michele Sarlitto	David John
John Perry		

### I. Welcome and Introductions

The meeting was opened by John Savo, Committee Chair. Mr. Savo noted that he and Mr. Sheppard had briefly appeared before the Seattle City Council just prior to the meeting. At that meeting the council committee formally approved (confirmed) appointments to the CAC. Ms. Savo congratulated members on their formal approval by the City Council.

Introductions followed by all present.

### II. Committee Review and Discussion of the Combined Comments to the Preliminary Draft Master Plan

Mr. Savo noted that this would be the major agenda item and asked that Committee members use the Combined Comment Form for that had been sent to them. He proposed that the Committee go through that document point by point to see if agreement could be reached concerning which items would be included as comments of the full committee. Members agreed to this process.

Steve Sheppard briefly went over the various forms that had been sent to members. He noted that he had arranged member's priority one and two comments onto a single form. Those items that the Committee members agree upon by majority vote will be forwarded to the Institution as the comments of the Committee. The Institution will also receive all Individual comment forms.

#### A. Height Limits

Discussion proceeded to Height Limits. The combined comment was read as follows:

*Deny increase of MIO from 37' to 65' north of E. Cherry, east of 13<sup>th</sup> Avenue and Retain Current MIO Heights in the areas east of 12<sup>th</sup>*

Betsy Hunter argued in favor of the comment. She stated that the properties that are not along 12th Avenue are in the low rise zones and it seems inappropriate to raise this to more than three stories. It may be appropriate along 12<sup>th</sup> where the opposite side is much higher. Bill Zosel agreed with Ms. Hunter and stated that the increase in the James and Barkley Court areas particularly would be significant. James Kirkpatrick offered the observation that the broader trend in the area is toward increased heights and that in his area they have now embraced greater density. He stated that he saw the need to retain a buffer but that this might not be possible. Bill Zosel responded that he actually preferred that SU consider growth to the south into the exiting Multi-family mid-rise zones.

John Savo stated that the 65 foot height seems appropriate in that it matches the needs for work force housing. He noted that he had walked the neighborhood and believed that the concerns could be mitigated by taking the 2/3 block north of East Columbia to the MIO boundary just south of East Marian between 13<sup>th</sup> and 14<sup>th</sup> Avenues and stepping that area down as it abuts single family homes. Steve Sheppard suggested that the current MIO 50 areas might go to 65 and that concern appeared to relate to the two the two MIO 37

zones east of 112<sup>th</sup>. This included the area identified by John Savo and the Barklay Court be retained at a lower height. John Savo responded that he did not consider that the south section should be kept lower. He suggested that the north area be allowed to go to 50 feet from its current MIO 37.

Bill Zosel suggested that new development that is envisioned adjacent to Barklay Court also suggested that a lower height would be appropriate there too. John Savo responded that the sun patterns also work better for greater height in the Barkley Court area.

John Savo asked for a vote of the committee on the original wording as shown above. The motion failed 2 in favor and 6 opposed.

After further discussion, Steve Sheppard noted that there were two alternatives before the Committee:

#### **Alternative One**

*That the increase to MIO 65 for those areas east of 12<sup>th</sup> Avenue be approved, with the exception of the current MIO 37 zone north of East Columbia to the MIO boundary just south of East Marian between 13<sup>th</sup> and 14<sup>th</sup> Avenues which would be designated as MIO 50.*

#### **Alternative Two**

*That the increase from MIO 50 to MIO 65 for those areas east of 12<sup>th</sup> Avenue be approved, and that those areas currently designated MIO 37 east of 12<sup>th</sup> Avenue retain the MIO 37 designation.*

Alternate One was moved. The motion passed 5 in favors 3 opposed, 1 abstaining.

The Committee also voted on alternative two. That alternative failed 3 in favor and six opposed.

## **B. Boundary Expansions**

The original wording was read as follows:

*Do not expand the initiation's boundaries to the east of 12<sup>th</sup>.*

John Savo noted that this would affect only that area on the east side of 12<sup>th</sup> Avenue to the alley directly east between E. Marion and E. Spring Streets. Members noted that the hope is that this area might be developed with more active retail spaces. Maria Barrientos responded that there appears to be an inherent assumption on the part of some that once inside of the overlay, only SU would build. She observed that this is not necessarily the case. If SU was to develop, it is not necessarily correct to state that SU development would not be equally vibrant. Bill Zosel noted that the Preliminary Draft Plan identifies no future uses for this space. Lisa Rutzick noted that any development whether done by SU or anyone else would have to meeting the street level use restrictions in the pedestrian zone that applies to this site.

Members asked for clarification on the affect of this change. It was noted that other owners could build to the SU designation so long as the development was functionally related to the mission and plans of SU and that this might spur development. Others concluded differently and noted that once inside of the boundary, other owners would forgo investment on the assumption that SU was the buyer of first resort. Maria Barrientos noted that most new projects do not make financial sense at the currently zoned heights. Betsey Hunter stated that if this were the case then perhaps an up zone to greater height might be appropriate. This would allow all owners to be on an equal footing.

Steve Sheppard stated that the Committee could state something along the following lines:

*Any expansion of the Seattle University boundary along the east side of 12<sup>th</sup> Avenue shall be conditions upon the following: 1) that all ground floor spaces be retail,*

*determined by the director of the City of Seattle Department of Planning and development to be consistent with a neighborhood commercial use, shall comply with the design guidelines of the 12<sup>th</sup> Avenue Development Plan and shall be reviewed by the Seattle University Standing Citizen's Advisory Committee.*

After further discussion it was decided that this issue would be tabled until the next meeting. Steve Sheppard agreed to work with others on the wording for the two possible alternatives.

John Savo asked the Committee to move to the discussion of possible expansion south of Jefferson. Steve Sheppard suggested that this be re-worded slightly to read:

*The plan and EIS should include an alternative that would evaluate possible expansion of the SU MIO Boundary south of Jefferson Street and West of 12.*

The motion passed. 5 in favor 3 against 1 abstaining.

### **C. Setbacks**

Betsy Mickel stated that it was her proposal that there be setbacks to allow wider sidewalks for better pedestrian use. Others stated that building coming directly up to the streets sometimes better. Maria Barrientos noted that changes to the new energy code have made this difficult because of the new needs to insulate any underground parking which often must come out to the property lines to get enough space for the garages.

Betsy Mickel restated her initial motion as follows:

*The plan should be amended to include setbacks along all streets on the perimeter of the campus and including 12<sup>th</sup> Avenue.*

The motion failed.

Jon Savo noted that he had suggested that the Plan should include setback requirements for any additions to the Connolly Center. After brief discussion this recommendation was withdrawn.

### **D. Open Space**

John Savo noted that he had suggested the wording:

*Include designated open space east of 12<sup>th</sup> Avenue.*

Members noted that the wording that followed the general statement in the draft document was more proscriptive and suggested that the comment be modified to list the information that follows that statement to identify the east half of the Coca Cola site as a possible example.

*That the plan include designated open spaces east of 12<sup>th</sup> Avenue and that one of the sites formally evaluated for such a designation be the west half of the Coca Cola Site (parking lot areas)*

With this change the wording was approved 6 in favor – 3 opposed

### **III. Next Meeting and Adjournment**

John Savo noted that the time for adjournment had arrived and that the Committee had a great deal left to do for its review. He suggested that the Committee meet for a special meeting in one of two weeks. After brief further discussion the Committee members agreed to meet on July 23<sup>rd</sup> at 5:30 PM. The appointed time for adjournment having arrived the meeting was adjourned.

## **Meeting #10**

**Wednesday, July 23, 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

**Members Present**

Bill Zosel	Betsy Hunter	Lisa Rutzick (ex-officio)
John Savo (Chair)	Betsy Michel	Kateri Schlessman (ex-officio)
Steve Sheppard (ex-officio)	Tenaya Wright	Maria Barrientos
Paul Kidder	James Kirkpatrick	Loyal Hanrahan
Darren Redick	Ellen Sollod	

**Others Present**

Brodie Bain	Robert Matthews	Joy Jacobson
Terry McCann	Michele Sarlitto	David Johnson
Flo	Carly Cannell	Susie Larson
David Neth	Ron Smith	Marianne Mork
Aldo Resendiz	John Green	

**I. Welcome and Introductions**

The meeting was opened by John Savo, Committee Chair. Brief introductions followed. The agenda was approved with deferral of the approval of past minutes.

**II. Continued Committee Review and Discussion of the Combined Comments to the Preliminary Draft Master Plan**

Bill Zosel stated that he was concerned that the committee was not referencing the existing neighborhood plans and the comprehensive plan. He stated that he felt strongly that the committee should be referencing these plans and the 12<sup>th</sup> Avenue Development Plan. Darren Redick noted that this is a first look at the preliminary draft of the Draft Plan and that the Committee will have many more opportunities to review the plan.

Steve Sheppard stated that the way this is normally done is for the Committee to comment as follows:

*The Plan and EIS need to evaluate the actions proposed in the plan in relationship to the various adopted City policies including the Neighborhood Plan and (in this case) the 12<sup>th</sup> Avenue Development Plan.*

He noted that this is normally done as a part of the comments to the EIS as that document has a specific section that is intended to deal with this issue. Ellen Sollod stated that the issue is twofold; 1) SU needs to develop the plan within the neighborhood context; and 2) the Committee needs to be well versed in the neighborhood plans in order to better evaluate the desirability of various actions proposed in the SU Plan vs. the neighborhood plans. After brief further discussion Steve Sheppard agreed to provide electronic links to the neighborhood plans and hard copies of 12<sup>th</sup> Avenue Plan. Bill Zosel asked that Mr. Sheppard scan the 12<sup>th</sup> Avenue plan so that electronic plans might be available.

Discussion returned to the committee comments:

**Concerning Open Space and Community Access and View Corridors**

Maria Barrientos noted that there are two different concepts in this. John Savo agreed. He noted that he had put forth the first portion of the statement. He stated that on the current campus there are various designated open

spaces, but none proposed East of 12<sup>th</sup> Avenue. He noted that he did not want to specifically suggest such a space, but wanted SU to look carefully at the area and identify appropriate areas. Ellen Sollod stated that the area east of 12<sup>th</sup> Avenue did not feel like a campus and that there needed to be special efforts made to have this areas feel more like a campus. She noted that the second point was that the community had long looked at possible use of the Coca Cola building parking lot as an open space.

Maria Barrientos stated that she agrees with the general direction to identify open space east of 12<sup>th</sup> but did not want to be so proscriptive as to identify the Coca Cola building as that site. Betsy Hunter observed that the Coca Cola site is so ideal that it should be considered. Ellen stated that if this space is not used then some other building might have to be demolished. In addition, this space is large enough.

It was moved:

*That the Seattle University Major Institution Master Plan include designation of open space east of 12th Avenue and that this include the present paved parking area on the south or west side of the Coca Cola building ( 1313 E Columbia) as a designated open space.*

The motion failed: 5 in favor, 6 opposed, and 0 abstaining.

It was then moved:

*That the Seattle University Major Institution Master Plan include identification of opportunities for designated open spaces east of 12<sup>th</sup> Avenue.*

The motion passed: 8 in favor, 1,opposed and 2 abstaining

#### **Concerning Possible Designation of a View Corridor from the Public Right-of-Way on 12<sup>th</sup> Avenue Toward the South Elevation of the Chapel of St Ignatious.**

John Savo stated that this was his suggestion. He noted that this is mainly a pedestrian issue. Members noted that this would be difficult to do and would reduce building opportunities on the west side of 12<sup>th</sup> Avenue. Betsy Hunter stated that she supports this motion because of the significance of this building. Kateri Schlessman stated that during the development of the facilities master plan there was discussion of this issue and some consideration to budding the new building on the west side of 12th Avenue with a glass atrium so that the view of the Chapel might be maintained. She stated that it was not the intent of the University to limit views of the chapel.

Bill Zosel stated that he opposes the motion because he trusts the University to do the right thing.

The motion failed 3 in favor and 6 opposed.

#### **Concerning Uses along 12<sup>th</sup> Avenue**

Maria Barrientos noted that the discussion of the University Services building, Plasteel and others really was a more general issue. She suggested that the statement really should be:

*That any new development, or substantial renovations or existing uses, along both sides 12<sup>th</sup> Avenue will follow the provisions of 23.47A005 with respect of street-level uses and specifically include entries along 12<sup>th</sup> Avenue and includes both pedestrian oriented uses and entries along 12<sup>th</sup> Avenue.*

Lisa Rutzick noted that the underlying zoning includes a pedestrian designation that requires certain pedestrian oriented uses at the street level. Steve Sheppard noted that this is not an automatic in the MIMP unless adherence to the specific provisions of the underlying zoning is specifically called out, but that he believed that the plan made such a commitment. Kateri Schlessman noted that on page 100 notes that “the plan on this page

shows the location of pedestrian designated streets. Per 23.69.008.C# development in the underlying commercial zones will follow the provisions of 23.47.005 with respect to street-level uses.

Ellen Sollod noted that the illustration on page 100 excluded portions on the east side of 12<sup>th</sup> Avenue and that she would prefer that the original wording that has been suggested be included.

The motion was recalled and the motion passed unanimously.

### **Concerning the Alley and Street Spur Vacation East of Broadway.**

John Savo informed the Committee that he would recuses himself from voting on this issue as his firm has business with a property owner in the general vicinity of this possible vacation.

Betsy Michel stated that the issue is that the Northwest Kidney Center has deliveries and patient access off of this street and alley. By vacating this street stub this access pattern would no longer be possible. In addition parking is located off of this combined street end and alley. Kateri Schlessman responded that Seattle University is aware of the situation and is discussing this with the Kidney Center administration. Ellen Sollod noted that the area is proposed for inclusion within the new MIO boundary and asked if the vacation would occur prior to its ownership of the area. Ron Smith stated that Seattle University has no intention of pursuing this vacation so long as the Northwest Kidney Center was operating in that location.

Joy Jacobson stated that leaving the alley vacation on the books might be a good idea, but that conditioning it on the University's acquisition of the properties might add more clarity.

Steve Sheppard suggested the following possible wording for such an action.

*That the potential vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10<sup>th</sup> Avenue Right-of-way and the connecting alley south to E Cherry Street shall be pursued by Seattle University only in the event that the University is acquires all properties accessed by this street end and alley.*

Bill Zosel stated that he felt that this wording adequately protected the current private owners. Betsy Michel stated that she would still vote against the revised motion as the Northwest Kidney Center would like to see the vacation removed entirely.

John Savo noted that there appeared to be two proposals before the Committee: 1) Betsy Michel's initial comment and the 2) the alternative language proposed at the meeting. He asked that the Committee vote first on Betsy's motion that:

*Seattle University further evaluate and consider amending the plan to delete the alley vacation just east of Broadway between Columbia and Cherry Streets and the vacation of the Columbia Street spur*

The motion failed 1 in favor, 4 opposed and 4 abstaining

The second proposal was moved. The motion passed 5 in favor, 2 opposed and 3 abstaining.

### **Concerning Boundary Expansions**

John Savo noted that the Committee had begun to discuss boundary expansions but had deferred any decision on that issue to this meeting.

Loyal Hanrahan suggested alternate wording as follows:

*Seattle University MIO boundary expansion along the east side of 12<sup>th</sup> Avenue should include only that property on the immediate northeast corner of 12<sup>th</sup> and E Marion Street (currently occupied by the Photography School Building).*

He noted that Seattle University has no plans for that area. In addition it had been previously stated that this might give private developers who are not in the MIO might have opportunities that Seattle University might not have. However, the photography school is collaboration between Seattle University and that use. It appears to be beneficial to both parties and to the broader community.

Maria Barrientos stated that she sees the expansion of the MIO boundary to the entire area is a positive. It allows collaborations between the University and private developers. Since the pedestrian designation applies to this area, the community is protected against single university use on this street.

Bill Zosel stated that as the University has no plans whatsoever so that one can only assume that nothing will happen. He noted that this proposal goes to the core of the 12<sup>th</sup> Avenue Development Plan that attempted to rest control of properties along 12th Avenue from the University in order to promote private development. If SU is allowed to construct to a greater height than any other private developer then it will be the logical purchaser and developer of any properties that come up for sale. He suggested that if the University did team up with developers then it could come back to the Standing Advisory Committee and request the additional height needed. Brodie Bain noted that any height or boundary expansion would be a major amendment and would kick off a process that is almost identical to going through a full plan and therefore not reasonable. Betsy Hunter noted that the most exciting development along 12<sup>th</sup> has been totally private. Others noted that expanding the boundaries made properties subject to the other conditions in the Master Plan.

Bill Zosel stated that the hope is to see a more vibrant mix of private uses along 12<sup>th</sup> and that it appears to his that Seattle University is essentially land banking for possible long-term needs. In addition the height difference to the L3 zone to the east is significant. Others suggested that the properties to the east might convert to rentals and eventually also be incorporated into the Seattle University Campus.

John Savo called the vote on the initial motion presented at the last meeting.

*Do not expand institution's boundary to the east side of 12<sup>th</sup>*

The motion failed 5 in favor, 5 opposed and 1 abstaining.

### **III. Adjournment and Setting Next Meeting Date**

John Savo noted that the Committee is still far from completing its review and asked if Seattle University might consider extending the deadline for CAC comments. Kateri Schlessman stated that the University would do so. The next meeting was set for July 30<sup>th</sup> at 5:00 PM. Kateri Schlessman reported that she has accepted another job with the University of Washington and that the next meeting will be her last.

The appointed time for adjournment having passed the meeting was adjourned.

### **Meeting #11 Wednesday, July 30, 2008**

Seattle University Campus  
A.A. Lemieux Library  
Stimson Room  
Room 114

#### **Members Present**

Bill Zosel	Betsy Hunter	Lisa Rutzick (ex-officio)
John Savo (Chair)	Ellen Sollod	Katiri Schlessman (ex-officio)
Steve Sheppard (ex-officio)	Tenaya Wright	Maria Barrientos
Paul Kidder	Loyal Hanrahan	Darren Redick



## Others Present

Brodie Bain  
Michele Sarlitto  
Ron Smith

Robert Matthews  
Carly Cannell

Joy Jacobson  
David Neth

### I. Welcome and Introductions

The meeting was opened by John Savo, Committee Chair. Brief Introductions followed. The agenda was approved with deferral of the approval of past minutes.

### II. Continued Committee Review and Discussion of the Combined Comments to the Preliminary Draft Master Plan

The Committee briefly discussed process and timing. Members requested an extension of the time for comments. Seattle University Agreed and two additional meetings were set: Wednesday August 13, 2008 at noon and Wednesday August 27, 2008 in the evening.

Ellen Sollod asked for clarification concerning minority reports. She noted that the Committee appeared divided on some major issues. Steve Sheppard responded that the code provides for formal minority reports in the Committee's final report. He noted that this has been done in the past.

Following this the committee proceeded to complete its initial review of the Preliminary Draft Plan. John Savo stated that the Committee had suspended its comments at the last meeting prior to a discussion of the old bottling plant and suggested that the Committee start at that point. Members agreed.

#### **Concerning Use of 1313 Columbia (Old Coca Cola Bottling Plant)**

- **Specific Uses**

Bill Zosel noted that the Plan identifies an intended uses for almost all sites except this site which is simply identified as a student life use. He noted that there has been some discussion of having a basketball arena at that location. SU staff noted that the University has arranged for use of the Key Arena for five years for basketball use. There has been no decision made concerning the long term use of this site. The site is also currently being proposed for landmark status. Seattle University would presently support the retention of the façade of the building but not the entire building.

John Savo suggested that the issue be split into two separate actions: 1) a possible proposal that at plan should specifically identify a location for the new Division 1 basketball facility; and 2) Identification of a specific use for the site. This is one of the most sensitive sites for the community and needs to be dealt with sensitively. Both preservation and public use of the site are issues.

John Savo moved:

*The Seattle University Draft Major Intuitions Master Plan should identify the location of any new basketball area:*

The motion passed 9 in favor, none opposed, and none abstaining.

John Savo moved:

*That Seattle University Draft Major Intuitions Master Plan should define a specific use for the 1313 Columbia Site*

Discussion followed. Darren Redick suggested that alternative uses be identified in order to give greater flexibility. Maria Barrientos noted that Seattle University has stated that they have not identified use.

John Savo stated that this is what is being noted and that he is suggesting that this be rectified. Others noted that a near and long-term use might be better.

The motion was amended as follows:

*That Seattle University Draft Major Intentions Master Plan should define a specific short and long-term use of uses for the 1313 East Columbia Site*

The motion passed 9 in favor, none opposed, and none abstaining.

- **Preservation of portions of the existing Building**

John Savo stated that he had proposed the preservation of a portion of the 1313 E Columbia Building. He clarified that his intention was that this relate only to the 3-story portion of the building. Bill Zosel stated that he supports this.

*Preserve the three-story portion of the existing building at 1313 E Columbia as a record of the neighborhoods evolution.*

The motion passed 7 in favor, none opposed, and two abstaining

### **Concerning the Washington Performance Hall**

Bill Zosel noted that this is an important neighborhood building that is threatened. The intention of his recommendation is encourage Seattle University to consider partnering with others to help renovate and re-use this site. Others noted that this site is not within the boundaries and suggested that this possibly be included as a separate proposal to SU encouraging them as good neighbors to participate in this, but not to include it as a formal part of the MIMP.

Bill Zosel moved that:

*Seattle University should explore ways it might participate with others in the adaptive reuse of the Washington Performance Hall*

The motion failed 2 in favor 4 opposed 3 abstaining.

### **Concerning the Lynn Building**

Ellen Sollod noted that this building is proposed for demolition both in the existing and proposed plan. She stated that the building is charming and clearly appears to be a landmark. Loss of this building would not be mitigated by addition of student housing at that site. Others stated a similar commitment to retaining the building. Seattle University Staff noted that this site is identifies as the location for a special statement about the campus. Paul Kidder noted that while the exterior of the building is charming its interior does not work well. It was not initially designed for any current uses and has some flooding problems. Ellen Sollod noted that the building is one of the few that relates well to the street. Its west façade and its facades fronting Madison are of particular interest. It was also noted that the site planning for the Chapel assumed that the building would be demolished so that there would be a view of the Chapel .

John Savo, suggested that the initial comment be amended as follows:

*Seattle University should seek historic designation (landmark status) for the exterior of the Lynn Building and its adaptive reuse for the building rather than its demolition and replacement.*

The motion passed 7 in favor 1 opposed 2 abstaining.

### **Concerning Leasing**

It was noted that this comment had been suggested by James Kirkpatrick and that he was not present at this time. Steve Sheppard noted that the plan must identify all leases. Maria Barrientos stated that this seemed like a good comment since it simply asks for additional information.

The Comment was moves as:

*The Seattle University Major Institution Master Plan should provide greater detail concerning proposed SU leasing in the surrounding areas.*

The motion passed 6 in favor, one opposed and 2 abstaining.

### **Concerning Boundary and Edge Treatment**

John Savo read the proposed comments as follows:

*The Plan should specify that action that will be undertaken to improve the presence of the University at its primary interface points with the community and especially along Jefferson, Broadway and Madison*

He noted that this had been proposed by James Kirkpatrick. Betsy Hunter noted that she had made a similar comment concerning the Madison Street frontage, but that this related primarily to pedestrian crossings. Members suggested that the two comments were sufficiently related to each other to be combined in some fashion. Bill Zosel stated that he generally agreed with the statement and that the intent was to both improve the appearance and promote better integrations. John Savo agreed.

John Savo suggested that the comment be amended to read

*The Plan should specify those actions to be undertaken to improve the primary interface points between the University and Community and especially along Jefferson, Broadway and Madison*

Ellen Sollod noted that she had included additional details concerning this issue in her priority two comments. She read those comments into the meeting notes as follows:

SU needs to redesign its border along Madison Avenue to create a stronger campus identity through outward-looking architecture, increased visual permeability, and improved the pedestrian experience. Pike/Pine is becoming an increasingly vibrant area with significant residential, restaurant and retail. The campus turns its back on this neighborhood.

A similar condition exists along James between Broadway and 12<sup>th</sup>. While this is not a border, it is a major arterial and has a major impact on the experience of the campus.

Finally, 12<sup>th</sup> Avenue from Jefferson to Madison should be thought of as the primary face of the campus to the community AND to the city of Seattle.

The MIMP looks at each of these in a piece meal fashion, focusing on selected buildings and the addition of a crosswalk or two. This is a significant urban design issue for the campus and community and warrants concentrated study and the development of design goals and objectives.

John Savo stated that the first sentence appears to be the strongest and should be added to the general comment.

*The Plan should specify those actions to be undertaken to improve the primary interface points between the University and Community. SU needs to redesign its border along its Campus Edge, and arterials running through the Campus, to create a stronger campus identity through outward-looking architecture, increased visual permeability, and improved pedestrian experience.*

The Question was called. The motion passed: 9 in favor, none opposed, and none abstaining.

Betsey Hunter moved the following:

*The Seattle University Major Institutions Master Plan should include a commitment to improving pedestrian facilities along the Madison Street frontage.*

The motion passed: 9 in favor, none opposed, and none abstaining.

### **Concerning Design Guidelines and Review**

Ellen Sollod noted that the Standing Advisory Committee (SAC) will be asked to review Master Use Permits and comment on their designs. She noted that the SAC will need guidelines from the CAC. Maria Barientos stated that she felt that guidelines for those buildings on the edges of the campus appear to be advisable but that she questioned whether such guidelines are needed for those buildings totally internal to the campus. Ellen Sollod asked for clarifications.

Steve Sheppard responded that other CAC's have increasingly developed design guidelines for the edges of the campus where the institution meets the community. They have also noted that these guidelines should be reviewed by the CAC prior to the adoption of the Master Plan. These guidelines have then been included as council conditions. Mr. Sheppard suggested that following wording:

*Seattle University should work with their CAC to develop design guidelines with special emphasis on new development along the street edges of their Campus, and along any arterial street running through campus. These guidelines should be reviewed and approved by the CAC and included in the final adopted plan.*

Mr. Sheppard noted that the guidelines that are developed for this purpose are less detailed than those for the formal City Design Review Boards. They have typically been developed as a collaborative effort between the Institutions consultants and design professionals on the CAC and then reviewed and adopted by the full CAC. He noted that all projects coming out of the Plan that require any discretionary decision which includes a comment period must be presented to the SAC for its comments.

The motion passed: 9 in favor, none opposed, and none abstaining.

Bill Zosel noted that he had suggested that a design review board staffed with design professionals be established and that this board have the ability to make binding recommendations. Lisa Rutzick stated that subjecting the institutions to design review would be a major issue that would transcend this process. Steve Sheppard noted that the City is now soliciting design professionals for the SAC's. Binding Design Review was a major issue in the negotiation of the 1996 Code revisions and that the institutions preferred not to go through both design review and the MIMP process. Bill Zosel withdrew the comments. Steve Sheppard agreed to report back to the CAC on progress towards looking into this issue Citywide.

### **Concerning Master Plan Goals**

John Savo read the first proposed comments as follows:

*Add a goal relating to promoting a positive relationship with the community.*

The comment was approved 9 in favor, none opposed, and none abstaining.

John Savo read the second proposed comments as follows:

*Add a goal that addresses striving for design excellence in campus development.*

The wording of the comment was amended to incorporate the wording that John Savo had suggested.

*Add a goal that Seattle University shall continue and expand upon its tradition of design excellence in Architecture.*

The comment was approved 9 in favor, none opposed, and none abstaining.

John Savo read the third proposed comments as follows:

*Add a goal to integrate art and the thinking and work of artists in campus development*

The comment was approved 9 in favor, none opposed, and none abstaining

### **III Adjournment**

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

**Meeting #12**  
**Wednesday, August 13, 2008**  
Seattle University Campus  
Student Center  
Room 160

#### **Members Present**

Bill Zosel	Betsy Hunter	Lisa Rutzick (ex-officio)
John Savo (Chair)	Ellen Sollod	Steve Sheppard (ex-officio)
Tenaya Wright	Paul Kidder	Loyal Hanrahan
Darren Redick	James Kirkpatrick	Betsey Michel

#### **Others Present**

Jim Cary	Robert Matthews	Joy Jacobson
Michele Sarlitto	Carly Cannell	Tina Gilbert
Terry McCann	Kristen Wallace	Ron Smith

### **I. Welcome and Introductions**

The meeting was opened by John Savo, Committee Chair. Brief Introductions followed. The agenda was approved with addition of a discussion of the landmarks designation of the Coca Cola Building. The minutes for meetings 2 through 7 were approved. Members noted that they had minutes for meetings 8,9,10 and 11 and had few issues but wanted to delay formal adoption until meeting 13. The Chair noted that the CAC has put off approval of minutes for several meetings and requested that all members come prepared to approve the minutes at the next meeting.

### **II. Report on the Landmarks Designation for the Coca Cola Building**

John Savo reported that the landmarks board unanimously endorsed designation of the building as a landmark. Bill Zosel also stated that the landmarks web-site has some very interesting information on this building.

### **III. Presentation on the Preliminary Draft EIS and the Transportation Planning**

#### **A Transportation Planning**

David Johnson with TSI was introduced to discuss transportation planning. Mr. Johnson stated that he would focus on the following three elements: 1) Parking; 2)

Traffic Volumes; and 3) The transportation management plan. All of these factors are driven by campus population. Since 1995 campus populating has increased from about 6000 to almost 9000 in 2007. It is

forecast to continue to increase under the proposed master plan. Countering this is a trend toward a greater on-campus residence.

In 1995 Seattle University had a total of about 1200 parking stalls on campus. This had grown to about 1600 today and the plan now provides for 2150 stalls. The Seattle Municipal Code establishes both minimum and maximum parking requirements with the maximum being 135% of the minimum. Both the current and proposed number falls within the limits established by the code.

Mr. Johnson noted that in 1995 when parking often fully (100%) utilized and up to 290 Seattle University related or generated vehicles were parking on adjacent streets in the neighborhood. In 2007 the study was redone. This time the on-campus parking was found to be only 90% utilized and about 170 Seattle University related vehicles were parking on adjacent streets. Forecasts done for this plan anticipate an additional 10% shift from single occupant vehicles to other modes and thus a further reduction in both on-campus parking utilization and on-street parking.

Mr. Johnson noted that the Residential Parking Zones (RPZ's) definitely play a major role in limiting Seattle University related vehicle parking on the adjacent residential streets. He noted that Seattle University presently pays a major portion of the costs for the RPZ's. The City is currently reviewing the function of these zones. Mr. Johnson also noted that the City of Seattle Department of Transportation has conducted traffic volume counts that show that all of the volumes appear to have remained stable since 1996. In addition Seattle University's contribution to these volumes appear to have decreased somewhat.

The goals of the current Transportation Management Plan were established in 1995. The SOV goal that was established in the past master plan was 60% for faculty and 40% for staff. In 2001 actual percentages use percentage were below 50% at 38%. This is a major successful story. For students the goal was 55% and was met in 2001 and is now down to 50%. Again this is a major success story.

Mr. Johnson then went over the proposed incentives and disincentives to push students, faculty and staff to further shift from using automobiles to other modes of transportation. The major disincentive is the use of parking pricing. Others disincentives include the RPZ's, and limiting actual permits for on-campus parking. Staff also outlined the various subsidies for the transit flex and bus passes.

After much discussion the University has decided to commit to a 35% SOV goal. This will apply to all groups, including faculty, staff and students. This is very aggressive and far above the code-required 50%. In fact Seattle University believes that it may be able to reach as low as 30% depending upon the availability of transit options. The University is also looking at carbon emissions and looking at establishing some internal goals in this regard. Brief questions and answers followed.

John Savo asked what the impact would be of the prohibition of having cars on campus for freshmen. Mr. Johnson noted that the actual policy is that they cannot have a car. Bill Zosel asked why the goal was being reduced. Mr. Johnson responded that this reflects the strong commitment to reducing the Universities carbon footprint.

## **B. Preliminary Draft Environmental Impact Statement (PDEIS)**

Terry Mc Cann was introduced to lead the presentation on the PDEIS. He noted that his is the preliminary Draft of the document. This document identifies both the alternatives and the anticipated impacts of the alternatives. He noted that following a brief introductory fact sheet, that the document is composed of three major sections: 1) Summary - summary of and description of the proposed action, the development of alternatives and a summary of the significant environmental impacts, mitigation measures and unavoidable adverse impacts; 2) Detailed Description of the proposed action and the

development of alternatives; and 3) the analysis of the probable significant environmental impacts that could result from implementation of the proposed actions.

#### **IV. Presentation on the Plastile Building Design and Consideration of the Minor Amendment Request**

Steve Sheppard noted that the CAC had previously reviewed the design but that Seattle University staff would briefly go over the design to make sure that the Committee was oriented to the issue. However the issue before the CAC today is a single minor amendment related to the placement of trash dumpsters on the site. SU staff noted that this was the second presentation on this building.

Seattle University Architects noted that the building is located at 12<sup>th</sup> and Marion and was purchased by Seattle University about fifteen months ago. Seattle University is presently in the process of looking at possible uses for the site. Seattle University hopes to have construction commence in the late fall.

The current property is about 15,000 square feet with and 8,000 square foot building on it. The plan for the project includes removal of the loading dock and on-site parking and expanding and remodeling the building. This will include public meeting spaces and gallery along 12<sup>th</sup> Avenue and the reception for the alumni and admission offices which will also include additional gallery space. Staff briefly went over the floor plans and elevations and exterior materials. It was noted that the exterior material has changed

It was noted that this site is in a pedestrian overlay. As a result there are requirements for pedestrian orientation to uses. The University is complying with this by locating the vestibule and additional gallery and the community center (meeting room). Museum use is also allowed and the rotating gallery spaces are being considered as in this category. Lisa Rutzick noted that a great deal of time was spent assuring that the uses complied with the technical requirements of the pedestrian overlay. According to the definitions for museum and community space it appears that SU can come up with a program of uses that meet the code. Betsy Hunter suggested that the building might include some space for private retail uses not related to Seattle University. She asked what the projected life of the building was. SU staff responded that the building would be designed to a high standard with the intention that it be a signature building and would last for many years.

The minor amendment that is being requested is to forgo the requirement to locate a dumpster on site during the construction phase of the project. Betsy Hunter moved that the CAC consider this to be a minor amendment. Members stated that this appeared to be an unimportant issue compared to design and use questions. The motion was seconded and passed unanimously.

#### **III Adjournment**

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

**Meeting #13**  
**Wednesday, August 27, 2008**  
Seattle University Campus  
Student Center  
Room 160

#### **Members Present**

Bill Zosel	Lisa Rutzick (ex-officio)	John Savo (Chair)
Ellen Sollod	Steve Sheppard (ex-officio)	Tenaya Wright
Paul Kidder	Loyal Hanrahan	James Kirkpatrick

#### **Others Present**

Marianne Mork  
Carly Cannell  
Casey Corr

Robert Matthews  
Terry McCann

Joy Jacobson  
Ron Smith

## I. Welcome and Introductions

The meeting was opened by John Savo, Committee Chair. Brief Introductions followed. The agenda was approved. The minutes for meetings 8, through 11 were adopted. Adoption of the minutes for meeting 12 was deferred until a later date.

## II. Continued Discussion of Comments to the Preliminary Draft EIS:

Steve Sheppard explained that he had received relatively few comments from members and that he made effort to put comments into the same format as the CAC comments to the draft. Mr. Sheppard stated that the most substantive comments forwarded to him called for the development of a wider range of alternatives with: lower heights, different boundary expansions, and even no boundary expansion. Another major comment concerned the need to more fully discuss the impacts of the plan on future implementation of the 12<sup>th</sup> Avenue Development Plan and on the broader First Hill Neighborhood.

John Savo agreed that the most substantive comment was: "The EIS should be amended to include a broader range of alternatives which should include: 1) a no boundary expansion alternative; 2) an alternative significantly reducing proposed height east of 12<sup>th</sup>; 3) an alternative encompassing boundary expansion to the south. He noted that this later alternative was suggested by Bill Zosel but not included. In addition he noted that another substantive comment concerned the elimination of those alternatives that did not appear to represent a real attempt to look at a feasible direction. These included elimination from further considerations in of the no student housing alternative, and no vacation alternative neither of which are feasible for a variety of reasons He asked for comments. Bill Zosel also stated that it didn't seem to that the alternatives provided are those that reasonably attained or approximate the proposals objectives.

Ellen Sollod asked for clarification concerning the possible reduced height alternative. She noted that the present language is confusing. John Savo responded that the intent of the comment relates mainly to the areas east of 12<sup>th</sup> where SU would be encouraged to consider a range of possible heights or even retention of existing heights. SU staff responded that they would have to look at a variety of possible heights.

Steve Sheppard noted that another clear theme running through all committee comments phoned or e-mailed to him was a desire to see reduced heights east of 12. The wording presented is general in order to allow SU to come up with the reduced height alternative rather than having the Committee develop the alternative.

Terry McKann stated that Seattle University has received comments from DPD. This include a comment on alternatives as follows

*The EIS should be expanded to include alternatives that show expansion within existing boundaries. Another alternative might be expansions across 122th Avenue but without height increases.*

John Savo noted that both the SCAC and DPD appeared to be going in the same direction. Bill Zosel stated that he was concerned that some of the alternatives presented in the EIS do not reasonably achieve the objectives of the institution and are thus straw men. He suggested that all alternatives be real.

After brief further discussion the original comment wording from the Committee was approved unanimously.

John Savo then read the suggested second comment:



*The broad focus of the DEIS needs to be expanded to fully evaluate the impacts of the SU MIMP of the broader First Hill/ Capitol Hill Community.*

Ellen Sollod suggested that "Squire Park" be added to the list of communities. Other's suggested that "The Central Area North of Jackson" also be added. With the suggested changes the comments was adopted.

John Savor read the next possible comment:

*Modify language in the preliminary draft to indicate that demolition of existing buildings is a significant impact and that the Linn building is a historic landmark.*

He stated tht he was concerned that this did not get to the actual issue which is focused not only on the Linn building but also on development along 14<sup>th</sup> Avenue. He noted that the historic nature of all of these buildings needs to be evaluated

James Kirkpatrick stated that all of the edges of the campus need greater attention.

He also stated that he was concerned that the EIS did not look at the possible displacement on non-university uses in the possible boundary replacement areas. After brief discussion it was moved and seconded that:

*The EIS should specifically evaluate the impact of potential displacement of private, for profit non university development in those areas proposed for boundary expansion under any alternative proposed.*

The motion was called and passed unanimous.

James Kirkpatrick noted that there is the proposed near term project up on Broadway which will clearly affect traffic and parking. This is redevelopment of the present storage building on 12<sup>th</sup>: This re-development may be a major hit on Madison. He further noted that we still seem to be focusing primarily on those areas abutting the Squire Park areas with relatively little focus on the north or west sides of the Campus. Others agreed.

Discussion then turned to Historic Resources. Members noted that there has been discussion about both 1313 (the Coca Cola Building) and the Linn Building as potential historic landmarks. After Brief further Discussion, it was moved and seconded that:

*Committee considers the Coca Cola Building and the Linn Building as valued historic landmarks and that they should be considered for preservation/rehabilitation.*

The motion was called and passed unanimously.

Discussion then turned to lot coverage and open space. Members noted that the current plan and EIS look at the areas east and west of 12<sup>th</sup> Avenue very differently. All of the designated open spaces appear to be east of 12<sup>th</sup> lower height – allowed east of 12<sup>th</sup> compared to west of 12<sup>th</sup>. Lot coverage appears vastly different in each area. Lisa Rutzick stated that any statement on this needs to be very specific, especially if it is dealing separately with areas east and west of 12<sup>th</sup>. Bill Zosel suggested that this should focus on east of 12<sup>th</sup>.

Steve Sheppard noted that Seattle University, unlike most other campuses in Seattle, is a hybrid. University of Washington, Seattle Pacific and even the community colleges in town are all what he considers European style closed campuses. SU has both the traditional boundary closed campus and now has an area that is more like Columbia University or City University of New York which is a mixed street grid – a different animal. And it may have different ways of treating it, of evaluating it and the two different parts of the campus certainly does impact the community differently.

Members agreed that the areas are very different and noted that there is a need to look at the quality and quantity of open space east of 12<sup>th</sup>. lot coverage and setbacks as well as what other kind of characters would be positive there as it clearly melds into the abutting neighborhood and is seen as part of their neighborhood as well as part

of the University. Others noted that they want to avoid seeing a development pattern similar to that evolving in the S. Lake Union and Cascadia areas with minimal open space, few setbacks and one building after another.

After Brief further discussion it was moved and seconded that:

*That staff, chair and co chair work on language to be included in the CAC's comment letter that includes appropriate – in the committee's opinion – regarding lot coverage east of 12<sup>th</sup> Avenue.*

The question was called and the motion passed unanimously.

Ellen Sollod read comments from Darren Redick. John Savo suggested that the Committee incorporate these comments into its comments and added that each be dealt with separately. The comments and results of the votes were as follows:

*There is no mention of utilities capacity in the plans and it is important to references the estimated electrical, gas, steam, water, and sewer needs for new buildings and determine if the current capacity of the system will support the new construction.*

The statement was approved unanimously

*Noise levels to the shrouding residential areas needs to be evaluated and special attention should be given to keep decibel levels below the levels required by the code.*

Bill Zosel noted that the code allows greater decibel levels that is comfortable and that this often relates to noise from ventilation equipment. He stated that it would be helpful if the institutions went beyond the code. There was acknowledgement that this is a difficult issue, and not easily addressed. Buildings are often designed to the best possible standards and then perform differently. John Savo stated that he believed that this comment was initially intended to relate primarily to construction noises. Steve Sheppard stated;

*That in the period immediately following the construction of any new building, Seattle University measure the actual levels in the surrounding community to assure that achieved noise levels match those that were identified and proposed in the original plan and that where that deviates from those levels institutes measures to mitigate it.*

Bill Zosel suggested that the comment be simply:

*That the draft EIS should evaluate noise impacts to the surrounding neighborhood and that measures should be considered that are more stringent than the minimum City Standards.*

The above was moved and seconded and passed unanimously.

*There needs to be clarification concerning the SOV goals will be measured in the TMP.*

The statement was moved and seconded and passed by acclaim.

Discussion then moved to transportation goals.

John Savo read the first comment and summarized it as follows:

*Seattle University should develop a TMP that more significantly encourages transit uses. The SU TMP should include: 1) new and innovative methods for encouraging and supporting public transportation; and 2) quantitative goals to evaluate its success.*

Following brief discussion, members endorsed this comment.

John Savo read the next comment as follows:

*Reevaluate the need for additional parking and consider commitments to eliminate parking.*

It was noted that the Code requires a minimum amount of parking and that it might be unreasonable to advocate elimination of all parking. Others noted that this is a long-range plan and that over time goals might change. The question was called and the motion failed on a three to three vote

John Savo read the next comment as follows:

*Increase the efforts to partner with, and spend money with, other institutions such as Swedish, King County Youth Services, Harborview, DSHS, and with Metro to improve public transit serving the University and its neighborhood and reduce parking.*

Bill Zosel requested that the last clause ‘and reduce parking’ be removed. With this change the comment was approved.

John Savo read the next comment as follows:

*Explore strategies to reduce parking on campus.*

Mr. Kirkpatrick suggested tht there be greater detail provided and suggested the following.

*Explore strategies to reduce parking on campus. such as: 1) greater use of pricing (Higher costs for on-campus parking) to further decrease on-campus parking demand; and further subsidizing transit passes up to 100% of their cost..*

After brief further discussion, and with this change the comment was approved.

John Savo read the next comment as follows:

*Prohibit the establishment of new surface parking lots under the new MIMP for the institution on or east of 12<sup>th</sup> whether they are temporary or permanent..*

Members noted that surface parking lots are a general blight and that this should be a goal. After further discussion, the comment was approved four in favor, three against.

John Savo read the next comment as follows:

*Increase the commitment in the plan to encourage greater use of flex cars.*

The comment was by acclamation

John Savo read the next comment as follows:

*Consider 13<sup>th</sup> Avenue as a future primary north-south pedestrian route (after full development) and develop streetscape and building facades accordingly*

After brief further discussion, the comment was approved.

### **III. Adjournment**

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

**Meeting #14 part 1**  
**November 24, 2008**  
Seattle University Campus  
1218 E Cherry

#### **Members Present**

Daren Redick	Bill Zosel	Betsey Hunter	John Savo
Paul Kidder	Tenanya Wright	Maria Barrientos	Steve Sheppard (ex-officio)
Ellen Sollod	Lisa Rutzick (ex-officio) – present for the re-convened portion only.		

## **Excused Absences**

Loyal Hanrahan      Betsey Michel

## **Staff and Others**

Michael Kerns      Jim Carey      Tina Gilbert      Joy Jacobson

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

The meeting was opened by John Savo. Brief introductions followed.

### **II. Discussion of the Minor Amendment Requests for the 12<sup>th</sup> and Cherry Housing Building**

#### **A. University Presentation**

Joy Jacobson was introduced to give a presentation on the request of Seattle University for amendments to accommodate the renovation of the 12<sup>th</sup> and Cherry Student Housing. Ms Jacobson noted that Seattle University is close to wrapping up permitting but that a technical issue has arisen that must be addressed. Minor setback issues have arisen related to the setbacks in the underlying zoning and the MIMP. In order to achieve modulation the balconies extend into the setback in minor ways. This technically requires an amendment to the MIMP to allow this. This projection is only about 4 feet at the maximum. SU is asking for a minor amendment to allow balconies to extend into the setback.

#### **B. Committee Discussion**

Steve Sheppard noted that the City Generally requires modulation and that if the slight overhangs were not allowed then the facade would have to be re-designed in some way. This might result in loss of square footage. John Savo noted that overhangs and bays are a very good way to express residential character and that he believed that the present design was acceptable.

It was moved and seconded that:

*The Seattle University Major Institutions Master Plan Citizen's Advisory Committee recommend: 1) that the request for an amendment to allow less than require upper floor setbacks to accommodate modulation and bay overhangs for the student housing project at 12<sup>th</sup> and James Court be considered a minor amendment; and 2) that this amendment be granted.*

The motion passed unanimously

### **III. Discussion of the Minor Amendment Requests for the Plasteel Building**

Joy Jacobson noted there are two minor amendment issues related to the renovation of the old Plasteel Frame Shop. The first is transparency. On 12<sup>th</sup> Avenue 60% glazing is required because 12<sup>th</sup> Avenue is a designated pedestrian overlay. Seattle University is providing 80% along the 12<sup>th</sup> Avenue side which is more than required. The Marion Street (north façade) is not within the pedestrian overlay so 60% glazing is required. SU is proposing to provide only 40% glazing along this façade and is therefore requesting a minor amendment to allow 40% instead of 60% along the Marion Street Facade

The second issue is modulation (width and depth). The 1997 MIMP required a very complex setback and modulation requirements. These requirements were established to avoid the construction of long un-modulated walls on the public streets. DPD contends that the building does not meet the modulation requirements.

Ms. Jacobson read the MIMP modulation requirements as follows:

Modulation of building facades facing public streets shall be required when the facade width exceeds seventy-five feet, except for those portions of any facade with an average front yard setback five feet or more than the required

minimum of the underlying zone. The minimum width of modulation shall be five feet, the minimum height of modulation shall be five feet, and the minimum width of modulation shall be 20% of the total structure width. Any un-modulated portion of the facade shall not comprise more than 50% of the total facade area

She noted that the minimum setback affecting the site is zero.

SU is requesting a minor amendment to allow the modulation to remain as currently designed.

Betsey Hunter stated that the intent of this requirement is to promote vibrancy along the public streets and that the best way to do this is to locate more active uses in the space. The best way that Seattle University could do this would be to locate a use that is more active than the meeting space at this active corner. If this were done she stated that she could wholeheartedly support the amendment requests. She stated that she was concerned that the location of the current use will create relatively inactive corner. Ellen Sollod stated that she was not convinced that the use could be changed and that she therefore believed that the Committee should deal with the design features. She stated that the Marion Street Side appears inactive and appears very institutional on the Marion Street side. She noted that these comments have been made before during prior reviews. The main concern that has been expressed previously has been to assure that wherever the University meets the community that it be active and inviting. John Savo suggested that more interest might be able to be added through use of more landscaping.

Discussion then turned to the nature of the uses in the building. SU staff noted that the building would contain an art gallery in the vestibule and along the 12<sup>th</sup> Avenue side south of the entry. The corner area at 12<sup>th</sup> and Marion would be a community Center meeting room. Maria Barrientos suggested that the Committee refrain from dictating building programming and that the committee was being a bit too proscriptive concerning use.

Joy Jacobson stated that Seattle University had gone through a great deal of evaluation to assure that the uses technically met the requirements of the pedestrian overlay. Bill Zosel stated that the interest of the use might be able to be accentuated by the use of lighting and other interior features in the Community Center and Gallery Space.

John Savo Moved:

*The Seattle University Major Institutions Master Plan Citizen's Advisory Committee recommends that the amendment request to allow less than the required transparency along the Marion Street Façade of the Plasteel Building be considered a minor amendment and be allowed on condition that Seattle University develop a plan to address the lack of activity at the corner of the building and that such plan be presented to the Seattle University Major Institutions Master Plan Citizen's Advisory Committee for its consideration.*

The motion was seconded. Discussion followed.

A member stated that he felt that the use might have a positive impact as people convened for meetings in the community center or to take tours of the University. Ellen Sollod asked for more information on the design of the interior spaces. SU Staff noted that discussions are ongoing concerning how the space will be designed both for the gallery and community center space. The community center space will be large enough to accommodate community meetings.

The Question was called and the motion passed: 6 in favor none opposed.

Discussion turned to the consideration of the amendment request concerning modulation. The technical problem is those portions of the facades that are less than five feet from the street. These areas are 1) that portion of the 12<sup>th</sup> Avenue façade at the extreme southwest corner of the building and 2) the north façade of the community center meeting room east to bathrooms. Joy Jacobson re-iterated that there is an ongoing disagreement over whether this amendment is even required, but in order to address the issue directly, a minor amendment request

is being sought. John Savo stated that he felt that the current design met the intent of the plan. He asked Mr. Sheppard to craft language that indicated this and approved any required amendment.

Mr. Sheppard stated that a possible amendment to accomplish this might read as follows:

*The Seattle University Major Institutions Master Plan Citizen's Advisory Committee notes that it considers the current design of the Alumni and Admissions Building meets the intent of the modulation requirements contained in the 1997 Seattle University Major Institutions Master Plan. In the event that the City determines that a minor amendment to exempt this design from any technical additional compliance is needed, such an amendment should be considered minor and granted.*

He noted that as staff and an ex-officio member he could not make a motion.

John Savo moved the motion and the motion was seconded.. The motion passed unanimously.

#### **IV. Temporary Adjournment**

The appointed time for adjournment having arrived, the meeting was adjourned. Seattle University agreed to come back to the committee with additional information on the use of the community center space.

**Meeting #14 pt 2**  
**November 24, 2008**  
Seattle University Campus  
1218 E Cherry *Members Present*

#### **Members Present**

Daren Redick	Bill Zosel	Betsey Hunter	John Savo
Paul Kidder	Tenanya Wright	Maria Barrientos	Steve Sheppard (ex-officio)
Ellen Sollod	Lisa Rutzick (ex-officio)		

#### **Excused Absences**

Loyal Hanrahan      Betsey Michel

#### **Staff and Others**

Michael Kerns      Jim Carey      Tina Gilbert      Joy Jacobson

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

The meeting was opened by chairperson John Savo. Brief introductions followed. Mr. Savo noted that there is a single issue before the committee – the minor amendment request to allow permitting of renovations and additions to the Plasteel Building.

#### **II. Additional Discussion of the Minor Amendment Request for the Plasteel Building**

##### **A. University Presentation**

Joy Jacobson noted that the University was requesting a second minor amendment to allow slightly less than require glazing on the Marion Street side of the building. The first minor amendment was the Modulation Minor Amendment, approved at the November 13<sup>th</sup> meeting. The objective of the meeting is to provide additional information particularly concerning the programming and use of the building, as it relates to activity and visibility to and from the glazing.

Michael Kerns handed out a letter concerning the project and stated that he and the University staff understand that the major issue is to keep 12<sup>th</sup> Avenue lively and pedestrian oriented. The two primary uses that will be in the building are admissions and alumni relations. These uses focus on external relations. In addition the Art Gallery and Museum will bring additional activity to the building. The University estimates that foot traffic will be between 150 and 300 people per day. This may vary depending upon the staffing at the site. Jim Carey briefly went over the design of the building.

*Editors Note: This related to plans and elevations and was not easily presented in verbal form and is not generally summarized in these meeting notes.*

Jim Carey also briefly discussed uses. He noted that the community space at the northwest corner of the building is designed to allow a wide variety of uses from formal meetings to informal gatherings in preparation of the campus tours that will start from this location. In addition the building will be LEED Gold. This may be a draw for persons wanting to see how that standard is met.

## **B. Committee Discussion**

Steve Sheppard stated that the committee took action last meeting on this issue. He noted that the CAC had stated:

*The Seattle University Major Institutions Master Plan Citizen's Advisory Committee recommends that the amendment request to allow less than the required transparency along the Marion Street Façade of the Plasteel Building be considered a minor amendment and be allowed on condition that Seattle University develop a plan to address the lack of activity at the corner of the building and that such plan be presented to the Seattle University Major Institutions Master Plan Citizen's Advisory Committee for its consideration.*

He noted that this motion passed.

He noted that Seattle University is returning to the CAC to discuss this issue and that they hope that the CAC will consider dropping the condition and simply approving the minor amendment.

Michael Kerns responded that the retail discussion is appropriate to the broader issue of 12<sup>th</sup> Avenue. The University took another look at whether the building program might accommodate retail use for a portion of the building. The conclusion was that this was not possible for this specific building but that it might be possible for future buildings. He also noted that the MIMP is being amended to reduce the proposed extension of the SU boundary on 12<sup>th</sup> to the north. As a result there is no longer as great a possibility of seeing retail use displaced.

Maria Barrientos stated that the current economic climate makes it very difficult to locate more retail in the area and that having empty or partially used retail space does not necessarily result in a more active street. Many establishments actually close relatively early. She also noted that street lighting and design can create greater visual interest, especially at night.

Betsey Hunter noted that the building will be in existence for many years and that the current economic climate might not be so relevant. She also stated that the discussions that have occurred since the last CAC meeting have greatly added to her level of comfort concerning what is occurring. She also asked for some discussion of the possible design changes that Seattle University is discussing. SU staff noted that this includes possible sidewalk seating or other artwork on the exterior of the building. She also noted that the actual programming and hours of operation of the building will be important. She also noted that engaging an artist for the artworks would be useful.

Bill Zosel noted that he stated that the ideal of street furniture on 12<sup>th</sup> might be very good and suggested that the CAC endorse this.

Paul Kidder asked for clarification concerning the blinds on the building. He noted that visual interest is important. Joy Jacobson noted that there will be blinds, however they are only sun-glare screens and are still transparent to and from the interior and the exterior, and that all uses of the community space will be visible from the street.

Following brief further discussion, John Savo moved:

*That the Seattle University Major Institutions Program Citizens Advisory Committee recommends that the amendment to allow less than required percent glazing ( 40% rather than 60% along the Marion Street side) be considered a minor amendment and that Seattle University be encouraged to consider seating along 12<sup>th</sup> Avenue.*

The motion was seconded.

Members suggested that great care be taken to assure that the language of the motion was clear concerning both the seating and possible artwork. John Savo amended his initial motion to read as follows:

*That the Seattle University Major Institutions Program Citizens Advisory Committee recommends that the amendment to allow less than required percent glazing ( 40% rather than 60% along the Marion Street side) be considered a minor amendment and that outdoor seating be incorporated for the plaza setback along 12<sup>th</sup> Avenue just south of the building entrance and that artwork be incorporated on the blank walls of the Marion Street Façade..*

The second agreed to the change. The question was called and the motion passed 8-0.

### **III Adjournment**

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

**Meeting #15**  
**April 15, 2008**  
Seattle University Campus  
1218 E Cherry

#### **Members Present**

Bill Zosel	John Savo	Loyal Hanrahan	Ellen Sollod
Paul Kidder	Lisa Rutzick (ex-officio)	Steve Sheppard (ex-officio)	
Betsey Hunter	Betsey Michel		

#### **Excused Absences**

Tenaya Wright	Maria Barrientos
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#### **Staff and Others**

Brodie Bain	Tatiana Nealon	Michael Kerns	Joy Jacobson
Ron Smith	Robert Mathews	Jane Kitter	

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

The meeting was opened by the John Savo. Brief introductions followed.

Mr. Savo welcomed to all, and noted tonight the focus is on the briefing on the final draft Major Institution Master Plan

### **II. Presentation on the Draft Plan**



Michael Kerns, with Mithun Architects was introduced to lead off the decision. He noted that the process had been put on hold for a while but was now underway again. He then turned the meeting over to Robert Mathews to go through the changes since the last draft.

Robert Matthews noted that changes have been made in response to comments from both DPD and the Committee. There will be a follow on meeting in June as a full public hearing. He noted that the CAC will have additional opportunities to comments both during the remainder of the process and before the hearing examiner.

He then went over the changes.

**MIMP boundaries** – The boundary expansion has been reduced along 12<sup>th</sup> to eliminate all except the photographic Center and the parking lot to its rear. Mr. Kerns noted that this still puts all four corners of the projected main entrance to the campus within the MIMP boundary. No changes have occurred to the boundaries proposed along Broadway.

**Height Limits** - Everything west of 12<sup>th</sup> Avenue remains unchanged at MIO 105 except the boundary expansion area along Broadway which is MIO 160'. The Photographic Center is proposed as MIO 65' as is the remainder of the area west of 12<sup>th</sup>.

**Near and Long-term Projects** – Mr. Matthews briefly went over the list of near and long-term projects and noted that there are no substantive changes from what was previously proposed. A great deal of attention continues to be given to the use of the 1313 E. Columbia block. We continue to consider the possibility that an event center may fit there as we have also evaluated possible use for either academic space or student housing. This is identified as a long-term potential project. Seattle University is proposing a MIO-65 for this site as it is important for all of those projects. SU is still considering moving our athletic programs to a Division I level.

**Community Context** – Brody Bain noted that there is a whole new section called: Community and Context and briefly went over it. It includes some design guidelines, and campus edge Improvements. She noted that Seattle University has spent a fair amount of time looking at 12<sup>th</sup> Avenue in particular. She noted that street activated uses are proposed along much of 12<sup>th</sup>. She then went over a series of drawings that illustrated this context plan.

**Consistency with other plans** – Ms. Bain noted that the last section of this new chapter is a look at the master plan's consistency with the other neighborhood comments. We're taking into account the First Hill Neighborhood Plan, the 12<sup>th</sup> Avenue Development Plan, the Madison/Union Gateway Project and the Pike/Pine Neighborhood, with all of those we took a look at each of those plans and looked at the overall goals and policies and strategies and how the master plan is supporting those and what we can do to continue to support those.

Ms. Bain asked for CAC comments on this element. Members expressed general approval of the direction but noted that in the past there had been a great deal of discussion of center medians which were not approved and expressed hope that this time they would. Police and fire has legitimate concerns about what goes on in the median having said that doesn't mean that it's not still a good idea, still something that shouldn't be showing. Maybe there's a different approach to achieve what a median would achieve in still satisfy police and fire. It's just trying to show a sense that we can sort of change the context on 12<sup>th</sup> Avenue.

### III Committee Questions and Comments

Ellen Sollod stated that she appreciated the pull back on the boundary and SU's interest in capturing those four corners but do not consider this sufficient rationale for taking the photographic center and that she continues to strongly oppose that action for a variety of reasons. She also noted that the addition of the L3 area along 13<sup>th</sup> appeared new and was never discussed with the CAC. SU staff responded that there had not been a vote but that there appeared to be consensus in the discussions.

Ms. Sollod noted that the CAC had expressed support for additional open space east of 12<sup>th</sup> but that there did not appear to be much additional space. She also expressed concerns over the event center option for 1212 E.

Columbia Street. She stated that she would like to see another location for Event Center. Even though the plan shows the setback of 10 ft. at the upper level, the net result really is 65 ft. This is too high for this location adjacent to residential uses.

Ms. Sollod also stated that there should be additional attention given to the area along Madison similar to the attention given to 12<sup>th</sup>. It's kind of a no-man's land right now.

Steve Sheppard noted tht the 1313 E. Columbia Building has been nominated as a landmark and that this may or may not ultimately affect the nature of redevelopment and stated that he would assure that the outcome of this process was provided to the CAC.

Bill Zosel Stated that he was concerned with the proposed height increase in the James Court and Barclay Court areas as well as the area south of 13<sup>th</sup> between Columbia and Marion.

John Savo stated that he encourages SU to emphasizing that East Marion and 12<sup>th</sup> is a gateway, a principal gateway on campus off of 12<sup>th</sup> but that this has not been well explained and that the overall concept needs to be better presented. SU Staff agreed. He also asked for more information on Logan Field.

John Savo noted that the idea of the building at Logan field at the corner of Cherry and 12<sup>th</sup> was initially presented as retail. SU staff responded that that is still the intent. There is still some consideration for a larger redevelopment including redevelopment of the whole field, underground parking and retail along the entire Jefferson and Cherry street fronts. The cost of this option is now making this less likely. Members noted that whatever the reduced scope project is should be carefully outlines as it has a major effect on 12<sup>th</sup> Avenue.

Steve Sheppard stated tht the CAC will need to look both at the specific design guidelines and how they will be used.

Ellen Sollod noted that she had expressed concerns over the height of the 1313 block and asked if others shared her concern. Members agreed that this appeared to be a problem. Bill Zosel noted that neighbors along 14<sup>th</sup> will certainly want to weigh in on this and are unlikely to support a full 65 foot height increase. Ms. Sollod noted that this height would also likely affect areas further uphill. John Savo noted tht light glare and shadowing were the major issues and that there might be ways to be creative on those blocks and structure a series of setback to reduce this.

#### **IV. Process**

Staff noted that the anticipated publication date for the EIS is May 7. Following publication there will be at least a 21 day comment period during which a public hearing must be held. Lisa Rutzick noted that these dates may slip a bit and tht the hearing might not occur until either the last week in May or the first week in April

Steve Sheppard noted that other CAC's have had either two or three meetings to develop comments. Sometimes there is a meeting before the public hearing and a meeting after the public hearing. He asked the CAC which option they wanted. Members agreed to hold the full complement of meetings and tentatively scheduled a meeting for May 20<sup>th</sup>. The CAC would then meet about a week after the public hearing probably the first or second week of June.

#### **V. Adjournment**

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

**Meeting #16**  
**May 20, 2009**  
Seattle University Campus  
1218 E Cherry

## Members Present

Bill Zosel                      John Savo                      Loyal Hanrahan                      Ellen Sollod  
Paul Kidder                      Lisa Rutzick (ex-officio)                      Steve Sheppard (ex-officio)

## Excused Absences

Betsey Hunter                      Betsey Michel                      Tenanya Wright                      Maria Barrientos

## Staff and Others

Robert Mathews                      Terry McCann                      David Johnson                      Joy Jacobson

### I. Opening and Introductions

The meeting was opened by John Savo. Mr. Savo noted that the purpose of the meeting is to begin deliberations on the CAC's comments to the Draft Plan and Draft EIS. Brief introductions followed.

### II Draft Plan and EIS Review

#### A. Introductory Statement and Presentations

Steve Sheppard stated that he had forwarded comments from Mr. Zosel and that there were also comments from the Chair. Ellen Sollod asked for clarification on who the client for the EIS is. She observed that the EIS alternatives appears to discuss the impacts on the institution but slights those on the neighborhoods. She stated that she believed that the EIS needs to be more balanced in this regard. Lisa Rutzick responded that the City retains the consultant and the institution pays the bills and that it is the intent is that the EIS address both the needs of the institution and the neighborhoods. Bill Zosel noted that the purpose of the EIS is to look at all of the impacts and not be an advocacy document for the plan.

Steve Sheppard noted that this became an issue before the City Hearing Examiner related to the EIS for Children's. The Hearing Examiner referred the EIS back to DPD for the addition of some additional information so that there is presently some greater level of sensitivity to this issue.

Lisa Rutzick noted that there is a public hearing on June 3 and a CAC meeting on June 10<sup>th</sup> to discuss these issues. Seattle University Staff and consultants briefly outlined the schedule of upcoming events and the formats of the Draft Plan and EIS. David Johnson noted that the Plan and DEIS incorporates changes related to transportation based in part to the comments from John Shaw with the City. Mr. Shaw had asked for clarification on the change related to the relocation of the parking garage location, more analysis of the no-action alternative, and some further detail on the TMP elements.

#### B. Committee Discussion

John Savo asked that Bill Zosel go over the main points from his comments.

Mr. Zosel noted his main issues as follows:

1) **Expansion of the MIO Boundaries** - One of the major policies in the Land Use Code is a strong preference against institutional expansion beyond their established boundaries. It is clearly the intent that institutions stay within their boundaries and if there is to be an expansion of the MIO boundaries, then there needs to be a very extensive analysis of why this is necessary. He noted that there did not appear to be any acknowledgement in the EIS of this policy. The most logical alternative to the expansion of the boundaries is greater heights on the existing campus, yet the draft EIS gives very short attention to this.

Mr. Savor responded that if the level of development proposed is to occur then the alternative of accommodating this on the main campus would probably result in a loss of open space of demolishing some existing buildings for greater height development. Mr. Zosel responded that there are alternatives

that could utilize existing space on the Central campus that might not involve loss of open space and existing buildings and that the EIS needed to look carefully at this prior to simply assuming that the expansion of the boundaries and increased heights west of 13<sup>th</sup> should be done. Ellen Sollod stated that she too wanted greater attention to other alternatives.

2) **Preservation of Housing Development Opportunities** - Expanding the MIO boundary into residentially zoned land might reduce the opportunities for the development of new housing. This is not discussed in the EIS and definitely should be.

3) **Evaluation of Height Changes** - The EIS discusses the impact of increasing the heights east of 12<sup>th</sup> as a single issue. However the impacts on specific sub-areas are dramatically different and this analysis needs to be much more detailed and look at the various sub-areas that the CAC considered at its previous meetings.

John Savo stated that he also observed that the evaluation of the alternates seemed skewed toward looking only at their negative impacts of disadvantage and did not discuss their advantages and that if the EIS is to be balanced it needed to look at both. He noted that he was pleased with the changes made to the preferred plan regarding the boundaries. There may still be work to do regarding that but it is much improved.

John Savo noted that he was concerned with the options for 1313 Columbia. He noted that there were three options discussed; 1) Event Center; 2) Housing; and 3) Academics. All three may work, but the event center has poses the greatest challenges. He noted that in neither the plan nor EIS were the challenges associated with this use discussed. For instance an Event Center would necessitate a greater parking supply, but there was no discussion of how to provide parking for 5000 persons. He also noted that both noise generated from such a facility and access to it might be major issues, especially since it is anticipated that the adjacent areas will remain residential. In addition there is an issue with the historic nature of the existing building on the site. He noted that this is a lot of people and the parking especially needs to be addressed. Joy Jacobson responded that this is related to the TMP elements. She noted that there will be new parking constructed in the future.

Mr. Savo also noted that: 1) it is unclear how the possible demolition of portions of the Lynn Building would work; 2) some additional open space east of 12<sup>th</sup> should still be considered, especially at the 1313 Columbia Site; and 3) that the National Park Service Guidelines for Historic Structures should be referenced. He also noted that he had several additional minor comments listed on his comment form.

Ellen Sollod noted that the expansion of the boundaries north of Marion continues to trouble her. Crossing Marion to capture the photographic center makes a funny boundary and may set up the next argument for having to move further north. She stated that she understands the rationale of capturing all four corners of this intersection, but continues to object to the inclusion of the photographic center and its parking lot into the Seattle University Boundaries. She noted that she continues to be concerned about the Mono-cultural development along 12<sup>th</sup>. Loyal Hanrahan stated that he had argued in favor of having the Photographic center within the SU boundaries as he believed that this would increase development options. He also stated that he was pleased that the boundaries had been pulled back and that he sees advantages for SU to develop all four corners at this location.

Ms. Sollod also stated that she continues to be concerned with the increase of the height along 14<sup>th</sup> Avenue. This results in great height disparity with a step down from MIO 65 to a 37 foot height limit. She noted that this is a particular issue where no alley exists and noted the controversy related to the possible Sabey Development along 18<sup>th</sup> Avenue at the Swedish Medical Center Cherry Hill Campus. This is a major impact on adjacent neighbors. Loyal Hanrahan noted that this is the same issue that Mr. Savo raised and that it argues for a more detailed evaluation of height impacts for sub-areas. Steve Sheppard

noted that the CAC had looked in detail at this block and had voted to endorse the 65 foot designation for this block. Others noted that this was a split vote and was decided by only one vote.

Bill Zosel stated that he was concerned with the effect of increasing the height along 12 in the MIO to 65 feet where the underlying zoning is much less, as past experience has been that private owners forgo development at lower heights anticipating higher values to Seattle University. This in effect creates a land banking situation. He stated that this phenomenon needs to be evaluated in the EIS. Ellen Sollod also stated that this is a concern for her and particularly when privately owned land is incorporated into the MIO boundary where the institution has no immediate plans for its use. Steve Sheppard noted that the Plan need not show any immediate use and that Seattle University could build on any of the sites so long the total level of development stays below the total amount of square footage of development established under the plan.

Loyal Hanrahan suggested that Bill Zosel write up a fuller discussion of the land-banking concern. John Savo agreed and Bill Zosel stated that he would consider doing so

### **III Adjournment and Next Meetings**

Joy Jacobson noted that there are some projects coming out of the old master plan that she would like to have the CAC review and suggested that this be done at a separate meeting. Members agreed and suggested this be a noon meeting sometime in June.

### **Meeting #17** **June 10, 2009**

Seattle University Campus  
Teilhard de Chardin Hall

#### **Members Present**

Bill Zosel	John Savo	Loyal Hanrahan	Ellen Sollod
Paul Kidder	Lisa Rutzick (ex-officio)	Steve Sheppard (ex-officio)	
Betsey Hunter	Jim Kirkpatrick	Tenanya Wright	

#### **Excused Absences**

Betsey Michel	Maria Barrientos
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#### **Staff Present**

Joy Jacobson	Michael Kerns	David Johnson
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#### **I. Opening and Introductions**

The meeting was opened by John Savo. Mr. Savo noted that the purpose of the meeting is to continue deliberations on the CAC's comments to the Draft Plan and Draft EIS. Brief introductions followed.

#### **II Draft Plan and EIS Review**

Steve Sheppard thanked all of those who provided comments. He noted that the Committee is about half way through the process. You have the opportunity to make comments on the drafts which may or may not result in changes in the finals. You will have a major final opportunity to make your formal final comments later in your final report. That will be the point at which you make your major actual recommendations. Hopefully any comments you make at this point will result in fewer conflicts between you and Seattle University at the end of the process. But this is not necessarily true as your final comments may be significantly different.

He passed out a packet containing both comments received and possible overall comments drawn from both the e-mailed comments and phone calls and briefly went over what will be included in the final report. He also noted that the possible comments are not broken down between plan and EIS.

The committee then proceeded to go through each of the suggested comments issue areas in order.

Bill Zosel was recognized to discuss issue area 1 – Objectivity of the EIS. Mr. Zosel stated that he believes that it is critical that the CAC have sufficient information to make its recommendations. Ellen Sollod stated that she was concerned that the EIS does not adequately analyze how the various alternatives affect the adjacent community and particularly the issues that were noted in the third paragraph of the possible combined comments. Betsy Hunter also noted that she has some concern that the EIS is essentially commissioned by the institution and that there is at least an appearance of a conflict of interest. There was brief discussion of the time frame for the plans.

Members stated that they like the specifics rather than the general comments. Paul Kidder suggested combining the two comments as follows:

The Final Environmental Impact Statement should be amended to provide more justification for and evaluation of the boundary and height expansions and to address the communities interest and City's Policies in avoiding institutional boundary expansions and concentrate height increases toward the Center of Campus and the desire to constrain most institutional development within existing MIO boundaries. This should specifically include analysis of the ability to satisfy SMC standards by increasing the density of development in the core of the existing campus and specifically including at (a) 12<sup>th</sup> and Spring, (b) Broadway and Madison. (c) Madison at 11<sup>th</sup> (Lynn Building Site), (d) Broadway and Columbia (vacant building site).

He noted that he was eliminating the section of the second comment that the CAC should refrain from making final recommendations. Members suggested that the first sentence be amended to add that this relates to the plan also. It was also noted that boundary expansion was referenced twice and that once would probably be sufficient.

Steve Sheppard re-read the revised motion language as follows:

The Plan and Final Environmental Impact Statement should be amended to provide more justification for and evaluation of the boundary the height expansions and to address the communities interest and City's Policies to concentrate height increases toward the Center of Campus and the desire to constrain most institutional development within existing MIO boundaries. This should specifically include analysis of the ability to satisfy SMC standards by increasing the density of development in the core of the existing campus and specifically including at (a) 12<sup>th</sup> and Spring, (b) Broadway and Madison. (c) Madison at 11<sup>th</sup> (Lynn Building Site), (d) Broadway and Columbia (vacant building site).

The above was moved and seconded and After brief further discussion, the roll was called and the vote was as follows

Betsy Hunter	Yes
James Kirkpatrick	Yes
Bill Zosel	Yes
Ellen Sollod	Yes
Tananya Wright	Yes
Loyal Hanrahan	Yes
Paul Kidder	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed

Issue area two - Height limits – Ellen Sollod was recognized to discuss her proposal for heights. She noted that her proposal dealt only with heights east of 12<sup>th</sup> Avenue. She stated that 65 feet appears to be a logical height for properties fronting the east side 12<sup>th</sup> Avenue. The proposal maintains the existing MIO 37 along 14<sup>th</sup> and portions of 14<sup>th</sup> and MIO 50 for frontage along Cherry and 37 feet along James and Barkley Courts.

John Savo noted that the largest difference between this and SU's proposal is for the 1313 and 1300 E. Columbia sites. In these areas SU has noted that the lower heights significantly reduce the possible uses of these sites. Bill Zosel noted that in some cases the increase to 65 feet might allow existing planned projects to add floors and asked if this might affect the planned housing project. SU staff responded that it likely would not as they were trying to move this forward now.

John Savo presented another alternative. He noted that his alternative deals only with the 1300 and 1313 E. Columbia Blocks. This alternative deals with the compatibility issue by varying setbacks. He stated that the proposal was:

The Final Plan and Environmental Impact Statement should be amended to include a setback from 14<sup>th</sup> Avenue of 25 feet for all structures less than 25 feet in height and 50 feet for all development greater than 25 feet in height, with provisions for intensive landscaping and buffering, or alternately a 45 degree angle setback envelope above 40 feet.

Steve Sheppard noted that this is the issue that he has received the most calls concerning. The thrust of these comments seems to focus on the need for a more detailed look at these sites similar to what is being proposed for 12<sup>th</sup> Avenue. There have generally been Three options put forward by callers:

Option 1 – No Height Change

Option 2 – Retention of MIO 37 on the half blocks fronting 14<sup>th</sup> with MIO 65 allowed on the western halves of the blocks only

Option 3 – Increased setbacks and landscaping , especially along 14<sup>th</sup>.

John Savo agreed that there needs to be greater attention paid to the possible designs in these areas.

After considerable discussion the Committee was unable to reach a consensus on this issue and decided to form a sub-committee to look at various possible alternative positions concerning ways to address both SU's and the Cities concerns about height and setbacks east of 12<sup>th</sup> Avenue and to have this sub-committee report back to the full committee at its next meeting.

### **III. Public Comment**

The meeting was opened to public Comments. Only one commenter came forward.

Comments of John Shaw – Mr. Shaw noted that he lived on 14<sup>th</sup>. He stated tht he opposed the change in height. Setbacks would help but lower height would be better.

### **IV. Continued Draft Plan and EIS Review**

The Committee then turned its attention to other issues in the plan. The first issue was the issue of giving greater attention to Broadway. The initial wording provided by Mr. Kirkpatrick was amended to read as follows:

The plan should be amended to include a package of pedestrian streetscape improvements along 13<sup>th</sup> Avenue between Cherry and Marion, and possibly along 14<sup>th</sup> Ave between Cherry and Marion, and to include urban design strategies and community context evaluations similar to that completed for 12<sup>th</sup> Avenue for both Madison Street and Broadway

Members expressed support for expansion of the P-zone along much of Broadway but ultimately decided to forgo a specific recommendation on this issue at this time. After Further Discussion, the roll was called and the vote was as follows

Betsey Hunter	Yes
James Kirkpatrick	Yes
Bill Zosel	Yes
Ellen Sollod	Yes
Tananya Wright	Yes
Loyal Hanrahan	Yes
Paul Kidder	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed

The Committee members then stated that they would prefer to have a separate recommendation concerning the pedestrian environment. The following wording was suggested.

That the Seattle University Major Institutions Master Plan give a priority to street front pedestrian experience improvements along its boundaries with the public realm separate and distinct from the design of individual buildings and provide further definitions of the nature and quality of suggested improvements.

The roll was called and the vote was as follows

Betsey Hunter	Yes
James Kirkpatrick	Yes
Bill Zosel	Yes
Loyal Hanrahan	Yes
Paul Kidder	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed

#### **V. Adjournment**

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

#### **Meeting #18**

**June 17, 2009**

Seattle University Campus  
1218 E. Cherry

#### **Members Present**

Bill Zosel	John Savo	Paul Kidder	Lisa Rutzick (ex-officio)
Steve Sheppard (ex-officio)	Betsey Hunter	Jim Kirkpatrick	Betsey Michel

#### **Excused Absences**

Loyal Hanrahan	Ellen Sollod	Maria Barrientos	Tenaya Wright
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#### **Others Present**

Joy Jacobson	Robert Mathews	Frank Schich	Carol Simons
Ron Smith	Terry McCann	Brodie Bain	Kate Parkhurst
Steve Bennett	David Neth		



## I. Opening and Introductions

The meeting was opened by John Savo, Chair. Brief Introductions Followed

## II. Continued Discussion of CAC Comments to the Draft Plan

John Savo noted that a sub committee met to discuss the 1313 and 1300 E. Columbia Street. This sub-committee looked at various possible alternative proposals for how to deal with height and bulk. The sub-committee consisted of four persons who looked at the alternatives. No single alternative had support from everyone. The meeting tonight will focus on what came out of that meeting.

Robert Mathews was introduced to go over the possible alternatives. He briefly outlined the heights proposed by SU in the proposed plan. He noted that for the properties along 13<sup>th</sup> that are of greatest concern there is both a ground level and upper level setback along 14<sup>th</sup> of 15 feet from the property line at ground level and then an additional ten foot setback above 40 feet before being able to go to the full MIO 65. This would make the total upper level setback 25 feet.

John Savo stated that even with this, the subcommittee felt that additional changes needed to be made to the 1300 and 1313 E. Columbia Street blocks.

**Option One** - Option one conditions the heights down to 55 feet so that the buildings could not exceed that height. Setbacks would also be increased. The 15 foot setback at ground level would be retained but the upper level setback would be increased to 40 feet. These setbacks would apply to the 14<sup>th</sup> Avenue frontages and would also apply to the north property line of the north block. John Savo noted that the choice of 55 feet was to allow a full five story academic building. An alternative within option one changes the way the south block would be handled. This option retains the MIO 65, does not condition it down but measures the height as a flat plane from mid block on 13<sup>th</sup>. It would thus be about 55 feet along 13<sup>th</sup> but a full 65 feet along 14<sup>th</sup>. It might even exceed 65 feet slightly at the southwest corner.

**Option Two** – Option two splits zoning at the mid block line with the western halves of each block remaining MIO 65 and the western MIO 50. The setbacks were brought back to the initial 154 foot and 25 foot setbacks.

**Option Three**- Option Three from Ellen Sollod would retain the current MIO 37 with a few minor changes in setbacks.

John Savo stated that the combined changes in option one were considered to reasonably protect the adjacent residential properties along 14. Bill Zosel noted that in the EIS it notes that there will be impacts from all of these. He asked why the sub-committee did not consider an option that allocated this growth to other portions of the campus and forgo changes here. The best option is not building here at all. He noted that if we are looking at maintaining neighborhood vitality a no build option would be best and that it was his understanding that the CAC had directed SU to look at such an option. John Savo asked Steve Sheppard to read back the CAC's action on this item. Mr. Sheppard noted that the motion from the Committee at the previous meeting was:

The Plan and Final Environmental Impact Statement should be amended to provide more justification for and evaluation of the boundary and height expansions and to address the communities interest and City's Policies to concentrate height increases toward the Center of Campus and the desire to constrain most institutional development within existing MIO boundaries. This should specifically include analysis of the ability to satisfy SMC standards by increasing the density of development in the core of the existing campus and specifically including at (a) 12<sup>th</sup> and Spring, (b) Broadway and Madison. (c) Madison at 11<sup>th</sup> (Lynn Building Site), (d) Broadway and Columbia (vacant building site).

He noted that that passed unanimously. Jim Kirkpatrick noted that the sentence concerning refraining from endorsing development on the two 13<sup>th</sup> avenue sites until other sites were completed had been eliminated from the

motion. Bill Zosel stated tht he felt this issue had to be considered and that a no build alternative should be voted on. John Savo noted tht the effect of a no-build alternative would be to tell SU to accommodate a full 2,000,000 gsf of new building within their existing building envelopes. Bill Zosel responded that he was not convinced that this might not be the best way to go – to accommodate new growth mainly on the existing campus. These increases east of 12<sup>th</sup> dramatically affect adjacent properties.

John Savo summarized what he considered Mr. Zosel's position to be:

That the CAC should table any further exploration of heights along 13<sup>th</sup> and 14<sup>th</sup> and instead direct SU to study alternate locations for the uses they project.

Mr. Zosel responded that that was his position. Mr. Savo responded that he felt that some middle ground between SU full desires and some changes was reasonable. Other members expressed the hope that the CAC not simply stop or holdup the process.

Community members expressed frustration that the CAC did not appear to be taking efforts to protect their areas from the many impacts associated with this development. They noted that other areas could be looked at for expansion that would not affect low-density residential areas so much. They could expand into the Pike Pine area or south of the existing campus with much less impact.

Steve Sheppard briefly went over the MIO boundaries and noted that expansion into the areas noted would require expansions of the boundaries. He further stated that the major decision is whether the proposed uses are appropriate. If they are, then the EIS appears to imply that 65 foot height is needed. If the height remains at 37 feet then it appears likely that the uses might be support services.

John Savo stated tht he felt that some increase from the existing and suggested that the CAC vote on a no change option. Betsy Michel noted that she had to leave and wanted to give her position. She stated that she is not in favor of keeping within the existing boundaries and believes that we should look at allowing development on these two sites with the additional setbacks. Betsey Hunter stated tht she was interested in looking at some compromise and hoped that some public benefits might be identified. She also noted that she felt that there was insufficient information presented to make a final decision on this issue. Others agreed that much more information was needed. Steve Sheppard noted that the CAC had lost its quorum and that thus no action could be taken at the meeting.

David Neth noted tht the added setbacks did address some shadowing, but probably not so much. He also noted that at 65 feet neighbors along 15<sup>th</sup> would also be affected.

Joy Jacobson suggested tht the next meeting be extended into the evening to further address this issue. Bill Zosel stated that he wanted enough time taken to really look at all alternatives. He also asked why Logan Field was not chosen. John Savo responded that there were answers to that question and suggested that SU provide these at the future meetings. He also suggested that this issue might be deferred until other issues have been dealt with. Steve Sheppard agreed that this was an option.

### **III. Adjournment and Next Meeting**

Members decided to hold two meeting on the 24<sup>th</sup>, one to deal with the minor amendment to the current plan and a second in the evening to continue discussions on the current plan. No further business being before the Committee, the meeting was adjourned.

#### **Meeting #19**

**June 24, 2009**

Seattle University Campus  
1218 E Cherry

## Members Present

Bill Zosel                      John Savo                      Loyal Hanrahan                      Betsey Hunter  
Paul Kidder                      Lisa Rutzick (ex-officio)                      Steve Sheppard (ex-officio)  
Jim Kirkpatrick

## Excused Absences

Betsey Mickel                      Tenanya Wright                      Maria Barrientos                      Ellen Sollod

## Staff and Others

Robert Mathews                      Terry McCann                      David Johnson                      Joy Jacobson  
Ron Smith                      Brodie Bain

### I. Opening and Introductions

The meeting was opened by Loyal Hanrahan. Mr. Hanrahan noted that the purpose of the meeting is to discuss the Minor Amendment Request of Seattle University concerning the Seaport Building at 1215 E. Columbia Street.

### II. Discussion of Amendment Request

Joy Jacobson was recognized to give a presentation on the amendment request. She noted that she had provided information in advance and that there are four elements to the amendment request. The four elements are:

**Building Demolition** - Joy Jacobson She noted that the current 1997 MIMP had anticipated that this building would be demolished. Seattle University now anticipates re-use of this building so the first element of the amendment request is to designate the building for re-use rather than demolition.

**Setbacks.** The plan calls for 10 foot setbacks. However since this is an existing building, it is considered non-conforming and its present ground level setbacks can be used. The present building is constructed with no foot setback. However, Seattle University plans to renovate the building. This will include an addition to the existing second floor.

A setback of 10 feet is required on the north and east side and 5 feet on the west side. This project is a remodel to the existing non-conforming building which currently has no setbacks. However the second floor addition to the project is subject to the setback. Seattle University is therefore requesting less than the 10 foot setback the entire length of the north side and 50 feet on the east side for the second floor addition.

**Modulation** – Modulation is required for the second floor addition on the north side, due to the length of the façade. Ms. Jacobson noted that modulation is being included which aligns with the first floor modulation, and is ruled by the existing structural layout. It is not technically sufficient per the 20% minimum width required by DPD, and there for SU is requesting relief from this requirement.

**Setbacks in the L-3 Zone** - Seattle University is requesting that the existing setbacks be continued in this zone.

Ms. Jacobson then briefly went over elevations and floor plans for the proposed renovation.

Betsey Hunter stated it is exciting to think about this building becoming livelier than it appears to be today. She asked for more rationale for requiring setbacks. Lisa Rutzick responded that these are typical residentially-oriented setbacks. Ms. Hunter observed that this is not necessarily compatible with what is planned. Joy Jacobson noted that the rationale for requesting no setbacks is twofold: 1) to allow a better match to the existing buildings, and 2) in response to the structural elements of the building. The current building has a clearstory in a portion of the second floor and the University hopes to retain this element.

Paul Kidder asked for clarification on the modulation requirement. John Savo noted that the initial intent was to avoid blank walls on multiple lots. It tries to address the Cityscape to keep newer buildings more in scale with older buildings. Mr. Kidder noted that this is not well defined either in this amendment request or in the plan.

Steve Sheppard asked for clarification concerning the reason that the modulation requirement applied. It was not included as a requirement in the existing plan but is being applied here. Lisa Rutzick responded that since the issue was not addressed in the plan, the Department of Planning and Development must revert back to the underlying zoning. Mr. Sheppard suggested that Seattle University might want to carefully look at this issue when setting its new development standards.

Betsy Hunter asked how long it is anticipated that this building will be retained after it is renovated. Joy Jacobson responded that the building will likely remain for at least ten to fifteen years. After Renovation it will be available for law school uses. Someday the site is anticipated to be available for a full block building. Ms. Hunter stated that Ms. Sollod had asked her to strongly recommend that an artist be involved in the design of the building.

Bill Zosel noted that the charge of the Committee is to recommend whether the requested amendment is major or minor and whether it should be granted in either case. He noted that the criteria for determining what is a major or minor amendment states that any change to a development standard that is less restrictive than in the plan is a major amendment. Ms. Jacobson stated that it had been her understanding that DPD had already determined that this was a minor amendment. Lisa Rutzick responded that CAC has the ability to weigh in on this at this point. DPD's assumption is that this is likely a minor amendment as this is consistent with other amendment requests that have been determined to be minor. DPD is referencing criteria D2 that states:

The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located

DPD believes that this is the case for this amendment.

Bill Zosel stated that he was concerned that the Committee references the Code standards. He asked if the light from the second floor addition might be detrimental to the welfare of adjacent residents. Ms. Hunter noted that she resides near a new building and that it has not been as troubling as she initially expected. Others noted that the proposed windows are not very large and major light and glare is not anticipated.

Steve Sheppard noted that no DPD Director's decision has been made. Staff may have an initial opinion concerning a likely outcome, but until the CAC weighs in with its recommendation no decision will be made concerning whether this is a major or minor amendment.

Betsy Hunter Moved:

That the request of Seattle University to: renovate rather than demolish the Seaport building, and reduce setbacks, and modulation requirements as they apply to the Seaport Building should be considered a minor amendment and approved as such.

The motion was seconded and approved by unanimously show of hands.

### **III. Continued Discussion of Committee Positions concerning its Comments to the Draft Plan and EIS**

#### **A. Campus Edges**

Discussion then turned to the treatment of campus boundaries with an emphasis on Broadway and Madison. James Kirkpatrick noted that there has not been as much attention paid to the Broadway or Madison edges of the campus as to those areas east of 12<sup>th</sup>. John Savo stated that he believes that added height is appropriate

in these locations and that the bigger issue is what the proper street front treatment should be. He suggested that there be additional standards developed. Bill Zosel noted that every building with only one acceptance along Broadway or Madison turns its back to the community. Joy Jacobson noted that Seattle University is presently looking at its edges and intends to have this done earlier.

John Savo suggested that a motion be developed to address this issue.

John Savo moved:

That Seattle University Major Institution Master Plan should give a priority to street front improvements and the pedestrian experiences along its principle campus boundaries with the public realm separate and distinct from the design of individual buildings and including further definition of the nature and quality of street front improvements.

The motion was seconded and role was called.

This being a master plan vote the role was called.

The roll was called and the vote was as follows

James Kirkpatrick	Yes
Paul Kidder	Yes
Loyal Hanrahan	Yes
Bill Zosel	Yes
Betsey Hunter	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed.

B. Mid-Term Check in

James Kirkpatrick noted that he had requested that there be a mid-term check in of some sort. He noted that the plan has no expiration date and could be in force for longer than 20 years. He had seen many changes in the area and none were really anticipated twenty years ago.

Steve Sheppard cautioned that other committees have discussed this issue and there is some sensitivity concerning this. The intent is to allow institutions to develop up to the development capacity that they identify and not to a certain date. If the CAC wants interim a check in it must be done in ways that make it clear that it is not a de-facto expiration date. He noted that there is an annual report requirement but observed that this does not appear to be what the Committee is trying to get into. He also noted that any such requirement would have to be proposed as a possible Council Condition and that the City Council would have to determine if they wanted to do this or not.

John Savo moved:

That MIMP include a provision that a regular process, including extensive neighborhood outreach, be established to periodical review progress towards implementation of the Master plan to occur at any point at which a major change to development is proposed and no less frequently that every five years.

This being a master plan vote the role was called.

The roll was called and the vote was as follows

James Kirkpatrick	Yes
Paul Kidder	Yes

Loyal Hanrahan	Yes
Bill Zosel	Yes
Betsey Hunter	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed.

**IV Adjournment**

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

**Meeting #20**  
**June 24, 2009**

Seattle University Campus  
1218 E Cherry

**Members Present**

Bill Zosel	John Savo	Loyal Hanrahan	Betsey Hunter
Paul Kidder	Lisa Rutzick (ex-officio)	Steve Sheppard (ex-officio)	
Jim Kirkpatrick			

**Excused Absences**

Betsey Mickel	Tenanya Wright	Maria Barrientos	Ellen Sollod
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**Staff and Others**

Robert Mathews	Terry McCann	David Johnson	Joy Jacobson
Ron Smith	Brodie Bain		

**I. Opening and Introductions**

The meeting was opened by Loyal Hanrahan. Mr. Hanrahan noted that the purpose of the meeting is to discuss the Minor Amendment Request of Seattle University concerning the Seaport Building at 1215 E. Columbia Street.

**II. Discussion of Amendment Request**

Joy Jacobson was recognized to give a presentation on the amendment request. She noted that she had provided information in advance and that there are four elements to the amendment request. The four elements are:

**Building Demolition** - Joy Jacobson She noted that the current 1997 MIMP had anticipated that this building would be demolished. Seattle University now anticipates re-use of this building so the first element of the amendment request is to designate the building for re-use rather than demolition.

**Setbacks.** The plan calls for 10 foot setbacks. However since this is an existing building, it is considered non-conforming and its present ground level setbacks can be used. The present building is constructed with no foot setback. However, Seattle University plans to renovate the building. This will include an addition to the existing second floor.

A setback of 10 feet is required on the north and east side and 5 feet on the west side. This project is a remodel to the existing non-conforming building which currently has no setbacks. However the second floor addition to the project is subject to the setback. Seattle University is therefore requesting less than the 10 foot setback the entire length of the north side and 50 feet on the east side for the second floor addition.

**Modulation** – Modulation is required for the second floor addition on the north side, due to the length of the façade. Ms. Jacobson noted that modulation is being included which aligns with the first floor modulation, and is ruled by the existing structural layout. It is not technically sufficient per the 20% minimum width required by DPD, and there for SU is requesting relief from this requirement.

**Setbacks in the L-3 Zone** - Seattle University is requesting that the existing setbacks be continued in this zone.

Ms. Jacobson then briefly went over elevations and floor plans for the proposed renovation.

Betsey Hunter stated it is exciting to think about this building becoming livelier than it appears to be today. She asked for more rationale for requiring setbacks. Lisa Rutzick responded that these are typical residentially-oriented setbacks. Ms. Hunter observed that this is not necessarily compatible with what is planned. Joy Jacobson noted that the rationale for requesting no setbacks is twofold: 1) to allow a better match to the existing buildings, and 2) in response to the structural elements of the building. The current building has a clearstory in a portion of the second floor and the University hopes to retain this element.

Paul Kidder asked for clarification on the modulation requirement. John Savo noted that the initial intent was to avoid blank walls on multiple lots. It tries to address the Cityscape to keep newer buildings more in scale with older buildings. Mr. Kidder noted that this is not well defined either in this amendment request or in the plan.

Steve Sheppard asked for clarification concerning the reason that the modulation requirement applied. It was not included as a requirement in the existing plan but is being applied here. Lisa Rutzick responded that since the issue was not addressed in the plan, the Department of Planning and Development must revert back to the underlying zoning. Mr. Sheppard suggested that Seattle University might want to carefully look at this issue when setting its new development standards.

Betsey Hunter asked how long it is anticipated that this building will be retained after it is renovated. Joy Jacobson responded that the building will likely remain for at least ten to fifteen years. After Renovation it will be available for law school uses. Someday the site is anticipated to be available for a full block building. Ms. Hunter stated that Ms. Sollod had asked her to strongly recommend that an artist be involved in the design of the building.

Bill Zosel noted that the charge of the Committee is to recommend whether the requested amendment is major or minor and whether it should be granted in either case. He noted that the criteria for determining what is a major or minor amendment states that any change to a development standard that is less restrictive than in the plan is a major amendment. Ms. Jacobson stated that it had been her understanding that DPD had already determined that this was a minor amendment. Lisa Rutzick responded that CAC has the ability to weigh in on this at this point. DPD's assumption is that this is likely a minor amendment as this is consistent with other amendment requests that have been determined to be minor. DPD is referencing criteria D2 that states:

The amendment is a waiver from a development standard or master plan condition, or a change in the location or decrease in size of designated open space, and the proposal does not go beyond the minimum necessary to afford relief and will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity in which the Major Institution is located

DPD believes that this is the case for this amendment.

Bill Zosel stated that he was concerned that the Committee references the Code standards. He asked if the light from the second floor addition might be detrimental to the welfare of adjacent residents. Ms. Hunter noted that she resides near a new building and that it has not been as troubling as she initially expected. Others noted that the proposed windows are not very large and major light and glare is not anticipated.

Steve Sheppard noted that no DPD Director's decision has been made. Staff may have an initial opinion concerning a likely outcome, but until the CAC weighs in with its recommendation no decision will be made concerning whether this is a major or minor amendment.

Betsy Hunter Moved:

That the request of Seattle University to: renovate rather than demolish the Seaport building, and reduce setbacks, and modulation requirements as they apply to the Seaport Building should be considered a minor amendment and approved as such.

The motion was seconded and approved by unanimously show of hands.

### III. Continued Discussion of Committee Positions concerning its Comments to the Draft Plan and EIS

#### A. Campus Edges

Discussion then turned to the treatment of campus boundaries with an emphasis on Broadway and Madison. James Kirkpatrick noted that there has not been as much attention paid to the Broadway or Madison edges of the campus as to those areas east of 12<sup>th</sup>. John Savo stated that he believes that added height is appropriate in these locations and that the bigger issue is what the proper street front treatment should be. He suggested that there be additional standards developed. Bill Zosel noted that every building with only one acceptance along Broadway or Madison turns its back to the community. Joy Jacobson noted that Seattle University is presently looking at its edges and intends to have this done earlier.

John Savo suggested that a motion be developed to address this issue.

John Savo moved:

That Seattle University Major Institution Master Plan should give a priority to street front improvements and the pedestrian experiences along its principle campus boundaries with the public realm separate and distinct from the design of individual buildings and including further definition of the nature and quality of street front improvements.

The motion was seconded and roll was called.

This being a master plan vote the roll was called.

The roll was called and the vote was as follows

James Kirkpatrick	Yes
Paul Kidder	Yes
Loyal Hanrahan	Yes
Bill Zosel	Yes
Betsey Hunter	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed.

#### B. Mid-Term Check in

James Kirkpatrick noted that he had requested that there be a mid-term check in of some sort. He noted that the plan has no expiration date and could be in force for longer than 20 years. He had seen many changes in the area and none were really anticipated twenty years ago.

Steve Sheppard cautioned that other committees have discussed this issue and there is some sensitivity concerning this. The intent is to allow institutions to develop up to the development capacity that they identify and not to a certain date. If the CAC wants interim a check in it must be done in ways that make it clear that it



is not a de-facto expiration date. He noted that there is an annual report requirement but observed that this does not appear to be what the Committee is trying to get into. He also noted that any such requirement would have to be proposed as a possible Council Condition and that the City Council would have to determine if they wanted to do this or not.

John Savo moved:

That MIMP include a provision that a regular process, including extensive neighborhood outreach, be established to periodical review progress towards implementation of the Master plan to occur at any point at which a major change to development is proposed and no less frequently that every five years.

This being a master plan vote the role was called.

The roll was called and the vote was as follows

James Kirkpatrick	Yes
Paul Kidder	Yes
Loyal Hanrahan	Yes
Bill Zosel	Yes
Betsey Hunter	Yes
John Savo	Yes

Having received a majority and a quorum being present, the motion passed.

#### **IV Adjournment**

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

#### **Meeting #20**

**June 24, 2009**

Seattle University Campus  
1218 E Cherry

#### **Members Present**

Bill Zosel	John Savo	Loyal Hanrahan	Maria Barrientos
Paul Kidder	Lisa Rutzick (ex-officio)	Steve Sheppard (ex-officio)	
Jim Kirkpatrick	Betsy Mickel	Ellen Sollod	

#### **Excused Absences**

Tenanya Wright      Betsey Hunter

#### **Staff and Others**

Robert Mathews	Terry McCann	David Johnson	Joy Jacobson
Ron Smith	Brodie Bain	Alan Hudson	David Neth
Carol Simons	Ron Erickson	Debora Blankenship	Jordan Heitzman
Flow Belmont			

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

The meeting was opened by John Savo. Brief Introductions followed.

#### **II. Deliberations on Committee Positions Concerning the Draft Plan and EIS**

Mr. Savo noted that a meeting had been held at noon during with issues not related to 14<sup>th</sup> Avenue were dealt with. He also suggested that the Committee attempt to deal with other minor issues prior to getting to the issue of 14<sup>th</sup>. Members agreed.

**A. Preservation of Housing Opportunities**

Mr. Savor noted that the suggested comment was as follows:

The Final Plan should be amended to include commitments to preserve existing housing opportunities, especially low income housing, within the existing MIMP. (this relates to properties on James Court, Barclay Court

Bill Zosel noted that this was one of his comments but that he had not intended that it deal only with James and Barkley Courts. He noted that it was City

policy generally. Ellen Sollod noted that in some other project that she had been involved in replacement housing was required as mitigation. Lisa Rutzick responded that there is an overall City Policy to preserve affordable housing but for the Major Institutions plans this comes into play when there is a plan to demolish housing. Steve Sheppard noted that when Harborview demolished housing for their new Medical Office Building, they were required to have a plan in place for the replacement of the lost units prior to the issuance of a building permit. Bill Zosel noted that the previous master plan had limited the amount of housing in the James and Barkley Court area. Steve Sheppard noted that this was done as a Council Condition to that plan. He also noted that the institution can purchase land or buildings anywhere, including directly adjacent to their boundaries, if they intend to develop and use it in accordance with the underlying zoning only.

After Brief further discussion, the original wording was amended to read as follows:

The Plan should be amended to include commitments to preserve existing housing opportunities, and especially low income housing within the MIO Boundary. Prior to the issuance of a permit for any non-housing development that would displace housing; a plan must be in place to replace any such lost housing.

The motion was moved and seconded

This being a master plan vote the roll was called.

The roll was called and the vote was as follows:

Loyal Hanrahan	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

Having received a majority and a quorum being present, the motion passed.

John Savo noted that there was a second suggested comment. The suggested comment was:

The Final EIS should be expanded to fully evaluate the impacts of the loss of existing housing and housing development opportunities related to the Seattle University Master Plan

Terry McCann stated that if required they would probably pattern the evaluation on that done recently for Seattle Children’s Hospital.

Bill Zosel moved the previous wording. The motion was seconded.

This being a master plan vote the role was called.

The roll was called and the vote was as follows:

Loyal Hanrahan	Yes	Maria Barrientos	no
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

Having received a majority and a quorum being present, the motion passed.

**B. Use of 1313 E Columbia**

John Savo noted that he had suggested additional evaluation in the EIS related to any use on 1313 E. Columbia, but that this was misstated slightly in the hand out. He clarified that the wording of the motion should be as follows:

The final EIS should be expanded to fully discuss both the impacts of, and possible mitigation related to, access, transportation, parking, light, glare and noise specifically related to any use on 1313 E. Columbia Street Site.

The motion was moved by Betsy Mickel and seconded.

This being a master plan vote the role was called.

The roll was called and the vote was as follows:

Loyal Hanrahan	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

Having received a majority and a quorum being present, the motion passed.

**C. Open Space East of 12<sup>th</sup> Avenue**

John Savo noted that he had authored the statement concerning open space and admitted that it was rather general. Ellen Sollod stated that she felt that the statement was too general and that typically a major public institution's expansion would include greater commitment to address impacts. She suggested that provision of a greater amount of open space should be one of these. Maria Barrientos stated that the definition of open space is relatively subjective, but that some additional commitment is needed.

Paul Kidder suggested that the initial working be replaced with the following:

In development east of 12<sup>th</sup> Avenue, Seattle University should mitigate greater density and building heights with more open and green space than is currently indicated in the Major Institutions Master Plan.

He noted that this appears to meeting members desire to see provision of more open and green space as mitigation. Ellen Sollod suggested that the possible motion be amended to remove the height increase and instead focus on development density only. John Savo suggested that the possible motion be amended to read:

In those areas east of 12<sup>th</sup> Avenue, in any case where Seattle University proposes an increase in the overall intensity of use in that area, Seattle University should provide more open space, green space or other public benefit features than is currently proposed in the Major Institutions Master Plan.

The motion was moved by Bill Zosel and seconded.

This being a master plan vote the role was called.

The roll was called and the vote was as follows:

Loyal Hanrahan	Yes	Maria Barrientos	Yes		
Betsy Mickel	Yes	Paul Kidder		Yes	
John Savo		Yes	Ellen Sollod		Yes
James Kirkpatrick	Yes	Bill Zosel		Yes	

Having received a majority and a quorum being present, the motion passed.

#### **D. Boundary Expansions and Heights**

Brodie Bain was introduced to provide additional information concerning these issues. She stated that the overall MIO boundary is 55 acres and the proposed boundary expansion is only 2.4 acres. This is a little less than 5% total. This is to accommodate 2,000,000 new square feet and a 22% growth in students.

She noted that there has been concern stated that there are sites proposed for inclusion within the MIO boundary where no specific development is proposed. In many cases this is because the University does not own the land. Specific examples are: 1) the gas station at 12<sup>th</sup> and E Cherry; 2) the Laundry building along 14, and sites along Broadway. The Lynn Building currently has no proposed use in part because of its historic nature. There were also questions concerning 12<sup>th</sup> and spring and 12<sup>th</sup> and Marion. IN these cases these sites are proposed for expansion of housing. Champion Field is not proposed for development because it is impossible to replace.

Bill Zosel asked if some type of development could accommodated on Logan Field with a smaller field. SU staff noted that this is a recreations sports field and is needed for that purpose. Mr. Zosel stated that his position is that these sites should all be evaluated further. Joy Jacobson noted that there are two types of fields – general and intercollegiate sports. The needs for these groups are different.

John Savo suggested that members identify specific sites where we believe that development should occur. There was a question concerning why the University is proposing development standard changes for properties that they do not now own. Brodie Bain responded that this is the way that the Master Plan process works and that the University has to propose an overlay designation for the entire MIO. A member of the public noted that in that case if Seattle University then acquires the property is would likely develop it to the higher intensity.

Steve Sheppard noted that the code requires that the institution is required to identify its development standards. This does not necessarily change underlying zoning and other owners are generally. But not always, governed by the underlying zoning. Other owners can develop to the MIO designations only if the development is functionally related to the role and mission of the institution. Bill Zosel responded that it would be his position that the institutions master plan should direct it to develop on some sites and forgo development on others for the life of the plan.

Ms. Bain noted that CAC members had also asked why not put additional development on the Central Campus west of 12<sup>th</sup>. She noted that there were several reasons. The existing open space on the central campus is considered important and Seattle University. In addition, there are constraints upon the development height. In general academic space (classrooms) should be located on the first four stories of buildings. Since the Central Campus is the primary academic center this tends to limit height somewhat. The University is looking ad developing more student housing, and Seattle University is therefore looking at some mixed academic/housing developments.

Bill Zosel stated that the real issue is a trade off between greater height on the central Campus and greater height and development along 12<sup>th</sup> Avenue and east of there. When you discuss this you need to look at it as a trade off. A member of the public noted that it appears that Seattle University is protecting the aesthetics of its central campus by limiting additional development there while developing east of 12<sup>th</sup> in a way that negatively affects the broader community.

Brody Bain then turned her attention to the specific 1313 E Columbia Site. She noted that the University is trying to maintain the option to build a major event center and this is the only available site that might be suitable for this use. In addition, if this is not an event Center it is again one of the few sites that might accommodate a major academic building. Its location also would be favorable for student housing.

Robert Mathews then presented a series of sections showing how the various heights related to the adjacent neighborhoods, and shadow studies. He noted that the shadow studies were based upon the proposed setbacks in the MIMP. (Editor's note: It was not possible to convert this discussion of drawings into a verbal format.)

A member of the public stated that the drawings were in error. He noted that the existing building is much lower than shown. He stated that it is only about 29 feet rather than 40 feet. Mr. Mathews stated that the heights came from an existing survey, but offered to re-measure. Others noted that with so large a change in height there will be a significant reduction in light in the evening for adjacent homes. Mr. Mathews noted that the academic and housing alternatives have the greatest shadowing effect.

John Savo stated that he had attended the sub-committee meeting that dealt with height east of 12<sup>th</sup> Avenue. He noted that there are four possible options that grew out of this meeting. Those were: 1) allow no height increase at all; 2) adopt the setbacks as outlined in the plan; 3) pull the increase back to the mid-block between 13<sup>th</sup> and 14<sup>th</sup> Avenues with only 50 feet allowed on the eastern portions of those blocks; and 4) increase both lower level and upper level setbacks while allowing the 65 foot height.

Robert Mathews presented drawings of the two options. The current proposal would have a unified Height of 65 feet for most of the area, except for a small area. In this alternative there would be a 15 foot setback from the property line along 14<sup>th</sup> Avenue and at the north edge of the Seattle University MIO on the block bounded by E. Columbia, E Marion, 13<sup>th</sup> and 14<sup>th</sup> Avenues. There would be an upper level setback of a total of 25 feet for any portion of the building above 40 feet. John Savo stated that there was concern that the upper level setback might not be sufficient.

Mr. Mathews then went over the two additional alternatives from the Subcommittee.

**Option One** – this option would allow the Laundry block to be 65 but conditioned down via a council condition to 55 feet maximum. John Savo stated that this was in order to allow a four story academic building. For the 1313 site the height would be allowed at 65 feet but measured as a flat plane from the mid-block along 13<sup>th</sup> Avenue. This would restrict height along 14<sup>th</sup> while allowing greater height along 14<sup>th</sup> Avenue. Setbacks would be increased.

**Option Two** – This option would designate the western half of the blocks at MIO 65 and the eastern half MIO 50 with the setbacks as proposed by Seattle University.

There was further discussion of the shadowing patterns from each of the alternatives.

A member of the public noted that both of the proposals would raise height on properties that the University does not own and particular noted the Laundry block. She asked why the University felt that this was appropriated. Maria Barrientos responded that the University probably wants to buy that property eventually.

Bill Zosel stated that this raises the fundamental question that we started earlier: What is being given up in other locations in order to build along 13<sup>th</sup>. He stated that he believes that this conversation needs to be completed prior to being able to make a reasoned recommendation concerning height here. He stated that he wondered whether it was desirable to sacrifice the 65 foot height east of 12<sup>th</sup> in order to lessen the impact. However, since we do not have a full disclosure of what might be accommodated on the central campus by more fully developing vacant and underutilized sites there, it is hard to discuss the 65 foot height. He asked why the CAC is spending time on these sites without finishing this discussion first.

John Savo responded that he feels that there is a disconnection here. No matter what the decisions are concerning the main campus we must deal with the uses of those properties that Seattle University currently owns east of 12<sup>th</sup>. Bill Zosel stated that he agreed with that but that is totally dependent upon a true determination of how much space Seattle University really needs to develop east of 12<sup>th</sup> and that is dependent upon how much and how they develop on the main campus. He stated that as a neighborhood representative, he believes that it is his job to try to maximize development on the central campus in order to see reductions in proposed levels of development along the edge with the residential community along 13<sup>th</sup>.

Bill Zosel stated that he recognized that there were issues related to the desire of the University to locate an event center and that they see the Coca Cola site as the best or only real option. He questioned this assumption and the appropriateness of an event center on this site. Maria Barrientos stated that she remembers the Ms. Bains had stated that there were no other spaces upon which an event center could be built. Ms. Bains responded that the University needs the option to be able to have an Event Center and that there are no other parcels that have the needed dimensions for such a use. Ms. Barrientos observed that Mr. Zosel's position seems to be that he dislikes this answer and wants the Center built somewhere else on Campus. She asked Mr. Zosel to clarify his positions.

Mr. Zosel responded that Seattle University has laid out several possible uses for the site other than the Event Center. If we take their word that there is no other site where it might go, then Seattle University is acknowledging that they might not need the Event Center. Brodie Bain noted that there are financial questions and priority questions that will impact whether an Event Center is or isn't built. Mr. Zosel stated that the University rarely discusses the need for the Event Center or its relationship to the basketball program, but that the Event Center might have a totally different and greater impact than anything else built on that site.

Ellen Sollod did not state that she believes that the modified scheme does lessen some impacts but is troubled by the insistence of Seattle University to increase heights east of 12<sup>th</sup> for properties that they own nor have any stated plans for.

Steve Sheppard suggested that the Committee attempt to deal with the two major blocks in as consistent a way as possible. Members of the community suggested that Seattle University should be required to give something back to the community in exchange for the expansion of boundaries and greater development. They suggested that the blocks be maintained at MIO 37 as SU had purchased that property knowing that it was so designated. John Savo responded the CAC is seeking compromise and significant benefits to the community in terms of additional set-backs and landscaping etc. He stated that he believed that his role is to reach some common ground between the need of the University to be able to effectively use the land and the neighborhood to see significant mitigation for any height.

Steve Sheppard noted that this is a long-term plan. This will set heights and set-back for more than twenty years. Under the code a change of height is an increase in the development standards and would essentially require the completion of a whole new plan. This should be avoided and therefore Seattle University is seeking sufficient flexibility for the long-term future.

Ellen Sollod noted that this is similar to the situation along 18<sup>th</sup> Avenue near Swedish Cherry Hill. She suggested that there is a need to look at the north edge too. She stated that personally she would feel more comfortable if the current proposed boundary expansion that includes the photographic center and its parking lot and properties to the south was not there and that the Laundry site be retained at MIO 35 with the proposed scheme being suggested by the sub-committee on the 1313 site. She noted that she would intend that each block be looked at individually with the possibility of different MIO heights being applied to each site.

John Savo stated that he believed that the alternative that Ms. Sollod be considered a third alternative. That would be retaining the current MIO 37 on the Laundry block and MIO 65 as conditioned in option 1.

Steve Sheppard restated the options on the table as follows:

Option #	Laundry Block	Coca Cola Block (1313)	Additional Setback Requirements
<u>1a</u>	MIO 37	MIO 65 west ½ block MIO 50 east ½ block	15 foot ground floor setback with additional 25 feet above 40 feet in height applicable to the 14 <sup>th</sup> Avenue street front and the north boundary of the proposed MIO on the Laundry Block
<u>1</u>	MIO 65 conditioned to no greater than 55 feet	MIO 65 as a flat plane measured from the mid-block along 14 <sup>th</sup> Avenue	15 foot ground floor setback with additional 25 feet above 40 feet in height applicable to the 14 <sup>th</sup> Avenue street front and the north boundary of the proposed MIO on the Laundry Block
<u>2</u>	MIO65 west ½ block MIO 50 east ½ block	MIO 65 west ½ block MIO 50 east ½ block	No additional setbacks other than those proposed by Seattle University in the Draft MIMP.

Maria Barrinetos moved :

That the Seattle University Draft Master Plan be modified as it applies to the blocks between 13<sup>th</sup> and 13<sup>th</sup> Avenues, E Cherry and E, Marion Streets as follows: 1) to designate the block occupied by the old Coca Cola Bottling plant MIO 65 as a flat plane measured from the mid-block along 14<sup>th</sup> Avenue with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14<sup>th</sup> Avenue street front; and 2) to designate the block occupied by the Laundry Facility as MIO 65 conditioned to no greater than 55 feet with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14<sup>th</sup> Avenue street front and the north boundary of the proposed MIO.

The motion was seconded.

This being a master plan vote the role was called.

The roll was called and the vote was as follows:

Loyal Hanrahan	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	No
James Kirkpatrick	Yes	Bill Zosel	No
Betsey Hunter (by Proxy)	No		

Having received a majority and a quorum being present, the motion passed.

Ellen Sollod asked that the records formally show that there was considerable community and neighbor concern and that while the CAC appreciates that Seattle University is trying to respond to community concerns, that there was a split on the committee and that there are neighborhood concerns. She noted that this issue will likely continue all the way to the Seattle City council.

### **III. Adjournment**

The appointed time having passed for adjournment, the meeting was adjourned.

## **Meeting #21**

**July 15, 2009**

Seattle University Campus  
Teilhard de Chardin Hall Room 145

### **Members Present**

Bill Zosel	John Savo	Betsey Hunter	Maria Barrientos
Paul Kidder	Lisa Rutzick (ex-officio)	Steve Sheppard (ex-officio)	
Jim Kirkpatrick	Betsy Mickel	Ellen Sollod	

### **Excused Absences**

Tenanya Wright	Loyal Hanrahan
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### **Staff and Others**

Robert Mathews	Terry McCann	David Johnson	Joy Jacobson
Ron Smith	Brodie Bain	Alan Hudson	David Neth
Carol Simons	Ron Erickson	Debora Blankenship	Jordan Heitzman
Flow Belmont	Ed Mallia	David Neth	Kate Parkhurst
Jessie Atkinson	Michael Kerns	Chuck DePew	Daniel Mahalyo

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

The meeting was opened by Steve Sheppard who agreed to facilitate the meeting until the arrival of the chair who was running a bit late. . Brief Introductions followed.

### **II. Housekeeping**

The CAC approved the minutes for meeting 21.

### **III. Continued Deliberations on Committee Comments to the Draft Plan and Draft Environmental Impact Statement**

John Savo noted that at the last meeting there had been issues raised concerning the height of the old Coca Cola Bottling Plant. Subsequently, Joy Jacobson went out and re-checks the height. He asked Ms. Jacobson to clarify what was learned. Ms Jacobson stated that she found that the survey that had been provided to Seattle University was in error. The building is a bit less than 30 feet in height. Seattle University raised the issue with the surveyors and has obtained a new corrected survey. This has been provided to Mithune and all drawings and analysis are being updated. John Savo stated that he believed that everyone had worked in good faith and that the error in the survey was honestly dealt with.

Discussion then moved to specific Issues Remaining to be decided.

### **A. Boundary Expansion**



John Savo noted that the current proposal is a major pull back from the original proposal. He read the suggested motion as follows:

The final Plan should be amended to delete that portion of the proposed boundary expansion east of 12<sup>th</sup> Avenue that includes the Photographic Center and its adjacent parking lot.

Ellen Sollod spoke in support of the position. She stated that Seattle University has not indicated a use for the properties within this boundary expansion. The increase north of Marion puts the MIO boundary right in the middle of the block. This situation is similar to the situation north of the Laundry and creates inherent problems. Seattle University has stated that the reason they want this block is so that they can control all four corners of what they perceive as their primary entrance. She noted that it is not clear that the public perceives this as the primary entrance to the University. She stated that in the event that the CAC does not recommend that the MIO be withdrawn from this area that the CAC recommend that ground floor uses not only should comply with the provisions of the pedestrian overlay, but should provide some kind of cultural amenity or non-profit use that is not operated by Seattle University.

Bill Zosel stated that he believes that the paramount role of the CAC is to pay attention to both the provisions of the Code and to look at the MIMP's relationship to neighborhood plans. He noted that the City has spent a great deal of money and time doing the 12<sup>th</sup> Avenue plan. The very core of that plan was an exchange of property between the City and University. The University gave up parcels it owned east of 12<sup>th</sup> Avenue. City took the money that they got from sale of these parcels to do street improvements. He stated that a short 15 year later to do something contrary to the very core of the plan is something that the CAC should not be supporting.

Mr. Zosel noted that the CAC has been told a number of times that the University has a need for 2 million plus new square feet of development. However, if you look at the master plan all but 185,000 square feet is already accounted for so all that needs to be accounted for on sites for which there is not present designated use is that amount. There is at least 400,000 of land available for this.

Paul Kidder asked for clarification concerning what the University could do with the property if the boundary was not expanded. Steve Sheppard responded that the University could purchase the property and use it for underlying uses only. He noted that there would be special restrictions on leasing space from a private owner. Ellen Sollod asked how the University could purchase and use a property outside of their MIO boundary without this being considered a boundary expansion itself. Mr. Sheppard responded that the University is not prohibited from acting as any other buyer could. They could purchase a single family zoned property and use it for single family use. However they could not use it for institutional use and take advantage of any of the provisions of their Major Institutions plan without first expanding the boundary to cover the property.

Chuck De Pew was then introduced to briefly discuss the 12<sup>th</sup> Avenue plan. Mr. DePew noted that the issues being discussed today seem similar to the issues being discussed during the development of the 12<sup>th</sup> Avenue Plan. The plan involved a swap of land. The City traded the old Jefferson Bus Base (now Connolly Field) to the University for its other land to the east of 12<sup>th</sup>. The City then sold off these properties to private owners for residential and commercial development. The goal of the plan was to make 12<sup>th</sup> Avenue a street that worked. The hope was that there would eventually be a landscaped median with the west side institutional and the east side generally retail. The hope was to create a more traditional and better delineated boundary between the neighborhood to the east and the University to the west.

Mr. Depew noted that there was major discussion concerning the area east of 12<sup>th</sup>. It was recognized that the University would retain its athletic facility east of 12<sup>th</sup> and that there needed to be a connection between the University and that facility. Therefore, the Columbia Street frontages were seen as being appropriate for possible Seattle University ownership in order to make that connection. The Barkley Court area was kept out of the boundary in part because of its platting pattern.

Michael Kerns stated that the University wants a vibrant 12<sup>th</sup> Avenue. If 12<sup>th</sup> Avenue is to become even more vibrant, then the University must engage 12<sup>th</sup> Avenue. The University has plans to locate a great deal of new residential development there and 12<sup>th</sup> Avenue is important for that. Also the 12<sup>th</sup> and E Marion location might not be perceived presently as the main entry to the campus, but it is the intention of Seattle University to make it such. The lack of that perception is partly due to the fact that the University has not yet developed all of the uses it wants to in that area.

David Neth read a statement from a recent article in the Seattle times by Professor Sharon De Gretta that stated: “ However projects built by Major Institutions are exempt from public review due to a bargain struck in the 1980’s where the City traded design review of large institutions for a agreement that they would not expand into the surrounding neighborhoods.” Therefore this committee’s job is to balance all of the needs together and balance the neighborhoods needs and the code provisions.

Another member of the public noted that the location of boundaries at half block locations is problematic. Maria Barrientos responded that the zoning often goes to half blocks back to the rear lot lines or to alleys.

Steve Sheppard sated that the Code is a tradeoff between compact campuses and greater development opportunity. That does not mean that no boundary expansion is allowed. Boundary expansion is anticipated but the expectation is that this would occur only after all reasonable expansion within the existing MIO’s has occurred. So the charge of the CAC is to look at the proposed development to assure that the expansion is needed. In additional it is expected that the CAC will consider whether the changing of the boundaries makes more logical edges and adds to the sense of entry to the institutions.

Concerning zoning, it is generally the despite to have commercial zoning step down to non-commercial development along rear lot lines. The assumption is that this allows better screening etc. Where the zone changes are alongside lot lines this is a more difficult issue. This condition would exist in two locations under this expansion: 1: north of the Laundry Site and along 13<sup>th</sup> north of Marion to the north of the Photographic Center parking lot

Ellen Sollod stated that the deve4lopment of a building long the north side of Marion could negatively affect the properties to the north of the Parking lot. Daniel Mahalyo stated that he believed that that University development of the Photographic Center site might actually add to the confusion of where the campus began.

Joy Jacobson noted that the last ten years has seen a major shift in the University’s view of its future. The University now views itself as more of a traditional University versus a commuter institution. The University is clear in its intent to see the 12<sup>th</sup> and Cherry development go forward, but present economic constraints have slowed that. Other members of the public noted that Seattle University presently has many buildings along 12<sup>th</sup> Avenue that do not engage that street and that that situation should be addressed. In addition it was noted that there do not appear to be plans for the development of properties in the boundary expansion areas.

Steve Sheppard responded that the major change in 1996 to the Major Institutions Code involved the dropping of the requirement to show uses for all properties within the MIO’s. The institutions are encouraged to identify their boundaries and total amount of development. Following that they can move actual development square footage around within the campus and come back to the Standing Advisory Committee for the review of the actual buildings proposed. It is not unusual under these new procedures for an institution to have properties within their MIO that they show no immediate use for. The rationale was that when you identified very specific uses, then changes over the years resulted in amendment request after amendment request and was taking up a great deal of resources. Daniel Mahalyo noted that the key consideration would seem to be need. Did the institution actually need the space it has included within the boundary that has no projected use.

After brief further discussion, Ellen Sollod moved:

The CAC comments should include the recommendation that the final Plan should be amended to delete that portion of the proposed boundary expansion east of 12<sup>th</sup> Avenue that includes the Photographic Center and its adjacent parking lot.

The motion was seconded.

This being a master plan vote the role was called.

The roll was called and the vote was as follows:

Betsey Hunter	Yes	Maria Barrientos	No
Betsy Mickel	No	Paul Kidder	Yes
John Savo	No	Ellen Sollod	<b>Yes</b>
James Kirkpatrick	No	Bill Zosel	Yes

A quorum being present, but the motion having failed to receive a positive vote from the majority of those members present, the motion failed.

Steve Sheppard asked that he and the chair be authorized to include the comment in its letter and indicate that it received a split vote. He asked if any members had any objections to that. None expressed opposition to this.

Members then asked if the previous suggestion that there be restriction on University ground floor uses might be alternative motions. Ellen Sollod expressed some reservations that such an action might lead decision makers to believe that those opposing the expansion might actually approve of it with the mitigation listed. Others felt that this would not be a major issue so long as the CAC's letter made it clear that this was not the case.

Steve Sheppard read the text of a possible motion

The CAC comments should include the recommendation that in the event that Seattle University acquires the property presently developed by the Photographic center that first floor uses be required to comply with the provisions of the 12<sup>th</sup> Avenue Plan and that they be non-university retail, cultural or retail like uses through lease or other arrangements with private owners.

After brief further discussion, the motion as stated above was moved and seconded.

The roll was called and the vote was as follows:

Betsey Hunter	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

A quorum being present, and the motion having received a favorable vote from the majority of those members present, the motion passed.

**B. Specific Uses for the 1313 E. Columbia Street Site (Old Coca Cola Bottling Plant)**

John Savo read the suggested comments as provided to the committee in the hand outs as follows:

The Final EIS should be expanded to fully discuss both the impacts of and possible mitigation measures to address the potential impacts, and especially transportation, light glare and noise impacts.

He noted that this was intended to apply to the specific 1313 E. Columbia Site. Betsy Hunter suggested that the wording be changed as follows:

The CAC comments should include the recommendation that the Final EIS should be expanded to fully discuss both the impacts of and possible mitigation measures to address the potential impacts related to parking, access, and, light glare and noise impacts for each of the proposed uses for the 1313 East Columbia Street Site.

Daniel Mahalyo asked if the motion shouldn't also include reference to the impacts on the historic building. Members responded that since that was already a part of the landmarks process this was not needed in this motion.

The Motion was moved by John Savo and seconded.

The roll was called and the vote was as follows:

Betsey Hunter	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

A quorum being present, and the motion having received a favorable vote from the majority of those members present, the motion passed.

### **C. Alley and Street Vacation East of Broadway**

John Savo read the suggested comments as provided to the committee in the hand outs as follows:

The plan should be amended to clearly state that the potential vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10<sup>th</sup> Avenue Right-of-way and the connecting alley south to E Cherry Street shall be pursued by Seattle University only in the event that the University acquires all properties accessed by this street end and alley.

Members observed that this did not appear to be required as the vacation process already require a greater level of agreement than this would provide. After brief further discussion, no member moved the motion.

### **D. Transportation Issues**

John Savo read the suggested comments as provided to the committee in the hand outs as follows:

The transportation section of the MIMP and EIS should provide more details on the institution plans to achieve the significant SOV rate reduction promised for faculty/staff and commuter students.

Betsy Mickel asked if additional details were available beyond what was included in the EIA already.

David Johnson responded that if you look at the Transportation Management Plan as a menu of strategies to reduce single occupancy trips, all of those strategies are outlined in the DPD Directors Rule. When you create the Master Plan you take the actions from those rules by looking at what works for this or other institutions. The University looked at this and came up with the plan that is proposed in the MIMP and evaluated in the EIS.

One of the key components of the TMP is the commitment to increase the proportion of students who are resident versus commuting students. This is one of the reasons why the current TM\_P has achieved such good results. He noted that the major funding source for most of the program elements is parking revenues. He observed that the plan needs to stay flexible.

Paul Kidder stated that he felt that there was considerable detail in the Plan and EIS. He stated that he felt that the spirit of the comment was that some believe that the elements in the TMP will just not work. Bill Zosel

responded that the strategies outlined in the TMP appear similar to the present plan and without change he doesn't see much opportunity for the improvements in HOV use that are being committed to occur. James Kirkpatrick stated that making one program (parking) pay for another is a bit of a problem. He also stated that the plan appears to retain a commitment to accommodate the car.

Ron Smith responded that construction of student housing is a key difference. David Johnson noted that there are new elements to the TMP including: 1) restrictions on freshman parking 2) additional on-street parking restrictions; and 3) a free bus pass program to resident students.

Betsy Hunter suggested that the EIS needs to reference the tie between new student housing and reductions in parking and SOV use. She also suggested that a new funding source be found rather than parking fees.

After Brief further discussion, the CAC decided to amend the transportation motion to read as follows:

The Plan and EIS should include a greater commitment to use of mass transit, including additional transportation and parking management strategies.

The motion was moved by Bill Zosel and seconded.

The roll was called and the vote was as follows:

Betsey Hunter	Yes	Maria Barrientos	Yes
Betsy Mickel	Yes	Paul Kidder	Yes
John Savo	Yes	Ellen Sollod	Yes
James Kirkpatrick	Yes	Bill Zosel	Yes

A quorum being present, and the motion having received a favorable vote from the majority of those members present, the motion passed.

### **E. Development Disparity.**

Bill Zosel noted that while the CAC had discussed the a possible recommendation that the final EIS and should be expanded to include a full evaluation of the effect the creation of greatly disparate development rights between institutional and non- institutional development on both the rate of new private development and on maintenance decisions by private owners, but that there has not been a vote.

Several members stated that they supported this as a direction for further evaluation either in the EIS or in some other venue but wondered how such a study could be done. Ron Smith suggested that the Committee state its concerns without making it a condition of the Master Plan. After further discussion the committee directed staff to write an independent letter concerning this issue as it was a citywide issue related to provisions of the code itself rather than an issue that Seattle University should be saddled with alone.

### **III. Adjournment**

The appointed time having passed for adjournment, the meeting was adjourned.

**Meeting #22**  
**March 23, 2010**

SU Admissions and Alumni Building  
824 12<sup>th</sup> Avenue  
Public Meeting Room

#### **Members Present**

Ellen Sollod                      Bill Zosel                      Betsey Mickel                      Paul Kidder

Loyal Hanrahan      Betsy Hunter      John Savo      Steve Sheppard (ex officio)  
Lisa Rutzick (ex-officio)

**Member Absent**

Paul Chiles      James Kirkpatrick      Maria Bariantos      Marcia Peterson

**Staff and Others Present**

Ron Smith      Kate Steinback      Daniel Mihalyo      David Hewett  
Joy Jacobson      Amy Worthington      Jake McKinstry      George Gibbs

Note: The Seattle University Major Institutions Master Plan Citizen’s Advisory Committee met in its ongoing capacity as the Standing Advisory Committee for the review of a project proposed under the existing Seattle University Master Plan. This meeting was for this sole purpose and issues related to the development of the new Seattle University Master Plan were not addressed.

**I. Opening and Introductions**

The meeting was opened by John Savo. Brief introductions followed.

**II Seattle University Presentation on Modifications to the Student Housing Project.**

Joy Jacobson was introduced to coordinate the presentation. Ms. Jacobson noted that the last time the Committee has reviewed this project was in November 2008 and that at that time the only issue requiring any discretionary decision was the request for a minor amendment to allow the bay overhangs to extend into the setback. That amendment was granted. She noted that Seattle University owns the land, Seneca will both construct and own the building. The architect for the project is Hewett Architects.

Ms. Jacobson then turned the presentation over to Seneca and Hewett Architects staff. Jake McKinstry was introduced to provide an overview of the building program and schedule. Overall the main program and building massing of the building has not changed. It is still about 143,000 gross square feet with 81 units with 259 beds. There are three large retail spaces, each about 3,000 gross square feet. There is also a 6,000 gross square foot area of “student residential life space”. Parking is 49 stalls. He noted that the hope is to begin construction in May.

David Hewett, principle of Hewett Architects was introduced to walk the Committee through the changes in the design.

**Editor’s note: Much of Mr. Hewett’s presentation related to his explanation of drawings presented to the Committee was not easily converted to a written format. For these meeting notes his presentation is summarized only briefly.**

Mr. Hewett stated that with the introduction of Seneca as the newest owner, there were changes related to their desires. The changes simplify the facades. He also noted that the bays no longer have floor to ceiling windows. The bays now have a rimmed panel with windows wrapping around. Masonry on the upper levels has been replaced with a dark metal panel. The Masonry has been shifted to the base. Mr. Hewett also briefly outlined other changes related to window mullions and entry details.

Bill Zosel asked for more detail on the Seattle University Resident Life Space and particularly how it interfaces with 12<sup>th</sup> Avenue. Mr. Hewett responded that the windows of the retail spaces is darker milled aluminum windows and are bronzed in order to bring the interior of the retail space out to the sidewalk. Joy Jacobson noted that there is no entry to the Student Life Space off of 12<sup>th</sup>. Instead its entry is off of Cherry Street.

Members noted that the retail spaces did not appear to have the same number of doors and windows. Mr. Hewett responded that the details of the street fronts will be determined by the tenants and that the retail spaces are

designed to accommodate a wide variety of possible treatments as tenant improvements. He also noted that there is obviously a high value on activating the street fronts. Jake McKinstry noted that there are four doorways to individual units opening off of James Court. Mr. Hewett noted that there will be extensive landscaping in that area as well.

Bill Zosel noted that the relationship between the units opening off of James Court to the Community is one of the more important elements to the community. He noted that the stoops off of the doorways appear to have been eliminated and there appears to be one fewer entries off of James court with the rear unit now opening off of 13<sup>th</sup>. He expressed concern with the loss of the entry off of James Court to the rear unit. Ellen Sollod noted that the lack of stoops might be particularly problematic if James Court does become a woonruff. George Gibbs noted that the plan is to create this separations with landscaping and setback and not with stoops and that the setback will be ten feet. He noted that the last time that the project was reviewed by the Committee the stoops had been eliminated already.

David Hewett noted that the landscaping plan also includes a runnel that channels rainwater from the central court under the sidewalks near the entries to the units off of James Court. These are functioning elements of the landscape plan. However he noted that you will not always see water in this system, but mainly when it is raining.

Bill Zosel noted that one of the major concerns of the Community is the fencing between James Court and the Central Court. David Hewett responded that this is designed as a trellis and entry gateway and is intended to be permeable. The idea is that this will allow a sense of entry. It is intended to be a garden entry. He noted that it is setback from the street and provides a seating area outside of the trellis related to the water feature.

David Hewett noted that when the garage was re-designed and one of the consequences was that the transformer vault could not be located in its previous location. As a result it has been moved up and replaces one small unit. This also resulted in the ability to leave more glazing on the adjacent retail space. This does result in a door to the vault opening off of James. The design team is working with Seattle City Light to see if that door can be moved from the James Street frontage to off of the courtyard. Several Committee members expressed the desire that this occur and expressed some frustration that Seattle City Light often does not take urban design goals into account.

Bill Zosel asked for clarification concerning the anticipated use of the retail space. He noted that Seattle University has located some of its program support spaces in what might otherwise be retail spaces along 12<sup>th</sup> Avenue. He also noted that the space at the corner of 12<sup>th</sup> and James Court has been discussed as the location for a possible restaurant and asked if the location of the trash room at the opposite end of the project might not be an impediment to this. Staff responded that these spaces are seen as true retail and that there are no plans to locate SU program uses in these spaces and that the location of the trash room is typical of such uses and is not seen as an impediment to possible use as a restaurant.

Joy Jacobson stated that the student life space will function as a lobby and will also have the laundry, a TV media room, a games area, conference spaces and office spaces, and a kitchen. She noted that Seattle University is presently working on the tenant improvement plan for this space.

Discussion returned to the trellis/fence gate. In response to questions staff noted that the fence will be about six feet in height, wrought iron with the elements about 4 to 6 inches apart. The gateway in the center of the fence trellis is four feet in width.

### **III. Public Comments**

**Comments of Daniel Mihalyo** – Mr. Mihalyo stated that he has been involved in looking at some of the alley vacations issues related to this project for about eight years. He noted that he and Mr. Zosel had recently reviewed the plans and elevations. He noted that the lack of information in some areas is of concern to him and especially the gate. He urged the Committee to ask for more information on the gate and its relationship to the

adjacent park and the potential restaurant space and urged Seneca to push as hard as possible to have the transformer door moved. He also noted that the corner of 12<sup>th</sup> and James is a critical space and that special efforts should be made to assure that possible opening and seating associated with a restaurant could be accommodated. He further suggested that the gate or fence be relocated further back into the courtyard to about where the student life space begins. He also suggested that the fire exit from Student life be opened for general use in part to allow a more direct access to the trash room from any potential restaurant.

Hewett Staff noted that this would bring the trash through the courtyard and that this might not be desirable as that is a more intimate space than the sidewalk.

#### **IV. CAC Discussion**

John Savo stated that if a gate is needed it is probably in the correct position. However, we have not seen details of the design. It will have to have a true residential feel and should read as a trellis and not a full fence. Plantings will help. He further stated that the transformer doors should be moved if at all possible. In addition there should be more attention given to how the corner retail space at 12<sup>th</sup> and James Court relates to James Court and the potential park across the street. This seems like the logical place for seating and outdoor tables. Mr. Savo stated that while he preferred the previous elevations the changes are also good and acceptable.

Betsy Hunter stated that she agrees with the previous comments concerning the interaction with the park to the south. She also noted that modulation above 12<sup>th</sup> appears to diminish the retail space's dominance as it feels greatly recessed. Bill Zosel stated that he hoped that some of the residents of the units might be longer-term. Staff responded that the leases would be for 12 months and there will be some activity in the building all year and not just during the academic year. There will be a priority for SU students.

Ellen Sollod stated that she continues to be concerned about the southwest corner that is across from the park. The community has been in discussions with the adjacent owner to the south to have that building open up to the park more. The present design of the SU building doesn't feel like it opens up to the park. This is a lost opportunity. Because of the width of the brick cladding at the corner it appears to close the corner off to the park. Reducing the brick cladding would allow more glazing from the space. She further stated that she prefers that the brick used not be the same as for other SU buildings as the community wants this to read as a non-SU building as a transition to the residential neighborhood. She also reiterated similar concerns about the recessing of the retail space as stated by Ms. Hunter.

Bill Zosel asked if the gate will be closed or open during the day. Joy Jacobson responded that this has not been resolved yet and is an operational issue, but that SU has heard the community's concerns in this regard.

Joy Jacobson noted that the issue before the CAC is whether the changes being proposed are such that the Committee's previous approval of the Minor amendment is still valid. She suggested that the CAC address each of the four areas that were addressed in the letter to the CAC, namely: 1) That the Bay window sill heights from 24" to 30" off the floor in bedrooms and 0" – 18" in living rooms; 2) that the brick veneer be removed from the upper stories in between the projecting bays: that a 1,042 square feet of commercial space replace live/work at Cherry & 13<sup>th</sup>; and 4) that the transformer room (12<sup>th</sup> and E James Court) replace residential unit 201 adjacent to commercial space. Steve Sheppard noted that the Code states that the CAC be given the opportunity to comment on the design during a discretionary decision, but that these comments are not in the form of an approval or denial. He noted that the only issue where the CAC has formal recommendations was for the minor amendment to the depth of the bays and that the CAC did recommend approval.

Ellen Sollod summarized what she considered the sense of the Committee as follows:

- 1) That the Committee understands the rationale for raising the bay window sill heights and takes no issue with that decision;
- 2) That the exterior cladding changes appears acceptable;
- 3) That the addition of the commercial space at 13<sup>th</sup> and Cherry is acceptable;
- 4) That there is



concern with the location of the transformer room and particularly with the location of the door with a strong desire to see the doors relocated so that they are off of the entryway towards the courtyard; 5) That the southwest façade across from the park appear more open; 6) that the retail spaces need to be open; and 6) that the fence be moved north and be opened during the day.

Betsy Mickel noted that not all members agreed with all of these but most clearly do.

Steve Sheppard suggested that the last two points be re-worded to state: 5) That that there is a strong desire to have a greater sense of openness and connection to the adjacent park including greater attention to the façade treatments and amount of glazing and especially at the southwest corner where there is a desire for possible outdoor restaurant seating, and the location and design of the fence -its specific design, hours of operation, and whether it can be moved further to the north.

The CAC comments would therefore read as follows:

That the Seattle University Major Institutions Master Plan Citizen's Advisory Committee:

- 1) understands the rationale for raising the bay window sill heights and takes no issue with that decision;
- 2) considers exterior cladding changes to be acceptable;
- 3) considers the addition of the commercial space at 13<sup>th</sup> and Cherry as acceptable;
- 4) is concerned with the location of the transformer room and particularly with the location of the doors with a strong desire to see the doors relocated so that they are off of the entryway towards the courtyard; and
- 5) strongly desires that there be a greater sense of openness and connection to the adjacent park, including :
  - greater attention to the façade treatments and amount of glazing and especially at the southwest corner where there is a desire for possible outdoor restaurant seating, and
  - careful attention to the location and design of the fence including its specific design, hours of operation, and especially whether it can be moved further to the north.

Joy Jacobson responded that one of the easier ways to help create a seating plaza at the corner might be to eliminate some of the landscaping. She noted that this might particularly work if the door to the transformer vault is moved and those portions of the façade become a green wall.

#### **IV. Adjournment**

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

**Meeting #23**  
**Tuesday, June 29, 2010**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

#### **Members Present**

Loyal Hanrahan  
Paul Kidder

Betsy Mickel  
John Savo

Bill Zosel  
Maria Barrientos

Marcia Peterson

**Members Absent**

Paul Chiles  
Betsy Hunter

James Kirkpatrick  
Ellen Sollod

**Ex Officio Members Present**

Steve Sheppard, DON  
Michael Kerns, SU

Lisa Rutzick, DPD

**Others Present (Staff and Guests)**

(See sign-in sheet.)

**I. Welcome and Introductions and Housekeeping**

The meeting was opened by John Savo, Chair. Brief introductions followed. Steve Sheppard informed the committee that Ellen Sollod had planned on attending the meeting but called and informed staff that she would be unable to attend and gave her proxy to Bill Zosel. Mr. Sheppard noted that with Mr. Zosel exercising Ms. Sollod's Proxy, a quorum was present for the meeting. (Editor's Note: as additional members arrived so that there was no need for the exercise of the proxy.)

The agenda was approved with minor changes to the order of the items. Several committee members also noted that they might have to leave before the end of the meeting as urged the committee to keep to the topics on the agenda so that they could be present for any votes.

**II. Presentation on Proposed Exterior Art for the SU Admissions and Alumni Building**

Michael Kerns, Seattle University Associate Vice President for Facilities provided a hand out of the use/activities in SU Admissions and Alumni Building. He noted that there are three items to think about for the building: 1) Public Art, 2) Pedestrian Overlay, and 3) Use and Zoning.

Mr. Kerns noted that there is an art gallery in the building and that in the 11 months since the building opened there have been 4 showings. In addition the building contains a public meeting space. Mr. Kerns noted that the hand out includes a long list of community groups that are using this space. This includes the 12th Avenue Committee, the Squire Park Community Council, the Community Advisory Committee and Design Review Boards.

Father Jerry Cobb was introduced to discuss art selection for the exterior of the SU Admissions and Alumni Building. He noted that Seattle University wants the campus to be an attractive place for its neighbors and others to visit. For this reason the University is trying to maintain very high standards for both art and architecture on Campus. Father Cobb noted that Seattle University wants to incorporate art that demands a second look.

Father Cobb noted that the topic before the committee is the proposed for the art for the north exterior wall of the SU Admissions and Alumni Building. He noted that several artists and schemes were evaluated by Seattle University and that after full considerations Native American themed art by Preston Singletary was selected. He noted that Mr. Singletary has recently been featured in an article in Native People's Magazines Arts & Lifeways and currently has exhibition at Tacoma Museum of Glass.

Father Cobb noted that the artist has proposed using corten steel as the medium for his work at this locations and showed slides of some examples of the material to be use to the committee. He noted that Mr. Singletary is actually proposing two different concepts: 1) corten steel in four abstract panels with colored glass mounted behind the panels; and 2) a single corten steel panel could be as large as 8 ft. wide by 10 ft. tall. The final choice will depend on the budget. The theme of the artwork will include a representative figure of a raven or a hawk. This was considered particularly appropriate as Seattle University's mascot is the red hawk.

Father Cobb noted that other artists had been seriously considered including Charles Goldman and Sanford Biggers. The Institution has decided upon Preston Singletary because he is a local artist and the Institution found his proposal to be exemplary.

Lisa Rutzick asked for a new letter from Joy Jacobson stating the new timeline for the installation of the artwork.

### III. Presentation on Proposed Minor Amendments Related to the Addition to Connolly Center

Editor's Note: Much of this discussion related to overhead slides and was not easily translated into a written format.

Joy Jacobson was recognized to lead the discussion on the proposed amendments related to Connolly Center. Ms. Jacobson noted that there are three amendments being requested for the Connolly Center and that Seattle University believes that all three meet the criteria as minor amendments to the current plan. The proposed amendments are: 1) building additions – the addition of the fitness center west of Connolly Center instead of the tennis facility south of Connolly; 2) Changes to the size and location of the proposed loading births and specifically the ability to configure the space for joint use as loading and parking; and 3) incorporation of amended parking screening to delete requirements for construction of a fence, or solid landscaping while retaining low landscaping.

Architects for Seattle University then gave a presentation on the elevations of the proposed Center as they related to the new features. It was noted that particular care would be taken to maintain both visual interests along the “sides” of the building and visible activity at the entrances.

Ms. Jacobson then discussed the technical aspects of the proposed amendments.

**Concerning the change from the tennis facility to the fitness center** – Ms. Jacobson noted that Seattle University is proposing the construction of a 21,000 square foot Fitness Center instead of the 30,000 square feet of tennis courts over parking. The initial Tennis Facility and parking were proposed in the 1997 MIMP. Those plans envisioned that new tennis courts would be covered and sit atop a covered parking facility. However there has never been funding for this project and it is not currently-being considered for construction.

**Concerning the loading dock** – The City of Seattle Department of Planning and Development has determined that a building of this size technically requires a dedicated loading dock. Ms. Jacobson noted that Seattle University has many years experience operating this facility and believes that a dedicated loading dock is not needed for the facility per DPD standards. She further noted that delivery and loading for the entire facility normally occurs at the opposite or north end of the site; to the second floor area and not at the south end on the first floor. Seattle University has installed a curb cut, and a loading zone on Cherry Street to facilitate the actual loading needs for this building. She noted that the proposal would be to facilitate a loading birth area in the existing parking lot near the new fitness center but to allow the use of the space in the parking lot for normal parking, except during those times when deliveries were required. She noted that Seattle University would know the schedule of deliveries and would cone off that portion of the lot when necessary.

**Concerning landscaping requirements for the remaining surface parking lot** - Ms. Jacobson noted that while SU owns the land directly west and adjacent to the parking lot. The land is zoned L3 under the Seattle Municipal Code. Under that provision of the code a fence or solid evergreen landscaping is required as screening between any surface parking and adjacent residential zoning. She noted that Seattle University has had some problems with safety in the south Connolly parking lot and wants to retain better visibility to it from the street. For this reason, Seattle University is proposing intensive low landscaping but would like to have an exemption from the required fence or evergreen screen

### IV. Questions from CAC Members and Committee deliberations

Committee members asked if Seattle University could explain the landscaping more particularly as it relates to the Jefferson Street Frontage. Ms. Jacobson responded that this project does not include changes along the

Jefferson Street frontage and that Seattle University will continue to look at landscaping options along Jefferson Street, as part of a full university perimeter discussion.

A committee member asked for clarification on the landscaping planned along 14th Avenue. Ms. Jacobson responded that Seattle University is planning to keep the plantings low with security as the main reason. Two parking stalls will be removed in order to reinstate planting beds that were removed at some time previously.

Members also asked if the tennis court might be constructed elsewhere on Campus. Ms. Jacobson responded that they might resurface as a proposal at a later date.

No further questions being put forth, John Savo read the amendments for the committee as follows:

- 1) Building Additions: The building additions as proposed were not identified in the 1997 MIMP, SU would like to build the structures instead of the Tennis Facility. So the first one is the building addition in lieu of the tennis facility.
- 2) Loading Berths: SMC 23.54.035 code requires a building of this size to have two designated loading berths. SU would prefer to maintain parking, and create loading as needed for specific conditions within the parking lot area. Per the plan you have one berth identified or what? Or just close out parking as needed. What DPD would ideally prefer and what we're showing is the parking stalls underneath and we would maintain that and just cone-off as needed.
- 3) Parking Screening: SMC 23. 45. 098 C & D required fencing with landscaping, or solid evergreen landscaping screening to parking areas abutting or facing a residential zone (the west side of 14th Ave. is L3, and currently an institutional use.). We are requesting no fencing or solid hedge, however we will provide landscaping, and re-instate altered landscaping areas. SU has security and safety concerns at this location, which has been known to have incidents.

Mr. Savo then moved:

That the three amendments proposed by Seattle University related to the addition of the Fitness Center in the Connolly Center should be approved and should be considered minor amendments to the adopted Seattle University Major Institutions Master Plan.

The motion was seconded.

Mr. Savo called the vote. The vote was 8 in favor none opposed, none abstaining. The motion therefore passed.

#### **V. Update on the MIMP EIS and Timing for Further MIMP Deliberations**

Joy Jacobson stated that Seattle University has been incorporating the recommendations and comments of the CAC into the Master Plan and its accompanying Environmental Impact Statement. The City of Seattle Department of Planning and Development is currently reviewing changes to the EIS and Seattle University anticipates that this review will be completed within the next 2 or 3 weeks. After that Seattle University will begin the process of going forward with review of the final documents. She noted that this part of the process involves the Hearing Examiner and City Council.

Steve Sheppard stated that once the final plan and EIS goes to the City Department of Planning and Development the CAC is required to put forward its final report. That report is one of three major items provided to the hearing examiner. Those items are: 1) the Proposed Master plan, accompanying EIS and any other supporting documents from the Institution; 2) Report and Recommendations from the City through the City Department of Planning and Development; and 3) the Final Report and Recommendations of the Seattle University Major Institutions Master Plan Citizen's Advisory Committee. Each of these products is to have equal weight before the Hearing Examiner.

Mr. Sheppard noted that the CAC's report is the last item to be completed and that the CAC will have the final plan and EIS and the Draft of the City's Report prior to having to complete its report and recommendations. He noted that the actual timing of this process is set by the code but that the schedule will be determined by the date of transmittal of the final documents from SU to the City..

## **VI. Adjournment**

No other business before the committee, and the meeting was adjourned.

**Meeting #24**  
**Thursday, June 9, 2011**  
Seattle University  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

### **Members Present**

Loyal Hanrahan	Paul Kidder	Ellen Sollod
James Kirkpatrick	Mark Stoner	Marcia Peterson

### **Members Absent**

Maria Barrientos	Betsy Mickel	John Savo
Bill Zosel	Betsy Hunter	

### **Ex Officio Members Present**

Steve Sheppard, DON	Lisa Rutzick, DPD
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### **Others Present (Staff and Guests)**

Jonathan Bregman	Robert Schwartz	Terry McCann
Brodie Bain	Joy Jacobson	

## **I. Welcome and Introductions and Housekeeping**

Loyal Hanrahan, vice chair of the CAC, opened the meeting. Introductions followed.

Steve Sheppard welcomed the committee members and informed them that the purpose of the meeting would be to receive detail briefings on both the EIS and Master Plan. He noted that there will be a two month to three month process to review the final plan and develop the CAC's final report. He noted that it is DON's intent that one of the meetings be more widely advertised, especially in the area east of 12th Avenue, where issue of MIO heights were so greatly debated during development of the Draft Plan. He further noted that there has been a long hiatus between that time and today and that that hiatus justifies this additional commitment to holding an additional public meeting.

Mr. Sheppard then provided copies of the CAC's initial letter to SU and DPD concerning its recommendations. He suggested that members look carefully at the plan and EIS determine where SU has agreed to modify plans and where they have not. He noted that Lisa Rutzick, with DPD, is in the very early phase of writing the City's Draft Director's Report. He further noted that the CAC will be provided copies of the DPD Director's report prior to the CAC's having to complete its report. The CAC report is the final document completed. There will likely be two CAC meetings to review the Draft Director's Report as it comes and draft comments to that report. He noted that it is still not certain when the CAC's Final report will be due as it is dependent in part on how quickly the DPD report is available in draft. Final report hoping to be finished around August, or possibly September at the latest.

Mr. Sheppard noted that there were some areas where the CAC votes were either split or very close. The key area where this was the case related to the use of the land on the northeast corner of 12<sup>th</sup> and E Marion Street.

Mr. Sheppard briefly went over the process between this meeting and the adoption of the Plan by the Seattle City Council. He noted that tonight's meeting is intended to be very informal and simply to transmit the revised final draft documents to the Committee. Seattle University will also very briefly go over major changes in anticipation of further detailed discussion at the future review meetings. He noted that the Plan will be transmitted to the Seattle Hearing Examiner. The Hearing Examiner will consider three major documents: 1) The Master Plan, Final EIS and other supporting documents as provided by Seattle University; 2), the formal recommendation of the City through its Department of Planning and Development (The DPD Director's Report); and 3) the Final Report and Recommendations of the Seattle University Major Institutions Master Plan Citizen's Advisory Committee.

A member asked if the results of the review would result in additional changes to the Plan being forwarded to the Hearing Examiner. Mr. Sheppard replied that this was not the case. The Plan as it stands now is the final proposal and will go to the Hearing Examiner. That does not mean that changes may not be made. The Hearing Examiner may suggest changes. He noted that each of these three documents is intended to carry equal weight and that therefore it is important that the Committee take the development of this final report seriously. The Hearing Examiner puts forward a recommendation to the City Council. The Hearing Examiner can forward a recommendation outright; a recommendation with changes/modifications; conditions that City Council should put on; and eventually the plan will be adopted.

Mr. Sheppard also introduced Mark Stoner and indicated that he is being designated as the replacement for Paul Chiles, he also made the announcement they are still looking for an additional person to replace Tanaya Wright who has resigned from the Committee. Mr. Sheppard asked that members forward the names of anyone that they might want considered for appointment.

## **VII. Presentation on changes for the MIMP, Transportation Management Plan, and updates for the EIS Plan**

Joy Jacobson was introduced to coordinate the review of the documents and passed out a summary of changes to the plan Brodie Bain then went through the changes. Since the last published Draft of the MIMP, a new Executive Summary has been added since the last MIMP was published. This Executive Summary talks about looks at what was included in the plan and also summarizes key facts. The Summary includes: 1) summary of the level of growth that is anticipated in terms of students and square footage; 2) increase in MIO boundary; 3) some additional visuals to help describe the proposal; 4) discussion of the percent of growth, increase of undergrads living on campus, and increase in building area to accommodate not just new grow but also deficiencies in current facilities; and 5) an outline of increase in open space.

She noted that there is more information concerning street trees. Throughout the document this issue is dealt with differently. She also noted that the University has now acquired a major building along Broadway. This has required changes in the Plan to reflect this purchase. She noted that the University has no actual immediate plans for this property. She also noted that this does not change the way that the adjacent alley vacation is conditioned. She also noted that the plan has been changed to include the language concerning the alley vacation recommended by the CAC.

The data on parking are also changed very slightly. Changes amount to no more than six spaces and are not significant. Also the Logan Field parking has been changed. In the previous drafts this was identified as a near-term project. Changes in plans have made that less certain and this is now a potential project only. SU is considering other strategies that may not require parking at that location.

Ms. Bains noted that there is considerable change concerning the provision of additional open space east of 12th Avenue. This includes the section of 13<sup>th</sup> Avenue between Cherry and Columbia to determine if the street can be narrowed to become a pedestrian friendly area. Negotiations are underway with the City concerning the degree to

which this might be done. The City is presently reluctant to see parking removed so that the present plan shows a minimal narrowing. Seattle University is still hoping to achieve more. Members expressed support for this action.

She also noted that some massing illustrations have been changed for clarity. Decentralization options are also more fully described with an explanation of why this has not been chosen given the Jesuit models for education.

She noted that the heights suggested by the CAC east of 12<sup>th</sup> had been made both in the Barclay Court area and at the 1313 site. She noted that the building setback drawings have also been changed to reflect the increased setbacks, especially at the 1213 site along with discussion of the changes to the methods for measuring the heights of buildings.

She noted that the plan now incorporates greater information on streetscape uses on all of the campus edges and not just along 12<sup>th</sup> Avenue. The plan also has provisions giving priority to non-university retail uses for the

She then opened the floor to questions.

Ellen Sollod noted that the plan stated that gallery space will not be considered and asked why this was included. Ms. Bain responded that this came from the CAC.

Ms. Sollod then noted that she had concerns about the University listing public safety and human resources as retail-like uses. She noted that she could understand why the University would like too. Brodie Bain responded that the University is not considering these as retail oriented but as street activating. Joy Jacobson added that if the University had to locate office-type uses in that location, they would be street activating type uses, and they have little retail-like activities so if they need to have more retail-like area they will fill the spaces with offices that have a lot of daily pedestrian traffic. Ms. Solid responded that this does not seem appropriate given the desire for greater activity on the street. Bill Zosel added that this is an area of disagreement that goes a bit deeper as there was several on the committee who disagreed with this boundary expansion generally.

Ellen Sollod asked how the “gateways” to the University will allow differentiations between the University identity and the neighborhood community identity. Ms Bain responded that the concept was to create a stronger district identity and it’s not just necessarily saying its only Seattle University but saying it’s a Seattle University district and will include the neighbors and in our minds the logical places to mark the district is at those two locations.

### TMP

Discussion then moved to the TMP. Ms. Bain noted that she had asked Mr. Johnson to be available, but he was not able to attend and that therefore any detailed questions would have to be delayed until a later date. She noted the following changes: 1) that the transit subsidy commitment was increased from 50% to 75%; 2) that student is expanded from Metro two zone to regional transit ; 3) HOV parking subsidy for two person carpools has been increased from 25% to a 50% discount; 4) Vanpool parking subsidy is increased to 100%; 5) the number of bicycle parking spaces is increased; 6) pedestrian security scours within two blocks of campus were added; 7) marketing commitments were increased; 8) on-line education opportunities were increased; and 9) commitments have been added to keep parking fees greater than the monthly cost of a transit commute.

### EIS

Terry McCann was introduced to briefly discuss the Final EIS. He noted that the EIS document is broken into sections; Section 1: Summary, Section 2: Project Description, Section 3: Impact Analysis, Section 4: Amendments and Clarifications of the EIS (not in the Draft EIS), Section 5: Draft Comment Period Key Issues; Section 6) Comment Letters and Responses, and Section 7. Public Testimony. The document includes responses to each of the letters received.

Lisa Rutzick said she needed a copy of the EIS and Final MIMP.

### **III. Comments and Discussion**

Steve Sheppard went over the process again with the committee and institution and asked the committee members if they have had time to go over the responses the institution gave to the issues they brought up. Members responded that they had not gotten around to looking over the documents.

Ellen Sollod asked for clarification concerning the role of the CAC in reviewing projects in relationship to the development standards and design guidelines. She state that she felt as if the CAC had been exhausted by the time they considered the design guidelines and that there appeared to be considerable need to further look at these.

Steve Sheppard responded that once the plan is adopted the CAC transition into a Standing Committee and meets both the review annual reports on the progress to implement the plan and to review any building that comes out of the plan that requires a discretionary decision, in relationship to the provisions of the plan including any design review guidelines. The City Council has generally been requiring that the design guidelines be included as a part of the adoption of the plan. Mr. Sheppard suggested that a sub-committee consider reviewing the design guidelines in the community context section of the MIMP.

Ellen Sollod asked if anyone on the committee remembered the issue about non-gallery or museum use will not be allowed. Discussion followed most people did not remember it but thought Betsy Hunter had made this recommendation. The institution will revisit the issue of no gallery or museum uses. There was a consensus that this be re-visited when Ms. Hunter was present. as many felt that there was no problem with gallery space.

Bill Zosel re-iterated the real issue related to this space should be the expansion of the campus, in his opinion he does not believe the campus should expand on the 12<sup>th</sup> Ave/13<sup>th</sup> Ave area but that is something that should be discussed before talking about the uses of the buildings. Others noted that this should be done for all boundary expansion areas.

Steve asked the committee to make a list of issues and then ask members to agree to focus on these issues.

Steve Sheppard will email to the committee members the list of issues he feels the committee members feel are important for extra analysis by the committee members. Brief discussion followed. The following areas were identified as possible areas of focus:

- 1) Boundary Expansions with a specific focus on the north side of 12<sup>th</sup> and Marion;
- 2) Adequacy and specificity of the proposed Design Guidelines;
- 3) Height issues east of 12<sup>th</sup> Avenue;
- 4) Height Issues along Broadway;
- 5) Transportation Management Plan and other Parking Issues;
- 6) Open Spaces including the 13<sup>th</sup> Avenue Plaza;
- 7) 1313 Columbia and nearby properties (the Event Venue); and
- 8) Preservation of housing opportunities.

Mr. Sheppard agreed to put this list out to members via e-mail and asked that members sign up to review the various issues.

### **VIII. Adjournment**

No other business before the committee the meeting is adjourned.

**Meeting #25**  
**Thursday, June 30, 2011**  
SU Admissions & Alumni Building (A&A)



824 12th Avenue (Corner of 12th & E Marion)

**Members Present**

Paul Kidder	Ellen Sollod	John Savo
James Kirkpatrick	Mark Stoner	Marcia Peterson
Betsey Hunter	Bill Zosel	

**Members Absent**

Maria Barrientos	Betsy Mickel	Loyal Hanrahan
Betsy Hunter		

**Ex Officio Members Present**

Steve Sheppard, DON	Lisa Rutzick, DPD
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**Others Present (Staff and Guests)**

Jonathan Bregman	Robert Schwartz	Howard Lev
Flo	Joy Jacobson	Alan Hudson

**I. Welcome and Introductions and Housekeeping**

John Savo, chair of the CAC, opened the meeting. Introductions followed.

Steve Sheppard noted that there is a new roster for the committee and outlined the actions taken at the last meeting, the actions expected at this meeting, and the process that will be used to develop the CAC's final report. He noted that he was still looking at having members sign up to discuss specific areas. Members then passed around a list of those areas to sign.

**II. CAC Deliberations Concerning the Final Plan and Final EIS**

The committee then proceeded to a discussion of the Final MIMP and EIS. Steve Sheppard asked members if they were prepared to discuss any of the major issue areas at the meetings. After brief discussion, members concluded that members were not prepared to formally discuss any other specific issue areas and instead concluded that a general discussion, including evaluation of various minor issues and requests for clarification on issues, would be preferable.

Editor's Note: There were many comments that related to graphics or other minor issues in the final documents, or simply asked for staff clarification of statements. The summary below does not include those comments and instead focuses on those that might be considered substantive to issue that the Committee might raise in its final report and recommendations.

John Savo suggested that the CAC look first at development standards. Members agreed.

Mr. Savo stated that he had found the introduction to the Development Standards section on page 99 of the Final MIMP a bit confusing and asked for clarification. He noted that his confusion related to the relationship of the MIMP to the underlying zoning. Steve Sheppard responded that the MIMP can override the underlying zoning, but that if it makes no statements or recommendations concerning changing the provisions of the zoning, the underlying zoning would prevail. In other words, underlying zoning provisions prevail unless they are modified by the provisions of the MIMP.

John Savo also asked for clarification concerning application of dispersion requirements. Staff noted that there were general requirements in the Code related to dispersion that are not subject to amendments. Staff agreed to get back to the CAC with information on that issue.

Ellen Sollod noted that the plans states on page 99 that : “The demolition of structures containing residential uses, which are not major institution uses, should be prohibited if the demolition is intended to provide a parking lot or structure to accommodate non-required parking or reduce the parking deficit.”. She asked if other housing can be demolished. Staff responded that this only responds to a structure used for residential uses and only in the event that it is being replaced by parking. Otherwise it can be demolished. Ms. Sollod also asked for more information on the replacement of housing that is demolished for other uses. Others noted that there is no specific replacement ratio stated in the code and that this is subject to negotiations. The City Council can impose housing replacement criteria including specific requirements and the CAC can weigh in on this issue

Bill Zosel noted that there does not appear to be any housing demolition proposed under the plan. He also noted that there is a related issue in that the code requires that there be consideration of lost housing opportunities and that this should be an issue in the final report.

John Savo noted that statements concerning solar and wind elements on the rooftops, that he and others support this being included, but had concerns about the height of these elements and the rooftop coverage allowed. He asked for clarification concerning this and noted that mechanical penthouses are restricted to a set percentage of the rooftop. Lisa Rutzick stated that the underlying zoning has provisions related to this and as the MIMP does not reference any changes those provisions would remain. Members expressed a desire to get more information on this, especially as it might affect 1313 E. Columbia where height is limited and that there be some limit on all rooftop features, including solar panels, at some specified locations. Steve Sheppard stated that the Committee can deal with that in their final report. John Savo stated that if the code allows an additional 10 or 15 foot height over a 100% of the rooftop, then this might be a problem. Ellen Sollod noted that this is a particular concern at 1313 E. Columbia. She noted that the CAC had gone to great lengths to negotiate heights and that if this would allow another virtually unrestricted five feet above the entire roof , then she would be inclined to oppose it. Others agreed. After further discussion, Lisa Rutzick agreed to get detailed information on this issue to the Committee.

John Savo noted that this is a new element that was not in the Draft Plan and was incorporated into this document at the request of the CAC. Ellen Sollod asked for clarification whether this was intended to apply just to 1313 East Columbia or to all future buildings. Seattle University staff responded that it is probably intended to apply to all buildings but they would look at the issue carefully to assure that was the case.

John Savo stated that the discussion of the area behind the Self Storage Building on Page 108 seemed out of place. He asked for clarification on this issue. Joy Jacobson responded that this particular site has odd terrain that affects the way heights are measured and that it seemed to fit best where it is located. Joy noted that the site had been discussed with the CAC previously but that this is the first time the CAC has seen a written discussion of this.

John Savo also noted that the plan states on page 109 that: no modulation of building facades shall be required where structures abut or are located across the right-of –way from other university-owned property or along 12<sup>th</sup> Avenue in areas zoned MR. He noted that he was not a fan of modulation requirements, but that this was the first time that he, or others in the CAC, has seen this provision. He asked for clarification.

John Savo also asked for clarification concerning the open space provision along 13<sup>th</sup> Avenue. Joy Jacobson noted that the proposal in the plan is a compromise. SU had hoped for a greater narrowing of the street but SDOT objected. Other members suggested that the CAC might help SU in its negotiations by advocating greater narrowing of the street.

Mark Stoner noted that there appeared to be some conflicts between various statements concerning the level of transit subsidy. In one area it said that SU would subsidize transit up to 75 and in other places it notes that SU is already providing a 90% subsidy. He noted that this might be a major issue at the meeting dealing with the TMP. He also observed that the ORCA card might change the system significantly. SU staff responded that they have just received authority to go to the ORCA Card.

### III. Organization of Future Meetings and Topics to be Covered

Bill Zosel suggested that future meetings be organized around specific issues so that members of the public could attend those meetings that related to issues that they were interested in. Others agreed that this would be useful. Steve Sheppard noted that he has been asked to advertise the meeting that would deal with 1313 E Columbia and other heights east of 12<sup>th</sup> Avenue. Bill Zosel noted that the committee has new information.

John Savo noted that there were eight key issues that the Committee had identified at its July 6<sup>th</sup> meeting: 1) Boundary expansions with a specific focus on the north side of 12th and Marion, 2) Adequacy and specificity of the proposed Design Guidelines, 3) Height east of 12th Avenue, 4) Height along Broadway, 5) Transportation Management Plan and other Parking Issues, 6) Open spaces including the 13th Avenue Plaza, 7) 1313 Columbia and nearby properties (the Event Venue), and 8) Preservation of housing opportunities. He suggested that the Committee combine these issues into several meetings. Steve Sheppard suggested combinations as follows:

- Combination #1 1313 Columbia and Nearby Properties (the Event Venue), and Height East of 12th Avenue
- Combination #2 - Adequacy and Specificity of the Proposed Design Guidelines and Open Spaces Including the 13th Avenue Plaza
- Combination #3 - Boundary Expansions with a Specific Focus on the North Side of 12th and Marion, and Preservation of Housing Opportunities
- Combination #4 - Transportation Management Plan and Other Parking Issues.

Members agreed with these combinations.

Members asked for clarification on the scope of comments and what the CAC needed to do. Steve Sheppard responded that the CAC is developing its final report. That report is to address the CAC's recommendations concerning what is contained in the Final Plan. The CAC's final Report also addresses whatever the City – through DPD- recommends in its final report. These meetings are intended to allow the CAC to evaluate whether Seattle University has adequately responded to the CAC's previous comments. If the CAC believes that Seattle University has adequately changed the Final Plan to address their comments, then the CAC's final report might simply state that the CAC appreciates the changes made and supports adoption of the Final as presented. However in those areas where the made specific recommendations, that were not incorporated into the Final MIMP, or were only partially incorporated, where additional information was put forward, or in areas that the CAC had not previously reviewed then the CAC final report might recommend further changes to the plan or oppose adoption of certain elements. The CAC is free to change its recommendations, but it is hoped that the CAC does not reverse previous recommendations. He noted that there were areas where the CAC split and deferred its final position until this phase of the process. The key example of this was the boundary expansion issue. He also noted that the final report can include minority reports where there is no consensus.

After further discussion, the following dates were set for the four meetings:

- Meeting 27 July 14 Transportation Management Plan and Other Parking Issues
- Meeting 28 July 28 Open Space and Design Guidelines
- Meeting 29 August 11 1313 Columbia and Nearby Properties (the Event Venue), and Height East of 12th Avenue
- Meeting 30 August 25 Boundary Expansions and Preservation of Housing Opportunities

Steve Sheppard noted that he would send out a special mailing to those in the vicinity of 1313 East Columbia for Meeting #29. Members also went over who would lead the review of each section.

Steve Sheppard noted that the document that is before the CAC is a final and will go to the Hearing Examiner as is. Any changes recommended by the CAC at this point can be imposed either by the Hearing Examiner or City Council. All changes will be incorporated into a compiled final report.

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

**Comments of Flo** - Ms. stated that she opposed the increased heights at 1313 E. Columbia and would give more information at the August 11<sup>th</sup> Meeting.

**Comments of Howard Lev** – Mr. Lev stated that he too opposed the increased heights at 1313 E. Columbia. He stated that he hoped that the Community would be informed what the CAC's comments would be concerning various issues. He suggested that the CAC's final report be put out in draft form to the community so that they might provide comments.

Steve Sheppard noted that the Committee would get drafts and that he could forward those to those on the e-mail list but that this is a CAC document and need not be a consensus document from the Community.

**Comments of Alan Hudson** – Mr. Hudson stated that he had lived in the neighborhood for 23 years and purchased due in part to its location near Seattle University. He noted that in the past he was allowed to use the pool at Connolly Center, but that this has changed. This alienated some. He noted that this is the first time he has seen the proposed new development east of 12<sup>th</sup> and that he is stunned by its scope. He also stated that he has had some problems with SU student behavior in the area. Mr. Hudson also stated that he wanted to see more information on the nature of development along 13<sup>th</sup> Avenue and what efforts would be made to assure that the pedestrian experience was pleasant.

#### **V Adjournment**

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

**Meeting #26**  
**Thursday, July 14, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

#### **Members Present**

Ellen Sollod	Bill Zosel	Marcia Peterson
Mark Stoner	James Kirkpatrick	Paul Kidder

#### **Members Absent**

Maria Barrientos	Betsy Mickel	John Savo
Loyal Hanrahan	Betsy Hunter	

#### **Ex Officio Members Present**

Steve Sheppard, DON	Lisa Rutzick, DPD	Robert Schwartz, SU
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#### **Others Present (Staff and Guests)**

Jonathan Bergman	Joy Jacobson	David Johnson, CSI
Brian H.	Debra Blankenship	Mike Sutton
Ron Erickson		

#### **I. Welcome and Introductions and Housekeeping**

In the absence of the Chair, Steve Sheppard agreed to facilitate the meeting. Steve Sheppard welcomed the committee members and informed them that tonight's meeting would concern Traffic issues the committee felt

were relevant. Next meeting on July 28 would deal with the issues of Height and Setbacks and such east of 12th and dealing with some expansion issues and design.

Mr. Sheppard passed out a matrix of past CAC positions and current SU proposals. He also noted that he, Mark Stoner, and Jim Kirkpatrick had met to review transportation elements and establish a position on the Transportation elements for discussion at this meeting. He noted that the issues identified were not major.

Brief Introductions followed.

## **II. Committees presentation of major changes for the Transportation Management Plan (TMP)**

Steve Sheppard then turned the meeting over to Mark Stoner to lead the discussion on the transportation elements of the Plan. Mr. Stoner went over the handout for the Transportation elements with the committee.

### **Transit Subsidy Levels**

Mr. Stoner stated that one of the major items was the clarification of the minimum level of the transit subsidy, which seems maybe there was an error in how it was worded in the Master Plan and copied into the EIS. David Johnson responded that the correct wording should have been "up to".

Mr. Johnson agreed that the wording was a bit unclear. Ellen Sollod noted that the issue was the minimum or floor as the working appeared to indicate that there was no floor. Jim Kirkpatrick noted that the relevant pages we saw in the EIS pages 3.832 and 3.833. He also noted that page 32 – Transportation Management Program, Item #1, states that a minimum transit subsidy of 75% of the cost of transit passes for faculty and staff would be provided, but if you look across the page the wording on page 33, #1 is "up to" 75%. He noted that it had been his understanding that the intent was that there be a minimum or 75%. Mark Stoner noted that the same discrepancy exists in the matrix that's in the MIMP. Joy Jacobson stated that she had reviewed all of the documents carefully. This issue was referenced in four locations, three of which used the wording "up to 75%".

David Johnson responded that the cost of providing transit subsidies is huge and the revenue to pay for that has to be balanced within the program, basically part of the fees. Costs have been rising. When the first time gas prices soared, an extra 200 people in a single month requested transit passes. While this is a good thing, it still results in higher costs to SU. He further stated that the intent at stating "up to 75%" was to provide the flexibility needed to adapt to those kinds of situations. Right now as a matter of practice it is just a difficult number to calculate because of the cost of all the passes that even the faculty and staff passes at 90% subsidy and the student passes at less than 70%.

Mr. Kirkpatrick stated that the CAC wants this Transportation Management Program to work and is sympathetic to the various considerations the Settle University must balance, but that the primary concern is to set the minimum or some expression of a floor that the University commits to and can be held to. Mark Stoner added that the 1997 MIMP provisions were for a minimum of 50% so that the minimum shouldn't be less than that.

Robert Schwartz from Seattle University responded that Seattle University will go back and look at this issue again. David Johnson added that, given the trends out there, costs for partnering, cost for operating a vehicle, cost for transit, maintaining subsidies at around 75% is probably more reasonable. Steve Sheppard stated that it is important that that the Committee knows what the correct numbers are prior to the completion of its final report.

### **RPZ**

Mark Stoner noted that the documents state that there are about 170 cars utilizing on street parking spaces around the Campus. That is about 6 blocks worth of cars. However, that the figures cover the entire study area and there's no way to tell with certainty where the concentrations are. However, he and others noted that it is probable that most of those 170 cars are using the streets on the east side of the campus. Ellen Sollod also cautioned that the area is impacted by both Seattle University and Swedish/Sabey. Staff responded that was the reason they picked a working day, when SU was not in session, over the Christmas break to reach a base line.

Bill Zosel asked how SU incorporates the cars parking on street into its subsidy calculations. David Johnson responded that calculations in the EIS are based on the survey of the campus population. That survey was done by email and asked for disclosure of respondent behavior was the previous week - how they commuted, arrival times, departure times, the zip code they started from, where they were headed, and where they parked, if it was on campus or off campus. This information is required in the TMP and SU is required to evaluate progress towards that goal in its annual report. Bill Zosel noted that that report is supposed to be published on the City website which has not happened in many years. He stated that this is an important activity and needs to be done. The institution could have the most beautiful TMP designed but if no one ever checks on progress and compliance it is useless.

David Johnson responded that when a MUP application is made DPD reviews all of the Master Plan related including in the TMP. If DPD concluded that Seattle University was not making sufficient progress towards its TMP goal they could then impose additional conditions. The ultimate authority DPD has for a TMP is to deny a building permit. Lisa Rutzick noted that DPD did lay-off the person that did track these and that staff reductions in SDOT are also affecting these reviews. Steve Sheppard also noted that he is concerned with this issue. This has affected the ability to bring the required annual reports to the various Advisory Committees. He stated that there is a need to deal with this issue and that discussions between department in the City are ongoing. Bill Zosel suggested that the Committee weigh in and identify the lack of staffing for this review as a problem to the City.

Bill Zosel asked if the survey captured those who drive to 3 blocks from campus and park their single occupancy vehicle there. Mark Stoner asked if the table that shows the current SOV percentages 2007 and then the forecast 2028 include those SOVs that are parking. Mr. Johnson replied in the affirmatively to both.

Mr. Johnson also noted that this information is included in a separate spreadsheet that is not included in the EIS.

James Kirkpatrick asked for details of other strategies. Mr. Johnson responded that one of the strategies considered was to establish a student, campus-wide transportation fee. He noted that some other major institutions use this strategy. There's a lot of different ways of managing it and what populations it applies too.

Mr. Stoner stated that one of the things that we thought worth were reducing the timeline in the RPZ from two to one hour and having SU collaborate with Swedish to help pay for an additional enforcement officer. Mr. Johnson responded that the City has the authority to establish time limits, and has some one hour zones and that he could see no reason that the University would object.

Ellen Sollod stated that she felt that maintaining the two hour limit was preferable. She noted that a one hour limit might be difficult for her when friends visited and that the key was added enforcement not reduced time limits. Deborah Blankenship agreed and also stated that she would like to see longer hours and greater enforcement, including in the evenings. Others noted that there are evening and night time. Mr. Johnson noted that any changes to the time limit or the hours of operation would have to be a community initiated initiative to the City. Strictly from a traffic perspective or parking perspective this would not be a problem for the University.

Mike Sutton, SU Director of Public Safety, agreed that extension of the time for the RPZ's might be useful. In response to a question he stated that it was his observation that enforcement has increased over the years as more staff have been hired by the City, but that there are still problems. He also noted that there are some holes in the RPZ's related to nearby businesses and that not all of them make sense. A few of these excluded areas should probably be included within the RPZs.

After further general discussion, Steve Sheppard asked for clarification on the direction that the Committee wanted to go with its final recommendations. He summarized his understanding of directions as follows:

- 1) Reducing from two to one hour the time allowed without a RPZ sticker is not supported
- 2) Increased enforcement is supported, including possible Seattle University participation in paying the cost of an additional enforcement officer;

3) Extending the evening hours for the RPZ's

Members agreed and added that they supported the possible imposition of a transportation fee at Seattle University.

**Orca Pass**

Committee members asked if Seattle University was considering utilizing. Mike Sutton responded that Seattle University provides faculty and staff a Regional Orca Pass for the region at a cost of currently \$12 a month to the employee. Approximately 500/600 employees utilize this program. Seattle University is in the final stages of establishing a similar program for students. Students will be offered a similar pass as for Staff for about \$25 a month. This will be the first year for this and is a major step for Seattle University.

**Bicycles**

Mark Stoner noted that the EIS states that Seattle University does not meet the requirements and has no intention of meeting them. He asked for clarification.

David Johnson responded that it is unclear to him how the City established this as they just don't relate to the bike ridership on First Hill/Capitol Hill area. Mike Sutton noted that in surveys students identify hills and lack of bicycle facilities away from Campus. Seattle University provides many on-campus facilities such as bike racks and of bike parking and securing bikes and etc. in the campus.

**III. Public Comment**

No public comments.

**IV. New Business**

No new business.

**V. Adjournment**

No other business before the committee the meeting was adjourned

**Meeting #27**  
**Thursday, July 28, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

**Members Present**

Loyal Hanrahan	Ellen Sollod	Bill Zosel
John Savo	Betsy Mickel	Paul Kidder
James Kirkpatrick	Mark Stoner	

**Members Absent**

Betsy Hunter	Maria Barrientos	Marcia Peterson
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**Ex Officio Members Present**

Lisa Rutzick, DPD	Steve Sheppard, DON
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**Others Present (Staff and Guests)**

Joy Jacobson	Brodie Bain
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**I. Welcome and Introductions and Housekeeping**

John Savo, chair of the CAC, opened the meeting. Introductions followed.

Mr. Savo noted that several committee members have been meeting to discuss open space and Design Review issues to identify ideas to throw out to the group. That group has met now twice and have some ideas to put forward. He noted that the sub-committee consisted of James Kirkpatrick, Ellen Sollod, and John Savo. Steve Sheppard joined them at their last meeting. The sub-committee mainly focused on page 133 of Campus and Community context in the MIMP. He noted that the committee hasn't seen these before this last version. He stated that for the most part they seem to be quite good. He then proceeded to go through the guidelines and identified issues.

## **CAMPUS AND COMMUNITY CONTEXT**

### Building Design

Going down the list the second item on the list, don't know why it is needed; express the structural rhythm of the structure. It's fine to do that, the Chapel doesn't do that it's one of your finest buildings and any building by Frank Lloyd Wright doesn't have the structural rhythm expressed, doesn't seem like that would be necessary that every building has to have that, so suggestion to just delete that.

### Building Design

- Item # 2 - Concerning the Expression of the structural rhythm of the structure – We question its need and appropriateness. He noted that it is fine to do that, but noted that the Chapel doesn't do that is one of the finest buildings on campus. He suggested that it be deleted.
- Item # 4 – Concerning historically designated buildings – The sub-committee is suggesting that a phrase be added at the end of the second sentence so that this would now read:

Avoid literal interpretations of historically designated buildings when designing new buildings. Second sentence says additions to existing historically designated buildings may be similar to the existing buildings in rhythm and scale.

Mr. Savo noted that this is supportive of federal guidelines. Others stated that this was still confusing and suggested simply deleting the entire second sentence. After brief further discussion the latter course was endorsed.

- Item # 6 – Concerning use of modern technologies - the sub-committee members found the second sentence overly complex and confusing and suggested simplification by deleting the entire second sentence to read:

Develop detailing that conveys a building/s function, contemporary use of technology, and the nature of materials, structure and systems used. Details should also address scale related by helping to make the building sensitive to the pedestrian through providing multi-levels of perception at varying distances.

- Item # 7 – Cost Effectiveness - The sub-committee also suggested deleting item #7. After brief discussion, committee members agreed.
- Added new element to replace Item 7 – Mr. Savo suggested that the following new element be added as a substitute for deleted item 7:

New architecture should respond to the University's expressed values and standards of excellence in design and material character.

After brief discussion, members agreed.

### Relationship of New Development to Surroundings



- Item #15 - The sub-committee has some issues with item #15. The sub-committee suggests the following minor amendments to this item;

Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood form and open space.

The decision of the committee was to accept the sub-committees changes.

### Setbacks and Relationship to Campus Edges

Mr. Savo noted that there was a long discussion among sub-committee members concerning whether or not setbacks were adequate. He noted that this has come up in relationship to many locations such as along 14<sup>th</sup>, Broadway and Madison and at certain key intersections. We discussed whether there should be transparency requirements at intersections. Bill Zosel noted that there are requirements for both Broadway and Madison related to the pedestrian zones. Others noted that the issue is relationship to the surroundings and that there may be other considerations. Mr. Savo reiterated that the sub-committee concluded that there should be greater attention to how SU buildings would address the campus edges and major street fronts and that there should be some teeth in these guidelines. He suggested that upper level setbacks might be appropriate as ways to avoid canyon effects.

Steve Sheppard noted that because the plan doesn't show a potential long-term or near-term project on a specific development site, that doesn't mean that under the MIMP SU might not build on that site as long as there are no other restrictions on the site and they have sufficient allowed square footage. Therefore it is up to the Committee to determine if it wants to suggest criteria for building designs on these sites.

Committee members noted that their desire is to assure that there is both permeability and retain activity along Madison.

John Savo suggested the following working:

In order to ensure campus permeability and avoid the canyon effect, consider design elements along Broadway or Madison including an upper level setback, corner setback we were talking about which would be at grade 15 feet, interspersed open spaces, consideration of small plazas and greater street entry, greater street transparency

Bill Zosel noted that of all the design guidelines the one that troubled him the most is the first paragraph on page 132 that states a need to provide structure to the university street edges, while also providing improved connectivity. He stated that these two goals seem contradictory and inconsistent. Brodie Bain responded that the goal is define the street edges the activity. Joy Jacobs stated that the problem is where buildings turn their backs to the street and that Seattle University is attempting to move away from that. She noted that it's okay to define the edges of the Campus but not okay to build a wall around it.

John Savo suggested that the paragraph be amended to, change the wording to, to "provide definition to the University's street edges".

There was more discussion of the defining the University's street edges and the wording the committee wanted to suggest to the University. Members gave their opinions on whether they thought a clear definition of the University edges was a good thing or not, or if they liked the idea of defining the edges of the University. Ellen Sollod noted that she had a problem with defining a clear edge to the east. She suggested that the edge should be more permeable with heights reducing down to match the adjacent residential neighborhood.

Steve Sheppard noted that this issue had been discussed previously when the Law School was being designed, of how buildings related to the campus versus the community, and that's the same as the discussion tonight. Mr. Sheppard suggested the following wording:

Change to the lead in first Paragraph on Page 132 of the MIMP

That in the design of any Seattle University Building, facing either 12<sup>th</sup> Avenue, Madison or Broadway, Seattle Universities Designers should strive to provide major entries, possible entry plazas, other fenestration, and street activating uses and features in order to avoid any building appearing to “turn its back” to the street front. Designs of buildings should not treat the street fronts as back yards”.

Members agreed to inclusion of this wording.

John Savo stated that on other suggested wording from the sub-committee is to add additional criteria that stated:

New #10 Under Building Design Page 133 of the MIMP

New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development.

Members agreed to inclusion of this wording.

John Savo stated that the sub-committee had some suggestions for street-level specifically on 12<sup>th</sup> and Broadway that were similar to what we discussed for addition to page 132 and that this should also be added under building design. He noted that this was intended to deal mainly with the street frontage and suggested the following working:

New #11 Under Building Design Page 133 of the MIMP

Seattle University plans should include special provisions to activate the streetscape along 12<sup>th</sup>, Avenue and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12<sup>th</sup> Avenue and Broadway in particular have a different character than the other streets in the neighborhood.

John Savo noted that the Map on page 122 failed to show all existing trees and that the map should be amended both to show all existing trees and to indicate that trees should be added wherever they do not now exist. Brodie Bain noted that the problem was that Seattle University did not want to imply that it would provide funding for tree installation in front of other private property. She noted that there was already a statement that trees should be installed where they do not now exist.

### Design of Exterior Spaces

Ellen Sollod stated that she wanted to add a new guideline concerning sustainable Practices in Landscape. She suggested the following wording:

New #29 (Note that the numbering 17 to 26 would become 19 to 28 with the addition of the two added guidelines above) Under Design of Exterior Spaces on Page 134 of the MIMP

New landscape and open space design should incorporate sustainable practices.

Members agreed to inclusion of this wording.

Ellen Sollod also noted that the use of lighting along the campus edges could help enhance the pedestrian experience.

### Streetscape Improvements

John Savo stated that Item #2 the committee suggested the following minor change to that item:

The selection of street furnishings will contribute to the uniformity of the street character; these may include lighting, benches, garage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks.

He noted that uniformity isn't always a good thing. You don't have to strive for uniformity but with ways to integrate better with the community.

Members agreed to inclusion of this minor change.

Ellen Sollod noted that she had previously stated that there should be a better definition of allowable uses along the street level. The CAC previously talked about Street Activating Uses and discussed retail like uses and some restriction on University Offices.

After some discussion the committee agreed on the following wording

New paragraph on page 140 of the MIMP

Public safety, human services and other office uses should be limited to no more than 20% of any street front facades so as not to dominate any block. This should apply to all zones and should not be limited to areas with pedestrian overlays

Members agreed to this addition..

Members also noted that the last sentence of the last paragraph on page 1 140 which reads

~~... If the space is occupied by the University, additional art gallery, museum uses shall not be allowed.~~

Members agreed to recommend striking this sentence.

## **II. Public Comment**

No comments from the one member of the public at the meeting.

## **III. New Business**

Steve Sheppard informs the committee for the August 11 meeting he will be mailing notice of the meeting to residents in the area to try to get more public to the meeting.

Mr. Sheppard stated that he would like John Savo to open the meeting, the committee to introduce themselves, and then SU to give a 15 – 20 minute presentation of the Master Plan, then public comment period so the public can give us their thoughts/concerns/issues, then committee deliberations.

He read the notice to the committee. He told everybody he thinks everybody needs to attend this meeting.

## **IV. Adjournment**

No other business before the committee the meeting is adjourned.

**Meeting #28**  
**Thursday, August 11, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

### **Members Present**

Paul Kidder  
James Kirkpatrick  
Betsey Mickel  
Loyal Hanrahan

Ellen Sollod  
Mark Stoner  
Bill Zosel

John Savo  
Marcia Peterson  
Maria Barrientos

### **Members Absent**

Marcia Peterson

### **Ex Officio Members Present**

**Others Present (Staff and Guests)**

See Attendance Sheet

**I. Welcome and Introductions and Housekeeping**

John Savo, chair of the CAC, opened the meeting. He briefly outlined the process that the CAC has used to evaluate the current plan and noted that the purpose of this meeting is to gather comments from the community regarding heights east of 12<sup>th</sup> Avenue.

He noted that the issue of heights east of 12<sup>th</sup> had been the subject of significant negotiations previously between SU and the CAC and that the CAC had made recommendations to SU concerning their heights which SU by and large incorporated into their final plan and he had asked SU to make a brief presentation on the current proposal.

Introductions followed.

**II. Presentation on the Past process**

Steve Sheppard with the City of Seattle Department of Neighborhoods was introduced to outline the process used to date. He noted that the effort to redo the Seattle University Master Plan has been ongoing for over three years. The plan sets the development standards (zoning rules) that regulate development at Seattle University. When Seattle University first approached Community Advisory Committee, it identified several issues which members felt were problematic including: 1) Boundary expansions of the campus; and 2) height increases. The Community Advisory Committee met for about 18 months to discuss these issues. This included public meetings and hearings. However that was two years ago and the Community Advisory Committee felt that additional discussions with the community were appropriate.

Following these meetings, The Community Advisory Committee, put forward recommendations for changes to Seattle University hoping that these changes would be incorporated into the final plan. By and large these changes were incorporated into the plan. For the area east of 12<sup>th</sup>, the Community Advisory Committee concluded that the initial Seattle University proposal for a uniform height of 65 feet for development east of the immediate 12<sup>th</sup> Avenue frontage was too high. The CAC recommended lower heights for various blocks east of 12<sup>th</sup>. For the 1313 East Columbia block this was a series of setbacks and other techniques to lower heights. The meeting tonight is in preparation for the Community Advisory Committee to determine if Seattle University has adequately responded to its previous recommendations and to determine if it will recommend approval to the City in its final report to the Seattle Hearing Examiner. This is one of three documents considered by the City in its review of the plan. These are: 1) the Plan and supporting documents from the University; 2) the Report and Recommendations of the City from its Department of Planning and Development; and 3) the Report and Recommendations of the Citizen's Adversity Committee

The three reports go to the Hearing Examiner who holds the main hearing on this issue. This is the only required major public hearing. He noted that the only opportunity for the public to weigh in is before the Hearing Examiner as the City Council works off of the record established during that process. The Hearing Examiner then puts forward their recommendation to the Seattle City Council. The City Council then considers the Hearing Examiners recommendation and adopts the plan by Ordinance. Their decision is appealable to the Superior Court.

**III. Presentation by Seattle University**

Julia Egenhoff was introduced to briefly discuss heights east of 12<sup>th</sup> Avenue. Ms. Egenhoff noted that there were small boundary expansion and some height increases. She noted that the Community Advisory Committee made several recommendations that have resulted in changes to the final plan. Changes included retaining the current MIO 37 foot in a portion of the Barclay Court area, reducing from MIO 65 to a 55 foot height limits for the area that is currently occupied by the Laundry, and a complex set-back and height measurement scheme for the 1313 E

Columbia Block. The height for that block will be measured as a flat plane from mid-block along 13<sup>th</sup> Avenue. She presented a series of sections and drawing showing the setbacks on the 1313 E Columbia Site, (15 foot setback at grade from the property line along 14<sup>th</sup> Avenue and an additional 25 feet above 40 feet above grade).

Following the basic presentation there was a brief back and forth discussion. Members asked for clarification concerning the allowed height for the L1 and L3 zones east of 14<sup>th</sup>. It was noted that there were recent changes and that the heights might be allowed up to 40 feet but that staff would have to clarify that.

John Savo noted that the codes in Seattle do not protect views but that the CAC had tried to craft the setbacks to protect sunlight to the neighbor's along 14<sup>th</sup> Avenue. An audience member asked what reviews would be done following adoption of the plan. Steve Sheppard responded that once the City Council adopts the plan, buildings are authorized under it subject to some additional review during the Master Use Permit (MUP) review process. At that time the Community Advisory Committee convenes as a standing Advisory Committee to put in its recommendations and comments on the proposed building. The plan will include design guidelines that are intended to guide the Committee during that review. The process does not always include a public meeting but the Advisory Committee is free to hold a public meeting to advise it. Lisa Rutzick clarified that the project does not go through the normal City Design Review process and instead the review comments of the Advisory Committee are advisory to the Department of Planning and Development during the MUP decision. These comments cannot further modify the allowed heights or setbacks.

John Savor also noted that in addition to the set-backs both at grade level and at the upper level, the Community Advisory Committee proposed that the height be measured as 65 feet from the lowest point on the site (Mid point between Cherry and Columbia along 13<sup>th</sup>) and that it be a flat plane from that point. This was done in recognition that the entry would most likely be along 13<sup>th</sup>. Steve Sheppard noted that this gives a lower height along 14<sup>th</sup> that is very close to 55 feet.

#### **IV. Public Comments**

**Comments of David Neth** – Mr. Neth stated that he has lived on 24<sup>th</sup> Avenue since 1986 and participated in the Master Plan process during that time. He stated that he was very antagonistic to SU at that time but is not supportive. He noted that the plan at that time established a goal of integrating the University into the Neighborhood. Seattle University has actually gone a long way towards that goal. They have built many fine buildings. However, now they are proposing taller buildings along the edge. This is not compatible and does not fit with the City process. He noted that in the past there were efforts to up-zone these blocks and that they were turned down. The adjacent private development is mostly L1 with a 37 foot height limit. The City indicated in the past that it is their policy to step up height slowly. He also observed that the current building is already set back about 15 feet so that the proposed set-back does not provide any benefit.

**Comments of Jordan Heitzman** – Mr. Heitzman stated that other buildings could have been built taller under the current standards. Seattle University chose not to do so. Seattle University clearly needs to grow, but the plan contain a requirement that Seattle University has to maximize heights in the Central Campus, where heights can go to 105 feet, prior to increasing heights along the residential perimeters.

**Comments of Debra Blankenship** - Ms Blankenship stated that the proposed building would cast a shadow onto her yard all day and severely affect her gardens. If the heights cannot be adjusted to be lower, then heights should be consistent across the entire block. Ms. Blankenship clarified that she was referring to the block with the Laundry facility on it.

**Comments of Rich Erickson** – Mr. Erickson stated that it is hard to imagine the heights proposed and that it would be incredibly invasive. These heights would adversely affect the values of abutting residential properties. He also stated that consideration of expanding to cover the entire north block might be desirable if the heights go

up as proposed. He also stated that he would be opposed to student housing on that block and that Seattle University should take a more active role in maintaining the neighborhood.

**Comments of Carol Siss** – Ms. Siss stated that Seattle University has several properties in the area that they are not maintaining properly. Seattle University has also had a negative impact on the area related to parking. She also noted that since Seattle University occupied the 1313 building, the situation has become worse and her driveway has sometimes been blocked. She also noted that Seattle University offers few services to the neighborhood. Many other Universities offer community programs and classes, but Seattle University does not appear to do so. She also noted that the sounds of construction have been a significant issue.

Ms. Siss stated that the City should unilaterally reject all of Seattle University's requests. She noted that she had gone through the last series of meetings, and that during that discussion, certain commitments were made that do not appear to have occurred. She gave the examples of renovation of the self storage building and expansion of density on the main campus, and relocation of the bookstore to be more available to the community. Since these commitments have not yet been kept, their new request should be denied.

She noted that she lives adjacent to the laundry building and that it already shadows her home and that the thought of an even taller building there greatly concerns her. She also stated that Seattle University should identify the specific uses that it intends to locate on these sites.

**Comments of Scott Carr** – Mr. Carr stated that he is vehemently opposed to the height increase for the 1313 E Columbia block. Increased height should be located towards the center of the campus. He passed out copies of illustrations and read portions of SMC Code 23.34.124 with his inserted comments and observations as follows:

(Editor's Note: Mr. Carr's comments are underlined.)

SMC 23.34.124 C. Height Criteria.

The following criteria shall be used in the selection of appropriate height designations for: 1) proposed new Major Institution Overlay districts; 2) proposed additions to existing MIO districts; and 3) proposed modifications to height limits within existing MIO districts;

1. Increases to height limits may be considered where it is desirable to limit MIO district boundary by expansion.

That criteria is not being met as the boundary is being expanded.

2. Height limits at the district boundary shall be compatible with those in the adjacent areas.

The adjacent areas to the east and north have significantly lower height limits. Most of the area to the east of 14<sup>th</sup> is L1 with a 30 foot limit with SU's proposal 55 to 65 feet.

3. Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay district is significantly higher than permitted in areas adjoining the major institution campus.

The proposed upper level setback that was introduced as a compromise is minor when looking at the entire area. It is inconsequential and does not provide a significant transition.

4. Height limits should generally not be lower than existing development to avoid creating non-conforming structures.

5. Obstruction of public scenic or landmark views to, from or across a major institution campus should be avoided where possible.

He stated that the height increase would clearly show that views of downtown and campus would be blocked by the proposed new development.

Mr. Carr suggested that the 1313 site has good soils and that a part of the development might be depressed. He also noted a lack of stated immediate plans for development.

**Comments of Jane Sherman** – Ms. Sherman stated that she noted that the Master plan stated – “The University will seek to improve the edge of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community.” She noted that she felt that the proposal for the area along 14<sup>th</sup> was inappropriate given this goal.

**Comments of Floe** – Ms. noted that she has lived across from the proposed 1313 site for 26 years and that her home is a major emotional and financial investments she has made. She noted that she is here for the long run. She stated that the University needs to work with and not at odds to the neighborhood. In the past there has been considerable acrimony. Today Seattle University is requesting a height increase that will create a wall between itself and the community. She then used a series of building blocks to illustrate the proposed situation.

She noted that she gardens in her front yard and that it already is shadowed much of the time. The proposed height increase will worsen this situation. She also presented illustrations of the effects of the increase on views from the area. She noted that the heights did not provide a transition.

**Comments of Tom Watson** – Mr. Watson stated that he is also opposed to the height increases. He stated that Seattle University has been a good neighbor in many ways and that he appreciated having the campus nearby. However that you have neighbors who feel that they will not be listened to, City saying that this might not be that much a difference and the University basically saying nothing. He stated tht he really wanted to hear from Seattle University what their views were and whether they believed that the neighbors’ concerns were legitimate. Mr. Watson also suggested that the University should provide additional notice of this proposal.

Robert Schwartz from Seattle University responded that they were primarily here tonight to hear input. He also noted that the University has no specific plans for the sites yet and is only showing maximum potential building envelopes.

**Comments of Caroline Davenport and Bianca Brookman** – Ms. Bookman and Davenport stated that they also opposed the height increases and stated that they believed that nothing that they say will make a difference. They have beautiful City views and views of Mt. Rainier that would be blocked. They noted various problems with student partying. They also expressed concern that they are being asked to accept a greater height without knowing what specific use is being proposed. They also noted parking issues.

## **V. Brief Committee and General Discussion**

A member of the audience asked when the next meeting to deal with this issue will be. Mr. Savo stated that there will likely be several additional meetings all of which will be advertised via e-mailing to lists of those who have attended or provided comments via mail or e-mail to the City. Members of the public noted that this was the first instance where they had found out that Seattle University had accepted the “compromise position”.

Steve Sheppard noted that the meetings were intended to help the Citizen’s Advisory Committee to develop its recommendations to the Seattle Hearing Examiner. He noted that Seattle University has already completed its proposed plan and that the plans as now stated will go to the Hearing Examiner.

Mr. Sheppard also noted that several members had observed that Seattle University had not identified a specific building for the sites along 14<sup>th</sup>. He noted that under the MIMP process they did not have to do so but are required to identify maximum building envelopes beyond which they cannot go, regardless of whatever use they eventually put on the site.

Member of the audience also asked whether the Committee could force a change to this plan to require build-out on the central campus before building on the properties along 14<sup>th</sup>. Steve Sheppard responded that the City Council and Hearing Examiner can recommend conditions but that he has not seen that specific conditions

imposed. Still the City Council could conceivably state a condition that prior to the construction of A, B must occur.

Bill Zosel noted that the key of the code is to discourage boundary expansion and that this could be argued to the Hearing Examiner and City Council.

Bill Zosel noted that one of the positions stated from the neighbors is that development should occur on the Central Campus prior to along 14<sup>th</sup>. One of the arguments from the university has been that it needs an event center and the 1313 E. Columbia Block is the only location big enough for this use. Scott Carr noted that excavation down might be possible and he noted that John Savo had noted several such options including further use of the 13<sup>th</sup> Avenue right of way to allow the height of an event center to be further reduced. He stated that he felt that this option should be explored.

Ellen Sollod stated that Scott Carr's information was persuasive and that the Committee vote to recommend the compromise was very narrow. A strong minority opposed that compromise. This position needs to be reconsidered in light of recent information. The potential use of the site as an event center has even greater impacts than the volume alone. The event center will have major parking and traffic impacts. Providing the building envelope will benefit the University but with major impacts to the neighbors. She also noted that there are no designated views affecting this site.

Steve Sheppard noted that there was discussion of whether a condition could be imposed requiring development on the Central Campus to have been more fully utilized prior to development east of 12<sup>th</sup>. After Brief discussion Members agreed

(Editor's note; The actual achievable height along 14<sup>th</sup> of the 1313 Site is 58 feet per page 115 of the MIMP)

John Savo noted that the concept of step down is common and that going from 160 to 65 to 30 feet is relatively common and that the Committee actually has establish heights of 55 feet for both sites. Mark Stoner noted that the step down to 55 feet seems at least reasonable.

Others noted that there was a concern over rooftop features and particularly solar panels.

James Kirkpatrick expressed concern that the compromise that the Committee had worked so hard to achieve and recommended appear to have met with no acceptance from the neighborhood and that he is very concerned and has no idea how to go forward.

Steve Sheppard noted that the Committee will eventually have to determine its final positions. This will not have to occur until the CAC also has access to the City's evaluation and Director's report. He noted that it is likely that this will be one issue where the Committee has both minority and majority positions.

Ellen Sollod noted that in the previous MIO the area along 14<sup>th</sup> was a combination of MIO 37 and 50. She noted that the Committee was comfortable with most of the suggested height increases and that the only acceptance was the two blocks along 14<sup>th</sup> that are still at issue. John Savo asked Committee members if they had any concerns over the increased heights at other locations. Members responded in the negative.

## **VI. Adjournment**

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

**Meeting # 29**  
**Thursday, August 25, 2011**  
Seattle University  
Meeting Room  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)





parcel for open space. Ms. Bain responded that some open space is envisioned but that doesn't mean the whole parcel would be open space but there would be open space incorporated into development there.

Ellen Sollod noted that the CAC had previously approved the other boundary expansions and asked if any of these needed to be revisited. After brief discussion it was determined that the CAC continued to stand by its former positions approving the other expansions. Steve Sheppard noted that the Sub-committee had looked at the other expansions and recommended that the CAC continue its support.

**General Committee Discussion – Sub-Committee Report** - Bill Zosel noted that he and Paul Kidder had met to review this issue. They split the issues into two different areas: the area north of Marion and the area south of Marion.

#### South of Marion

Paul Kidder was recognized to discuss this issue. Mr. Kidder stated that in the area south of Marion it is thought the expansion there is to make it possible for the University to establish housing for faculty and staff, and Paul thought that was not a bad idea. Paul Kidder noted that the purpose of this expansion is for faculty/staff housing. He stated that if this is the case, then this objective should be codified in some way. It might not be necessary to make this a condition of the expansion but committee might at least want to include language indicating our agreement with this objective and encouraging it. He noted that the current language in the plan at the end of the first paragraph on page 92 states:

This area includes the parking lots for the Photographic Center Northwest as well as 5 townhouses already owned by SE which are intended to be used for faculty housing in the long term.

He noted that this implies that this objective applies only to those five properties and is suggesting that this apply to all of this area. There was considerable discussion of this issue. Members noted that there would need to be a clear definition of what types of housing might be required.

Bill Zosel stated that it was not clear that this would benefit the neighborhood more than simply disallowing this expansion and seeing private development on the site. Lisa Rutzick noted that the Code does not provide that specific uses be identified for an area. Instead it deals with the rationale for boundary expanding and once the area is within the boundaries then any development consistent with the development standards for the site and within the overall FAR for the institution would be allowed. Steve Sheppard noted that restrictions on the site could conceivably be recommended by the CAC but that the restrictions would have to be imposed as special conditions by the City Council during its adoption of the plan. After further discussion, members agreed that this recommendation should be considered at future meetings.

Steve Sheppard noted that the Committee could recommend that the boundary expansion be conditioned to require that the parcel be dedicated to the use of faculty/staff housing for the life of the plan. Whether the City Council and/or the Hearing Examiner would find that appropriate would be a different issue.

#### North of Marion

Bill Zosel stated that this was an extremely important issue. The Land Use Code states in its introductory section that boundary expansion should be discouraged or that concentration within existing boundaries should be encouraged. The City gave quite a bit of leeway to institutions to develop greater density within existing boundaries and balanced that by mandating mitigation and discouraging boundary expansions. He further stated that the CAC should follow the Code and that the expansion to the Photographic Center site is a poster child for why the Code discourages expansion.

Mr. Zosel stated that the University has presented no compelling reason for this expansion other than that they want to control all four corners - that's absolutely the wrong reason for an expansion. Conversely if that site is

developed privately the neighborhood would likely see more retail or business commercial space providing direct services to the neighborhood, and more housing that might not necessarily be directly Seattle U related.

Seattle University might devote retail like spaces on the ground floor, but this would still add to the proliferation of institutional space along 12<sup>th</sup> Avenue. Seattle Academy, Seattle University, King County, Pioneer Human Services, Seattle Housing Authority all occupy key areas along 12<sup>th</sup> Avenue. All of those institutions are either land banking or preserving space for institutional uses to some extent. For years a major neighborhood goal has been to preserve space that served neighborhood interest and retain a critical mass of private housing and retail development along side of institutional uses. This included transferring ownership of 7 properties along 12<sup>th</sup> Avenue from Seattle University to the City and subsequently to private developers under the provisions of the 12<sup>th</sup> Avenue Plan. Development on these transferred properties included condominiums by Home Sight, the Rhianna Complexes; a restaurant building down on 12<sup>th</sup> and Barclay Court and Capital Hill Housing is building a building on 12<sup>th</sup> and Jefferson which is going to have neighborhood servicing retail and housing. Over a million dollars was generated from the sale of this property and with that million dollars the City did the Capital Improvements that you see on the street. The reason they did it was to encourage further residential and commercial development. Mr. Zosel concluded that if you review all of these efforts over the last 20 years, expanding the boundary as envisioned runs counter to his long standing goal. This committee should not recommend this action.

Paul Kidder agreed with Bill that we have to pay attention to this Code and take it very seriously. He noted that the initial proposal from Seattle University envisioned expansion further north along 12<sup>th</sup>. The rationale was to protect the areas from decline. After discussions with the CAC the University agreed to pull back to this site only. The issue still remains concerning whether Seattle University stewardship of this site would be a positive or negative outcome from the neighborhood. He noted that Seattle University stewardship along 12<sup>th</sup> Avenue has not always been positive in the past. There has been a tremendous change and Seattle University not does a better job with its development along 12<sup>th</sup> Avenue. Seattle University now views its interrelationship with the neighborhood and having a vibrant surrounding community as one of its key considerations. Given this the stated that the University might do a good job stewarding development on this site.

Steve Sheppard gave the committee a history of the boundary expansion agreement with the institutions and the City.

Ellen Sollod stated that she concurred with Mr. Zosel and appreciated him bringing the parcel map and pages of the Code it is very helpful. The idea of controlling all four corners that is a University agenda but the site isn't a large enough parcel to develop. She noted that this represents a compromise on the part of the University and appreciated that, that diversity of ownership, the diversity of uses, and the diversity of a vibrant urban core would be benefitted more from this site not being included within the Seattle University boundary. She also stated that the lack of an identified need or use for this site troubled her. She noted that she did understand the need for the boundary expansion on Broadway, particularly given the uses across the street, whether this will develop or not is another thing. This expansion, however, is much more troublesome.

John Savo noted that there was a disconnection for him between the doubling of square footage in the plan and the 4.4% increase in boundaries. He stated that as an architect, he sees the argument that they need to control all four corners of this intersection as legitimate. He also stated that neighborhood-oriented business on the first floor would also be desirable. There might be ways to accomplish multiple objectives.

Maria Barrientos stated that the Committee has already stated its preference for retail like uses on this site. Others noted that the MIMP states now that Seattle University will endeavor first to fill that space with retail or retail-like uses. Ms. Barrientos noted that she has had some difficulty filling retail spaces recently.

Bill Zosel stated that one thing that hasn't been mentioned is that with the boundary expansion comes with a height increase and one of the things that is concerning but what seems to have happened in the past in this neighborhood and maybe in others as well when there is a height increase granted to the institution but only the

institution and the property's owned by someone else then they are discouraged from selling it to another developer or from developing it themselves within the limits of the current zoning. So we are talking about one current set of situations. We have talked about what might happen if the owner of that site knows that 20 years from now because the University has indicated no plans for this in the next 20 years but they're wanting to hope that 20 years from now they're be able to sell it for more than they currently can and that would discourage them from selling it to someone else who will develop it now.

Mr. Zosel also noted that the Code still states that one of its purposes is to give the neighborhoods predictability over what might occur. Still Seattle University gives no actual use for this site.

### **III. Public Comments**

No public comments were offered.

### **IV. New Business**

John Savo and Steve Sheppard informed the committee there will be meetings set for September 8, and then September 22 and there will probably be more. These and the remaining meetings will have to deal with the remaining contention issues of boundary expansion to the north of Marion and the height up against 14<sup>th</sup> Avenue.

### **V. Adjournment**

No other business before the committee the meeting is adjourned.

**Meeting #30**  
**Thursday, September 22, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

#### **Members Present**

Ellen Sollod	Bill Zosel	Paul Kidder
Marcia Peterson	Maria Barrientos	John Savo
Mark Stoner		

#### **Members Absent**

Betsy Hunter	Loyal Hanrahan	James Kirkpatrick
Betsy Mickel		

#### **Ex Officio Members Present**

Robert Schwartz, SU	Steve Sheppard, DON	Lisa Rutzick, DPD
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#### **Others Present (Staff and Guests)**

Joy Jacobson	Brodie Bain, Mithun	Jodi Cremere
Holly Krohn	David Neth	Flo
Scott Carr	Alyn Hudson	

### **I. Start of Meeting**

The meeting was opened by John Savo. Brief introductions followed. He noted that the committee had received a large packet of past minutes. He We have six members we have a quorum. After brief discussion approval of the minutes was deferred.

Steve Sheppard briefly went over the materials that were being provided to members. John Savo noted that

there were a lot of last minute changes of schedules and directed members attention to this. Steve Sheppard noted that there is a great deal of work to done and that this might require some meetings during traditional holidays. Ellen Sollod requested that the University attempt to keep this moving forward expeditiously.

## II. Committee Discussion

Mr. Savo stated that there are two outstanding issues: 1) heights along 14<sup>th</sup>, and 2) the boundary expansions. Others stated tht transportation issues remain outstanding and Steve Sheppard noted that he would be asking members to reconfirm past decisions, especially in light of the long delay.

Mr. Savo noted that he had requested that Seattle University provide it's rational for its height expansion and recognized Robert Schwartz to provide that discussion. Mr. Swartz stated that the City Major Institutions Code encourages upward rather than horizontal expansions.. In accordance, Seattle University is only asking for a 4.4% increase in overall area and a much greater amount of height increase. He noted that the underlying zoning at 1313 E. Columbia would allow a private developer to develop up to 45 feet with sloped roof allowances without the setbacks proposed by Seattle University. The heights proposed by Seattle University (58 feet because of the restrictions that Seattle University is proposing) are reasonably consistent and provides reasonable transition.

He also noted that Seattle University is attempting to keep a consistent campus pattern with four to five story buildings allowed. Mr. Swartz stated that the University understands that there are impacts, but the impacts appear reasonable.

Paul Kidder stated that on one hand the development of cities is a fact of city life, there are impacts to needed development so that the simple fact that this development is greater in height than the adjacent development would not be enough to persuade him to oppose the development. However he observed that the alternatives or compromise that the CAC worked so diligently to achieve appears to be similarly unacceptable to the surrounding neighbors as the original proposal. He asked if Seattle University had considered further alternatives.

Robert Schwartz responded that the University has considered modulation, art, transparency and there are things that are appropriate to talk about, what to do to mitigate massiveness.

John Savo stated that he is still supportive of the compromise and partly because no other compromise has been offered up to this point. He noted that the reasons for objections to the increased heights have not really changed. He noted that the code does retrain development. He noted that the objective of the compromise was to allow greater light and sky through. Any building on these sites would block views. In addition he noted that the University does a very good job with design. SU already owns the site there's a wonderful work a day art deco building the old Coca-Cola bottling plant that I and other went to the Landmarks board to help to preserve because I think it's a really great asset in the neighborhood and in the University. I would really like to see a University building of quality with landscaping in the neighborhood.

Bill Zosel stated that he too would like to see the high quality of work and noted that not all Seattle University Buildings are of the same high quality. He offered the Self Storage building, that vacant lot there, this building directly across the street, Government Hall where we see the loading docks and the dumpsters as examples . When you talk about increased height making it possible for there to be a better quality building on the remainder of the Coca-Cola building site, I don't understand how you see the Coca-Cola building having integrity.

John Savor responded tht if the CAC were to push for restrictions in height to match the adjacent zoning, it would take most creative development off of the table. The sites might remain pretty much as is with open parking lots etc. If the CAC eventually endorses greater height, then we will have to develop design guidelines and other actions that really encourage better design. Others noted that the envelopes might still be open to further modifications.

Scott Carr asked if he could make a brief comment at this point and was recognized for such. Mr. Carr stated that in the presentation Seattle University stated that one of its objectives was trying to achieve a campus feeling. That is the inverse of what the neighbors want. Neighbors want a neighborhood and not a large campus. So what is the list of what is achievable. Normally for increased development there are trade offs (open spaces and other amenities). He asked what the list of amenities that are being offered in exchange for greater development authority. Robert Swartz noted that the University sees open space on these sites as one of the possible trade-offs.

Ellen Sollod noted that private developers would have to go through design review while Seattle University development does not. She noted that there are many unknowns regarding this site, including the degree to which the designation of the building as a landmark will restrict future development and the timing for any future development. There was a brief discussion of the nature of the restrictions on the current building including retention of the existing street facades.

Steve Sheppard noted that the City Council recently required that Seattle Children's Hospital both develop design guidelines to be used in the review of buildings on their campus by the Standing Advisory Committee and have those guidelines reviewed and endorsed by the Seattle Design Commissions. Generally the City is now strongly encouraging each institution to develop similar design guidelines as a part of their Major Institutions Plans. In addition the City is now emphasizing some design skills for a significant percentage of members of Standing Advisory Committees. There was further discussion concerning the possible application of design review to major institutions. It was noted that the key difference between the two is that the formal design review process through DPD has some statutory application and more teeth than the process evolving through the Major Institution Process. Steve Sheppard observed that the committee appeared to be considering advocating greater teeth to the application of design review such as "all projects derived from the Master Plan shall be subject to design review by the Standing Advisory Committee.". He noted that this has major implications and might have to be discussed more broadly.

John Savo noted that there seemed to be at least three substantive ideas put forth: 1) maybe there's still something in terms of height, bulk and scale as another compromise, and maybe moving more height over to 13<sup>th</sup> Avenue or something else besides what we put forward, 2) the idea of is there something we need to add to the conditions of the development of that site in terms of transparency, modulation, other changes, other things related to the building that might give a better chance for quality and type of building that might be appropriate for that location; and 3) is there a way to give teeth to design review whether it's done passed over to a Design review board or some sort of conditioning that is put on here in terms of what will happen in front of the CAC with maybe some further development of design guidelines.

### **III. Public Comment**

**Comments of David Neth** - Mr. Neth stated that Seattle University, Seattle Pacific in Queen Anne, Northwest Hospital, Group Health major institutions all have residential housing along their border. All of those campuses or institutions step down heights towards their boundaries often to 37 feet next to residential. Mr. Neth gave the example of Children's Hospitals' large setback and step down along it residential borders.. The proposal go to 65 feet along 14<sup>th</sup> would be counter to almost everything that has been going on as far as the Major Institutions. Group Health as 50 feet against some L3 in one spot. The Swedish Cherry Hill Campus (Old Providence) has had problems associated with the Sabey Development. They have large buildings abutting low-rise residential development. Potential similar problems were sited along the east edge of that campus. He stated that he was surprised that the CAC appeared to be a surprised that neighbors would be upset about height jumping up to 65 feet. This represents a major step up across the street. He also stated that he resented Seattle University proposing to add height to their property without any consideration to either possible effects on or similar changes to the adjoining properties. Seattle University contends that this change is only minor. However the difference is huge difference. He noted that Mr. Savo has stated that neighbors had not put forward alternative proposals but that he thought that was what the committee was supposed to do. Mr. Neth further stated that if Seattle University

needs greater height on these sites, that height should be on the eastern halves of the blocks fronting facing 13<sup>th</sup> with heights limited to 40 feet on the residential side.

**Comments of Scott Carr** – Mr. Carr seconded Mr. Neth’s comments that there needs to a viable transition as opposed to a setback. The mid-block proposal for height increase appears much more logical ... We’re talking about two sites along 14<sup>th</sup> as if that is the only height increase but in fact the proposal the MIMP includes a significant increase along 12<sup>th</sup> . In addition this challenges the concept of the code which encourages greater height in the centers of the MIO as opposed to along residential edges, and discourages boundary expansion. There have been a lot of things proposed such as various alternative uses and the need to be much more respectful to the landmarked building. On the Laundry block the discussion of the need to go to taller buildings to create an academic feel seems suspect. Many campus’ all over the world have less than, 3-stories and are very successful. The other point that taller buildings might lead to better design also seems suspect. For example the Chapel is very good much higher quality, it’s also much smaller. Subjecting these two properties to design review might have some impact on the materials and transparency and modulation but really the height the envelope the mass are being set through this process.

**Comment of an unidentified Woman** – The commenter stated that she agreed with Mr. Carr . The issue is height. The height of the proposed structures is taller than the rooflines on the opposite side of the street on 14<sup>th</sup> Avenue. It’s extreme. She stated that she thinks of Belltown, where you’re in these tunnels and would you be down there at midnight with the kinds of things that are going on the crime and it doesn’t encourage any kind of residential environment at all directly across the street from homes that have been since or longer than SU. It’s a height issue, period; and this height should not be approved.

**Comment of an unidentified male - The commenter stated that** denser development is a fact of life in the city and your neighbor took just your view, how did you feel about that neighbor. But it is equally the case that compromises need to be made. In London where it’s one of the most civilized cities and they had to learn to live with each other, it was a law that you were not allowed to cast a shadow ... in place for hundreds of years, it’s understood that you don’t do that to your neighbor, if you were fishing it would be called corking your net if you set a line in front of the other fisherman, you don’t get along with the fishing community if you do such a thing, it’s stealing one’s fish, stealing one’s sunlight, you’re worried about a view, sunlight is significant especially in Seattle where it is at a premium.

A general back and forth occurred. Various residents stated that they understood that there is a need for new SU development but that the proposals appear ambitious. Others re-iterated that the height is very problematic , the concept seems to be to push development up against the neighborhood, and that it seems that Seattle University wants to do what it wants. The commenter asked for clarification. Robert Schwartz responded that one of the problems is that Seattle University does not have specific plans so is looking primarily at the building envelop. It is not SU’s intention to create walls along 14<sup>th</sup>.

#### **IV. Continued Committee Discussion**

John Sabo stated that there was clearly no rule that lower levels of development automatically leads to poorer design. In addition he noted that there are well designed low-rise campuses but these were mainly built in non-urban settings. He stated that he believed that no decisions should be made tonight and asked staff to summarize what issues might be moved forward for more discussion.

Steve Sheppard summarized his understanding of outstanding issues as follows:

- ❖ Further setback or step back
- ❖ Looking into design review
- ❖ A transition to MIO 50 or 37 for some at some reasonable zoning line

- ❖ Depending on which of the three options are decided on by the institution there would be certain conditions pertaining to each option; if x option is chosen then x conditions apply, if any option is chosen then y conditions apply, etc.

Members briefly discussed these issues and agreed that these were the main issues remaining concerning these sites. And agreed that it was worth the delay to try to craft some form of further compromises.

Mr. Carr noted that there might also be a need to look at trade off mitigation but that without knowing the specific design that is hard to do. Others agree.

There was also a general discussion about what height limits will be where on the parcels and blocks, there seemed to be confusion on where the heights limits would change and by how much and start measuring at what points. Community members noted that there have been discussions of the heights being 58 feet vs. 65 feet but that it appears that the request is for 65 feet. Seattle University Staff and Mr. Savo noted that the proposal is a specific measurement technique that results in a lower actual achievable height. This means that the actual achievable maximum heights along 14<sup>th</sup> are generally in the 55 to 58 foot range. Other noted that greater attention needs to be given to the north block.

John Savo stated that he understood the proposal of the neighbors along 14<sup>th</sup> to generally be in favor in the community of lower (37 foot) heights along 14<sup>th</sup> with the transition to greater heights at the mid-block between 13<sup>th</sup> and 14<sup>th</sup>. Those present generally appeared to agree with that statement. Others suggested that there is a need to develop a set of mitigation elements for each possible alternative including possible vacation of 13<sup>th</sup> Avenue for a pedestrian mall.

Steve Sheppard suggests putting out a notice for a meeting on October 6 and a save the date for October 13.

## **V. Adjournment**

No other business before the committee the meeting is adjourned.

### **Meeting #31**

**Tuesday, October 6, 2011**

SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

#### **Members Present**

John Savo	Marcia Peterson	Bill Zosel	Paul Kidder	Loyal
Hanrahan	Mark Stoner			
Maria Barrientos				

#### **Members Absent**

Betsy Hunter	James Kirkpatrick	Ellen Sollod	Betsy Mickel	Maria
Barrientos				

#### **Ex Officio Members Present**

Robert Schwartz, SU	Steve Sheppard, DON	Lisa Rutzick, DPD
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#### **Others Present (Staff and Guests)**

Joy Jacobson	(See sign-in sheet.)
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## **I. Start of Meeting**



In the absence of the chair. Steve Sheppard opened the meeting. He asked if people had a chance to read over the previous minutes and if there were any changes. If there aren't any major changes we will just consider them adopted.

Minutes from previous meetings were approved without major changes.

## **II. Clarification concerning Process**

Marcia Peterson asked for clarification concerning the role of the Committee at this point. She noted that there were previous agreements. Steve Sheppard responded that the committee had a lot of input into preliminary drafts, drafts, and finally the formal draft EIS and draft plan that were published about a year and three quarters ago. The committee took a series of votes on comments and provided those comments to both DPD and to the University who then went back and respond to those comments and revise the final plans.

That took a while but a final plan has now been issued and the Committee now has a chance to comment both on the final plan, the EIS, and Draft DPD Director's Report in its Final Report. We are now determining what our comments will be for our final report. The SU Final Plan was filed and will go to the Hearing Examiner as is. Seattle University has tried to incorporate most of the Committee's request. The CAC is now in the process of looking at final plan to determine if there are any remaining issues between the University and Committee. The Committee is not bound by its previous recommendations and could conceivably change them based upon new information. In this case there's been quite a delay, between the draft plan and the final plan.

The CAC will put forward its final comments. Seattle University has indicated that they might be willing to make considerable additional changes to the plan in response to any added CAC comments. This is a bit unusual. If Seattle University changes its plan at this point, those changes will probably have to be incorporated into letters to the Hearing Examiner and covered in the CAC's and DPD Director's Reports.

## **III. Continued Discussion of heights Along 14<sup>th</sup> Avenue**

The meeting was turned over to the Chair. John Savo noted that Scott Carr had provided a suggested alternative regarding the proposed height increases on the Coca-Cola and Laundry block sites. A representative for Mr. Carr read his information into the record as follows:

In general as you well know the community would prefer that the two sites remain at their current height limit however what I'm suggesting here appears to have the support of many in the community and provides SU with some additional height while also respecting the historic fabric and providing a transition to the established residential neighborhood to the east and north.

A few additional remarks on each site to accompany the diagrams:

The Coca-Cola site: A mid-block transition as discussed in the last meeting and as diagramed on the attached proposal could work well with the Coca-Cola site as it both protects the landmark building for any super structure while also providing an urban scale transition to the lower height residential neighborhood to the east, it would also leave to SU future options for development to the west for now as discussed at the meeting.

Laundry block site: SU is proposing to include only the southern portion of the Laundry Block site in its MIO boundary, there's a development issue providing transition to both the north and also to the east. The upper level setback SU is currently proposing has not been met with approval and does little to mediate the effects of the proposed increased height on an urban scale or even on a scale of the single block. What is attached continues the MIO 37 mid-block transition proposed above the Coca-Cola site to the Laundry block site and

then wraps it around and connects it to the SU proposed MIO 37 zoning on 13<sup>th</sup> to form a continuous transition from the proposed MIO 65 to MIO 37 and then to the surrounding residential neighborhood. This zoning approach leads the southwest corner of the Laundry block site zoned to the higher 65 foot height limit and SU might claim that it would be impractical to develop that corner only up to a higher height. Of course one could zone the entire site as MIO 37 and that would be fine, but I think that the corner at a higher allowable height is a positive in that it could allow a narrow tower type building in that location and it would accomplish SU's stated sustainability goals for taller buildings with narrower footprints stated in the SU MIMP page 106 also and more importantly in fact, the proposal provided after the transition to the lower heights to the east and north the ... on 12<sup>th</sup> and Pike is a good example of potential of portions of the building in my opinion. ... the higher heights and the overhang likely under the same ownership and potentially part of the same development. He hopes we find this worthy of consideration many in the community while preferring the height limits to remain where they are have voiced their support for this approach.

John Savo thanked Mr. Carr for his proposal and then introduction of the Robert Schwartz from SU to present their new concept/proposal.

Mr. Schwartz went over a series of slides showing revisions proposed by Seattle University for the Coca Cola Block. He noted that this does not cover the block to the north but that this will be developed over the next few weeks. He noted that the setbacks for lower heights have been doubled to 80 feet but that the method for calculating height is changes slightly. He noted that this helps eliminate much of the shadowing. We need to some more work on the hospital site. We don't have a lot of survey information so we've got a little more work to do on that site.

You can kind of see the proposed 80 foot setback, we are trying to address that we are hearing what the community is saying about the institutional impacts, and this is something we would like to propose as a reasonable compromise. He also noted that there will be slight reductions in height in some areas and slight increases in others.

There was a relatively long discussion of the drawings that was not easily transferred to a written form. During the discussion most of the discussion focused on better understanding the drawings and trying to determine what views might be from adjacent properties. Bill Zosel noted that one idea that was listed was the partial vacation of 13<sup>th</sup> Avenue. He noted that it has been stated that this may not be practical. However as any building on these sites may be twenty years off, he would propose that the Committee stated that it encourages future consideration of this. John Savo agreed with this direction but noted tht the City has become ever more reluctant to approve vacations. Joy Jacobsen noted that the plan does state that Seattle University would like to look at narrowing the street and that vacation might be pursued at that point.

Seattle University staff agreed to bring more information to the next meeting to clarify their proposal. After this further discussion, Mr. Savo noted that as there would be no vote tonight that the CAC should defer further discussion until the next meeting will be discussions at the meeting when both sites have been looked at the University's proposal in more detail by Seattle University. John Savo also noted that consideration of this issue would incorporate a discussion of possible vacation or narrowing of 13<sup>th</sup> and portions of Marion Street.

### **III. Discussion and Vote on the Photographic Center Site Boundary Expansion**

Members noted tht Ellen Sollod had taken a lead on this issue and was unavailable tonight. Steve Sheppard responded that Ellen Sollod called to let him know she was in the hospital and wouldn't be at the meeting and

asked that if there was a vote on the Photographic site she would give her proxy to Bill Zosel. Members agreed that in this case they would allow this.

Bill Zosel was recognized to lead the discussion of this issue. Mr. Zosel stated that he was opposed to the boundary expansion. He noted that the stated purpose for this action, in the Master Plan is to allow Seattle University to continue to development property in furtherance of the urban village concept, but that this action would not further that. Seattle University may be well intentioned, but its action might actually diminish development opportunities in the areas. For instance the EIS projected a loss of housing opportunities associated with this option. He noted that while he might not have the expertise to know precisely what housing opportunities would be lost if the facility expansion occurs, comparing the size of that site to some similar buildings seems that under current zoning the Photographic site could accommodate 45 units. Seattle University is asking for 65 feet which is similar to the Capital Hill housing building on 12<sup>th</sup> and Jefferson that is about 50 units. He also noted that the adjacent parking lot site is zoned at 37 feet and is similar to the site at 13<sup>th</sup> and Columbia which is developed with 19 condos, so the total loss of housing might be in the range of 60 to 70 units

Mr. Zosel further noted that the 12<sup>th</sup> Avenue Plan, as adopted by the City Council, was specifically done to preserve and encourage the opportunity for private housing and non institutional commercial space along 12<sup>th</sup>. He stated that he believes that a more vibrant urban village environment would exist where there is both more SU housing and more non-SU housing. Given the fact that the Land Use Code has a strong bias against boundary expansion, the reasons given by Seattle University for this expansion are not compelling, and the very strong policy the 12<sup>th</sup> Avenue Plan to encourage more housing, there does not appear to be sufficient reason to allow this expansion.

Mr. Zosel also noted that loss of retail space is an issue. It may seem that losing this small of retail space is not significant, all the 12<sup>th</sup> Avenue Urban Village is already unusually impacted by institutions. The retail spaces add vibrancy and make the urban 12<sup>th</sup> Avenue what it is. He offered the opinion that one of the reasons there is certainly more pedestrians on the street now has a lot to do with Seattle Academy and Seattle University and that's fine that's good. But tht his rough estimate that between Union Street and Yesler about 70 percent of the properties are already within institutional boundaries for either Seattle University, Seattle Academy, the King County Youth Services Center, or Pioneer Human Service. He stated that his goal is to preserve the non-institution street frontage for future non-institution development.

The 12<sup>th</sup> Avenue Plan precipitated the City selling property for private retail and housing development, at a low-end market value to encourage private mixed-use development in the neighborhood the expenditure of about a million and a half dollars for streetscape improvements to encourage that private development. A great deal of mixed use development occurred as a result. Similar private development could occur on this site.

He noted that Seattle University has previously stated that one of its reasons for this action is to control development at this intersection as a key entry to its campus. Seattle University does not control development at all of its other entrances and there seems to be no compelling reason to do so here. He noted tht is also unclear how this would relate to development along 13<sup>th</sup> Avenue site south of Marion. It's hard to envision what Seattle University development might be on these small sites. Development of 100 housing units on this site would benefit the neighborhood more that small SU projects.

Loyal Hanrahan stated that he previously took a similar position to that stated by Mr. Zosel, but has changed his position in part because he now understands that Seattle University could buy that property tomorrow and develop it, whether it's in their boundary or not. If they did so there would actually be less neighborhood influence and control.

Maria Barrientos asked for clarification on the CAC's existing position on this issue. Mr. Sheppard responded that in its initial review of the boundary expansions along 12<sup>th</sup>, the committee had voted to oppose the expansions

north of this site along 12<sup>th</sup>, and Seattle University subsequently removed to those expansions from their plan. However, the CAC split 50/50 concerning this particular site. The purpose of tonight's meeting is to see if that split still exists or if there is a CAC position one way or another. This is the one issue where we really took no stand because the committee split 50/50 so we have to take a stand.

John Savo stated that while he still generally agrees with much of what Mr. Zosel has stated, he does understand that Seattle University might want control of this site. This is a very important intersection and while we don't know what Seattle University might do there, it is likely that their development would be of similar character to the opposite corner.

Bill Zosel noted that the institutionally developed areas along 12<sup>th</sup> are well designed but less active. He stated that the private housing and development is more vibrant and that the neighborhood needs to preserve these opportunities. He also noted that simply by being within the boundaries, private development might be discouraged as an owner would look to the deep pockets of Seattle University and delay other development accordingly.

Steve Sheppard read back what he took down as the proposal from the Bill Zosel to be:

That the SUCAC oppose the boundary expansion for the photographic center site and the parking lot, the area presently zoned NC40 shown on map 105 of the Final MIMP dated June 2011.

Mr. Zosel agreed that this was the motion. The motion was seconded. John Savo asks if there was any further discussion. Marcia Peterson noted that this development seems far off and that it could be a long time before anything is planned to be built there. She noted that it does not seem unreasonable to allow this development.

He calls for the vote on the motion:

2 in favor  
5 opposed  
None abstaining

A quorum being present and having failed to receive a majority, the motion failed.

**New Business**

Committee decided October 27 will be the next meeting to have the final vote on these issues and then they will be waiting for DPD's report.

**IV. Adjournment**

No other business before the committee the meeting is adjourned.

**Meeting # 32**  
**Thursday, October 27, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

**Members Present**

Betsy Mickel	Ellen Sollod	Mark Stoner
Paul Kidder	John Savo	Bill Zosel
Marcia Peterson	Maria Barrientos	



measurement at the southeast corner. This would result in lower heights with a of 57 feet along Columbia Street but then 49 at the northeast corner, so it is 6 feet lower than the previous proposal near the residential. In addition the setback would be increased from 40 feet to 60 feet. He noted that the existing building is inside the proposed setback and that development would be relatively close to the same heights as presently exist. The height of the existing building could be expanded if it is set back. He also noted that this results in a very complex arrangement with the grade differences. Some areas would be below 40 feet in allowed heights. The Committee spent some time reviewing the drawing concerning heights being proposed.

A community member noted that the current building casts shadows on her property. She noted that some of the changes proposed by Seattle University appear to move in the right directions but that it is hard to tell whether the new building proposals would be an improvement or make the situation worse. John Savo responded that the shadowing would likely be worse than the current situation. However the proposed changes would be an improvement from previous proposals and what could be done now. There was additional discussion of this in relationship to the drawings that could not be effectively transcribed.

### **Proposal of Scott Carr**

Mr. Carr was introduced to re-state his position. Mr. Carr was noted that the drawings and specifics of the proposal were presented to the Committee at the previous meeting and that he would therefore not restate it again. He stated that the SU proposals still seem aggressive for both sites. He noted that the Seattle University proposal to mitigate the increases in height with increased setbacks seem insignificant. He stated that that his proposal still proposes retention of the MIO 37 foot designation following grade for the east half of these blocks while allowing additional height along 13<sup>th</sup>. He stated that this is more in keeping with traditional zoning methodology, gives protection and breathing room to the historic building and better protects the abutting neighborhood.

### **III. Public Comment**

**Comments of David Neth** - Mr. Neth noted that some members of the Committee have expressed frustration that that this has dragged on the past year or two and that previous decisions appear to be being revisited after the fact. He noted that from the community's perspective, it has only been recently that we have come to realize what's going on here. He further noted that the neighbors don't have the University professionals and all the plans and drawings and stuff that the University has. To say that the 15 foot setback agreements that appeared acceptable to many a year are still valid is not necessarily accurate. There is both a broader understanding of impacts and additional information available. The current block is zoned MIO 37. He noted that for Seattle Children's a similar 37 foot buffer height was adopted. He proposed that a similar pattern be used here and that 37 feet be maintained for the eastern half of these areas with 50 feet allowed for the western portion of the Laundry site and 65 feet for the western portion of the 1313 Site and keep this half of the block and the same across the street keep them both at 37 feet which is the traditional City transitional in this case Lowrise 1 and 2.

**Comment of an unidentified person:** Zoning the whole idea of zoning is it's sort of putting a law out there. So what they really want to do is break the law and that's the way it feels to a lot of us.

**Comment of Florence t** – Ms. t noted that she just recently received the Seattle University revised proposal documents and haven't had time to digest it. She stated that if she had the time she would sit down with a protractor and try to do some drawings and see what the effect would be....She further stated that she appreciates Seattle University coming back with a revision but still supports Mr. Carr's proposal as a better transition into the neighborhood. Even under Mr. Carr's proposal this would still be a significant change to all of us, even if it does just go to 37 it's still going to be a lot more than that parking lot but we're all looking forward not to be a fortress we're looking forward to be more like a staircase.

#### IV. Committee Discussion

No further public comment being put forward Mr. Savo opened the floor to discussion and comments from Committee members

Mr. Stoner stated that he appreciates the solutions and that the compromises proposed by SU appear reasonable. Once you extend the setback to 80 feet for an upper level mass for a building you're greatly limiting the shadowing and only getting such a small amount of extra sunshine and only at the very lowest triangles and it's not really a reasonable way to push on the proposal. He stated that in his estimation that neighbors will see very little of the upper level of the building from the sidewalk across the street and most of the year will not even experiencing additional shadowing. He stated that from his perspective the Seattle University proposal appears to be an effective compromise.

Mr. Kidder stated that this is the kind of reconsideration that he had previously asked for and I'm very glad it happened. He commended everybody who's put in a positive proposal. He noted that the nature compromise is nobody's going to be entirely happy. Seattle University has stated that with these changes they have concerns about programs and that there were losses to program resulting from their willingness to accept the additional setback. He further stated that he was satisfied with what Seattle U's come up with.

Ms Sollod also stated that she appreciates Seattle University's coming forward with the proposal. She stated that she was please to see it and that what it indicates that Seattle University unlike some other major institutions actually had some care and concern for the neighborhood. I think that Scott's proposal is also good. She stated that she would prefer a Solomon-like compromise somewhere between what Mr. Carr proposes and the Seattle University proposal. She also noted that there might also be some potential for excavation I know is expensive in development but you get potentially more use in programming in that effort. What Mr. Scott is proposing represents a way of stepping down into the neighborhood that's significant and it would be great if we could go with that. She also noted that Mr. Carr's proposal would better match the heights on the east sides of those blocks.

Ms Barrientos stated that it is difficult to strike the balance between the needs for Seattle University growth and the protection of the neighborhood. On one had Seattle University is an economic engine and provides both jobs and outstanding education. On the other there are definitely effects on the adjacent neighborhoods.

Mr. Zosel stated that he agreed with much of what Ms. Barrientos states concerning the worth and needs for future growth of Seattle University. However since the University has no imminent needs for development on these sites, this is not the real issues. The Code encourages growth within the primary boundaries of the institutions and the Committee has previously stated that it would like to see most development to occur on the main campus. There for some greater restrictions on these sites seems reasonable. The burden should be on the University to prove a need for development to this level.

Ms. Pederson stated that she hopes that Seattle University can continue to grow within the neighborhood over the next twenty or thirty years and that this appears to be a reasonable compromise.

John Savo asked Mr. Carr if he considered the proposed 80 foot upper setback vs. the 120 feet to mid block a major issue. Mr. Carr responded that he felt that the 120 foot mid block zone break was better. Others noted that while the 80 foot setback might protect the public space at street grade, from the private properties that sit up slightly this is not the case. Mr. Zosel stated that the impacts are not just shadowing, but the impacts of the more intensive uses and greater oval development level.

Marcie Pederson moved:

The committee vote to approval the current recommendation from Seattle University for the setbacks south of Columbia.

Motion was seconded.

Discussion followed.

Ellen Sollod noted that for the 1313 block that Seattle University is proposing an 80 foot setback with changes to the method of establishing the 65 foot flat plan. She asked for clarification on what that change in measurement technique entails. Mr. Savo responded that there is a four foot difference between the mid-block and northeast corner. This appears to result in about a four foot greater height on the southern part of the site in exchange for the greater setbacks.

Ellen Sollod – no (with a caveat that she appreciates the Seattle University Proposal)  
Paul Kidder – yes  
Marcia Peterson – yes  
Betsy Mickel – yes  
Maria Barrientos – yes  
Mark Stoner – yes  
Bill Zosel – no  
John Savo – yes

A quorum being present and the motion having received a majority favorable vote of those present, the motion was approved.

Marcie Pederson moved:

The committee vote to approve on the north side of Columbia the current proposal from Seattle U.

Motion was seconded. No further discussion occurred.

The motion was called, Steve Sheppard polled the Committee. Votes were as follows:

John Savo – yes  
Bill Zosel – no  
Mark Stoner – yes  
Maria Barrientos – yes  
Betsy Mickel – yes  
Marcia Peterson – yes  
Paul Kidder – yes  
Ellen Sollod – no

A quorum being present and the motion having received a majority favorable vote of those present, the motion was approved.

Paul Kidder stated that he is proposing that Seattle University use any areas that come into its boundary in that section north of East Columbia and east of 12th Avenue for faculty and staff housing. He noted that the Committee had discussed this previously. He noted that there have been slight changes to strike the word expanded from the proposal. He noted that this is intended to apply to the MIO 37 zone east of 12<sup>th</sup> Avenue and north of E. Columbia as shown on page 105.

Mr. Kidder agreed to the changes to the original wording and clarification on location. He moved that:

Regarding Seattle University's development of the area identified as MIO 37 east of 12<sup>th</sup> Avenue and north of S. Columbia Street, the Committee encourages the University to pursue its stated interest in locating faculty and staff housing in this area. The MIMP indicates (p. 92) that the five



townhouses currently owned by the University are 'intended to be used for faculty housing in the long term.' Many benefits could be realized by applying this goal to all properties that may be added to the University's MIO on these blocks. For example, University faculty and staff housing can provide a means of transitioning new employees to life in Seattle, thereby adding an additional way of attracting desirable candidates. By creating residential opportunities close to campus, the University further reduces the number of vehicular commutes to campus.

Motion was seconded. No further discussion occurred.

The motion was called, Steve Sheppard polled the Committee. Votes were as follows:

Betsy Mickel – y  
Bill Zosel – y  
Paul Kidder – y  
Ellen Sollod – y  
Marcia Peterson – n  
Maria Barrientos – y  
Mark Stoner – y  
John Savo – y

A quorum being present and the motion having received a majority favorable vote of those present, the motion was approved.

Steve Sheppard thanked everyone for the past 3 ½ years. He noted that this is the last major vote and that now Ms. Lisa Rutzick will draft the Director's Report for DPD which will be reviewed by the CAC. The CAC is required to review and provide comments to a draft of that report and once we receive Ms. Rutzick's final report, then issue our final report indicating any issues that the CAC might still have with either the University or DPD. Since the CAC has been so involved with negotiations over major issues, hopefully there will be few such instances. There is also a provision for minority reports.

John Savo thanked the community for coming out and speaking out at the public comments, and thanked the committee.

**V. New Business**

No new business came before the committee.

**VI. Adjournment**

No other business before the committee the meeting was adjourned.

**Meeting #33**  
**Thursday, November 17, 2011**  
SU Admissions & Alumni Building (A&A)  
824 12th Avenue (Corner of 12th & E Marion)

**Members Present**

Betsy Mickel	Mark Stoner	Loyal Hanrahan
Paul Kidder	John Savo	Bill Zosel
Marcia Peterson		

**Members Absent**

Ellen Sollod	James Kirkpatrick	Maria Barrientos
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**Ex Officio Members Present**

Steve Sheppard, DON

Lisa Rutzick, DPD

Robert Schwartz, SU

**Others Present (Staff and Guests)**

Joy Jacobson

Brodie Bain

Erin Doherty

**I. Start of Meeting**

John Savor opened the meeting. Brief introductions followed.

**II. Presentation on the initial Draft Directors Report**

Lisa Rutzick was introduced to present the Draft Report of the Director of the City of Seattle Department of Planning and development. Ms. Rutzick noted that the report is 85 pages and is relatively dry and technical. It is divided into seven sections: 1) background and summary of comments, 2) general purpose, 3) summary of the plan, 4) the compliance with the master plan policies and code; 5) rezone; 6) Environmental (SEPA) review; and 7) conditions. There are two types of conditions: 1) SEPA which are required; and 2) other conditions recommended to the City of Seattle Hearing Examiner.

Ms. Rutzick noted that there had been two key issues: 1) heights on the 1313 E Columbia and Laundry sites; and 2) the Event Center. Concerning 1313 East Columbia, she noted that the issue was with the revised Seattle University measurement technique. The 65 foot flat plan appeared to exceed the levels allowable under MIO 65. The City and University have taken a careful look at this and developed wording that achieves the same bulk and height that the CAC approved using language that met the Code requirements.

The second issue is the Event Center. It is such a conceptual proposal that it is not currently evaluated in the current EIS so the report requires an EIS in the future for this project. If Seattle University was able to convince the City that there were minimal impacts, conceivably the City might forgo this requirement. However this pre-supposed a full EIS will be required.

She also noted that there are several issues that were the result of discussions with SDOT. These include: 1) development of a bicycle plan; 2) development of a concept plan for Broadway; and 3) development of a concept plan for Madison. The latter two would be similar to the plan developed for 12<sup>th</sup> Avenue. Robert Schwartz noted that he was not happy that this had been raised at so late a date and that Seattle University will object to these conditions.

Ms. Rutzick noted that the City is proposing changes to the discussion of open space. One condition states that substantial open space be integrated into both 1313 East Columbia development and the Laundry site. Both are identified as possible open space but without a commitment to such. She noted that the intent is to introduce a more formal open space commitment in the east campus area. She noted that there is not definition given of what substantial might mean.

The report also contains clarification concerning what may occur in the setbacks along 14<sup>th</sup> and further clarifications that the Standing Committee shall review any building over 37 feet that comes out to the plan. Steve Sheppard noted that this appears to be a slight expansion in that the current code states that the Committee shall be given an opportunity to review any project for which a discretionary decision is required and that this language is clearer and probably an improvement.

The report also requires that in those areas where boundary expansion occurs and 1:1 housing replacement will be required. There is no specific discussion of type of units. The report recommends that the list of allowable uses along 12<sup>th</sup> Avenue be clarified as it relates to the photographic center. She also briefly went over the graphics in the report.

Steve Sheppard stated that there are three documents that go to the Hearing Examiner: 1) the Plan; 2) the Report of the Director of DPD; and 3) the Report of the CAC. Your task now is to look at the report of the Director of DPD

to see if there are any areas where you and DPD might disagree. If you believe that there are areas of conflict with DPD you are required to try to identify these now. These comments are due soon to Lisa. She then is free to revise her report in response to our comments. She issues a final report and once the final report is issued, then the CAC completes its final report. He noted that if there are no remaining issues that report might be relatively short. If there are any remaining issues that that report might be more substantive. He noted that at this point there appear to be relatively few outstanding issues. This is relatively rare and the Seattle University CAC's report might be one of the shorter known.

After brief discussion of process and timing, it was determined that the Committee would meet on December 1, 2011 to identify its comments to this draft of the director's report. And would reserve the night of December 8, 2011 as a possible follow-up meeting. John Savo encouraged members to come prepare written comments if needed.

### **III. New Business**

No new business before the committee.

### **IV. Adjournment**

No other business before the committee the meeting is adjourned.

**Meeting #34**  
**Thursday, December 1, 2011**  
Seattle University  
Meeting Room  
1313 Columbia Building, Room 115

#### **Members Present**

John Savo	Marcia Peterson	Bill Zosel
Betsey Mickel	Loyal Hanrahan	Ellen Sollod
Mark Stoner		

#### **Members Absent**

Betsy Hunter	James Kirkpatrick	Maria Barrientos
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#### **Ex Officio Members Present**

Robert Schwartz, SU	Steve Sheppard, DON	Lisa Rutzick, DPD
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#### **Others Present (Staff and Guests)**

Brodie Bain	Alan Hudson	Jody Cremere
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### **I. Opening and Introductions**

The meeting was opened by John Savo, brief introductions followed. Mr. Savo noted that the purpose of the meeting is to elicit comments to the Draft Report of the Director of the Department of Planning and Development.

### **II. Comments to the Department of Planning and Development**

Steve Sheppard suggested that the most efficient way to go through the comments was to focus on the listing of Conditions starting on page 73 of the DPD Draft Directors Report. Members agreed and proceeded in that manner.

Bill Zosel noted that he continued to be concerned about the enforcement of the Residential Parking Zones and that there needed to be some focus on this. He noted that one of the typical conditions imposed on the Master Plans is additional Transportation Management Efforts. He asked that SDOT discuss what they are intending to

do to improve enforcement. Steve Sheppard noted that the CAC might want to note this in the CAC Final Report. He noted that the CAC might recommend some action as a possible Council Condition.

Ellen Sollod stated that the list of members of the CAC in the DPD Draft Director's Report contained errors and omissions. She noted that Maria Barrientos had been on the Seattle University Board of Regents and that this should be noted. John Savo is incorrectly shown as a resident of the neighborhood. Ms. Sollod also asked if the height discussion of the 1313 block in the Draft Director's Report was the same as what was negotiated with the CAC. Lisa Rutzick responded that the measurement technique was different in order to conform with current code, but that the heights were the same as those previously approved by a majority of the committee. There was some further explanation of the heights given. A member of the public asked how the changes in height will be handled. John Savo responded that the Plan has been filed with the hearing examiner and will not be re-issued. Instead Seattle University will provide additional information to the hearing Examiner detailing its new proposed heights.

John Savo then directed the CAC's attention to the list of recommendations starting on page 73 of the Draft Director's Report.

(Note that only those recommendations where the CAC had substantive discussion are summarized below. All recommendation numbers relate to the DPD Draft directors Report as provided to the CAC on 11/15/2011.)

**Concerning Recommendation 1 – Requirement for an EIS to evaluate the impacts of any Event Center - Mr. Savo noted that this is a new issue and was not contemplated by the CAC and asked if members concurred that this should be done. Ellen Sollod stated that while the CAC had not called for this specifically, there had been sufficient concern raised to warrant this action. John Savo concurred. Robert Schwartz stated that Seattle University took issue with this recommendation. He stated that they preferred that it simply state that there be an environmental process. Lisa Rutzick stated that it was her purpose to indicate that any environmental process would result in a determination of significance not a determination of insignificance.**

John Savo stated that it would be in the best interest of the University to go through a careful environmental process.

**Concerning Recommendation 2 – Development of a bicycle plan – John Savo noted that the CAC did not ask for such a plan but had clearly indicated that there should be a focus on improved bicycled facilities. The Committee took no issue with this recommendation.**

**Concerning Recommendation 5– Requiring a major amendment in the event that heights are increased along key portions of 13<sup>th</sup> Avenue – Lisa Rutzick stated that she intended that it be clear that a change in this location would be a major issue. Steve Sheppard noted that changes to the development standards would often require this. Members indicated that they generally agreed with this. Bill Zosel indicated that the sentence should be changed to:**

“Given the sensitive boundary edge and transitional nature of these two sites, any development that proposes to exceed the height limit established for the 1313 East Columbia site (Project #101, page 45 or 1300 East Columbia site shall be considered a major amendment.

**Concerning Recommendations 6 and 7 – Height measurement techniques for 1300 and 1313 E. Columbia – Ellen Sollod asked for assurances that this wording accurately reflected the discussion from meeting 34. Lisa Rutzick responded that it did. Ms. Sollod then indicated that she and Bill Zosel intent to file a minority report on the height and setback issue for these two sites.**

**Concerning Recommendation 10 – Landscape screening requirements** – Lisa Rutzick noted that the change here was to clarify that screening would be required when the underlying zoning is residential. Members agreed that this seem a reasonable and minor change.

**Concerning Recommendation 11 and 12 – Open Space Requirements on 1300 and 1313 East Columbia** – John Savo noted that this was not specifically called out by the CAC. Lisa Rutzick stated that this is intended to be a “place holder” and that she was asking the CAC clarify their desires on this issue.

Bill Zosel stated that he generally supported the inclusion of the term substantial public open space. Ellen Sollod agreed and stated that the location of such open space might further buffer the adjacent neighborhood. She noted that the inclusions of open space on 1300 might be easier to accomplish than on 1313. Steve Sheppard noted that the issue of open space is often an issue. Often the issue becomes some way to delineate the specifics of the statement rather than leave it open ended. The concern often was that the general wording just set the stage for a future battle where open space requirements were uses as a way to preclude their being developable. John Savo stated that it is clear that the CAC supports open space included in any development on those sites, but that he was concerned that substantial was the wrong wording. He suggested the term significant or meaningful as a better term.

Robert Schwartz stated that the University believes that open space should be delineated on a campus-wide basis and not on an individual site. Lisa Rutzick responded that it was here concern that there be more open space in this portion of Campus. Others suggested that it might be better to have substantial open space on 1300 and less on 1313. Ellen Sollod noted that the smaller open spaces incorporated in projects is also very desirable and stated that the lack of commitment to greater open space east of 12<sup>th</sup> is a deficiency in the plan. Bill Zosel stated that one of his concerns was that any open space be accessible to the public.

Lisa Rutzick asked if it might be sufficient to change the legend on page 125 to include two new classifications: 1) Planned Open Space (SU owned land), and 2) Planned Open Space (if Acquired) and that these two classifications apply only to the 1300 and 1313 sites.

After further discussion the CAC endorsed: 1) changing the sentences in recommendations 11 and 12 from substantial public open space to publically accessible open space, and 2) changing the legend on page 125 to include two new classifications: 1) Planned Open Space (SU owned land), and 2) Planned Open Space (if Acquired) and that these two classifications apply only to the 1300 and 1313 sites. Members indicated that they intended that open space be a requirement and not just a goal. Brodie Bain stated that she was concerned that some might interpret the wording to indicate that the sites become ultimate frisbee fields.

Allan Hudson restated his preference that the open space requirements be stated in a way that allowed possible consolidations on one of the two sites. Lisa Rutzick responded that the sites might be developed at vastly different times and this did not appear reasonable.

**Concerning Recommendations 13, 14, 15 and 16 – wording changes to reflect the CAC’s Design Guideline discussion** – Steve Sheppard noted that these were taken exactly from the CAC’s deliberations but that there appeared to be a few changes not reflected and that he would get the list of the changes from that discussion to both Committee members and DPD next week.

**Concerning Recommendation 35 – Standing Advisory Committee expanded role** – The CAC endorsed this recommendation in general but recommended that this be changed from over 27 feet to a type II permit so as to preclude some significant projects from falling through the cracks.

**Concerning Recommendation 36 - mitigation of impacts development on bus stops** – members noted that this requirement seemed extreme.

**Concerning Recommendations 37 and 38 – Streetscape design plans for Madison and Broadway -**

John Savo noted that the CAC had recommended:

The Seattle University Major Institution Master Plan should be amended to include a package of pedestrian streetscape improvements along 13th Avenue between Cherry and Marion, and possibly along 14<sup>th</sup> Ave between Cherry and the north boundary of the MIO mid-block between E. Columbia and E Marion Streets, and to include urban design strategies and community context evaluations similar to that completed for 12<sup>th</sup> Avenue for both Madison Street and Broadway

He noted that the DPD recommendations go further in detail but generally support the CAC's recommendation. Robert Schwartz asked for clarification concerning the details. Other stated that there was a concern that SU should not have to pay for the development of streetscape designs for properties that they do not own. Others noted that this side of Campus was a major issue and needed to be dealt with. Committee members stated that they would look to SU and DPD to clarify the language and evaluate this in their final report.

**Concerning Recommendation 39 – Clarification that the street level design standards would also apply in areas not designated as pedestrian zones –** The CAC discussed and took no issue with this language.

**Concerning Recommendation 40 – listing of street activating university uses –** Ellen Sollod asked if this list would preclude normal retail uses. Bill Zosel noted that the CAC had previously discussed discouraging SU owned uses on the first floor. He noted that the issue was not just street activations, but to help preclude the University displacing other privately operated uses.

Staff responded that these are in addition to all uses allowed outright under the zoning. After brief discussion members suggested that this be clarified to clearly indicate that retail uses otherwise allowed under the zone are allowed. John Savo noted that this list reflects the changes that the CAC had previously made and that the CAC had not specifically called for prohibition of University owned or operated uses on the street level. He noted that the list has now excluded all office uses. Members agreed that these specific issues can be discussed in the CAC's final report.

**Concerning Recommendation 42 – Housing replacement –**Members stated that if general housing was replaced by any institutional use that replacement housing be required and that this include displacement of private housing with University-owned student housing.

**Concerning Recommendation 67 – TMP percentages –** Mark Stoner noted that he still suggests that there be no maximum subsidy included.

John Savo asked if members had comments on additional items. No comments were forthcoming.

Steve Sheppard stated that the minutes might serve as the CAC's comments and that there might not be a need for a December 8<sup>th</sup> Meeting.

**III. Adjournment**

The meeting was adjourned.

**Meeting #35**  
**Thursday, January 12, 2012**  
Seattle University  
Meeting Room  
1313 Columbia Building, Room 115

**Members Present**

John Savo

Bill Zosel

Betsy Mickel

Loyal Hanrahan  
Paul Kidder

Mark Stoner

James Kirkpatrick

**Members Absent**

Ellen Sollod

Marcia Peterson

Maria Barrientos

**Ex Officio Members Present**

Robert Schwartz, SU

Steve Sheppard, DON

Lisa Rutzick, DPD

**Others Present (Staff and Guests)**

Brodie Bain  
Joy Jacobson

David Neth

Jordon Heitzman

**I. Opening and Introductions**

The meeting was opened by John Savo, brief introductions followed.

**II. Presentation on Logan Field**

Robert Schwartz from Seattle University briefly went over the proposed upgrades to Logan Field. He noted that the orientation of the baseball facility will be changed to eliminate a glare problem for pitches. While the overall purpose of this renovation is to improve facilities for recreational sports, this renovation and re-orientation will bring the facility into compliance with Division One standards. The facility will include soccer and softball fields and a running track. The facility will also include an entry plaza. So long as no scheduled activities are ongoing, the facility will be open to the public. He noted that there will be a small clubhouse restroom and vender area as well as a small press box.

One of the concerns was the need for netting to protect others from fly balls etc. A great deal of effort had been given to making this feature work. It will be pulled back inside of the running track fence. Lighting will be included and will be similar to the shielded light fixtures at Garfield Playfield. They will be timed to be off after 11:00 PM.

Mr. Schwartz also noted that there will be a small reader board sign associated with the field. Steve Sheppard noted that at Seattle Central Community College a similar reader-board was proposed and it was discovered that there was an obscure provision in the Major Institutions

Code that required either that allowance of a sign be included in the adopted Master Plan or be authorized as an Amendment to the plan. In their case once they discovered this, their SAC then met and approved installation of a reader-board sign as a minor amendment ever prior to such being identified. In that case they just indicated their approval of amending the plan to authorize reader-board signs along commercially zoned streets. After some discussion it was moved and seconded that:

The CAC has been apprised and reviewed the location for a potential reader-board sign associated with the renovation of Logan Field, and that in the event that Seattle University proposes such a sign, and the City Department of Planning and Development concludes that such would require an amendment to the plan in effect at that time, the CAC recommends that such a sign be allowed under a minor amendment to the Seattle University Master Plan.

The question was called and the motion passed unanimously.

**III. Review of Changes to the Analysis, Recommendation and Determination of the Director of the Department of Planning and Development**

Lisa Rutzick was introduced to go over the changes to the Draft Director's Report. Mr. Rutzick passed out a table that included all CAC and other comments and identified changes made to the report in response to these comments. She then briefly went over the table.

Editor's Note: Only those comments where significant changes were made, or where the recommendation from DPD differs with that made by the CAC are included in these meeting notes. Where comments were either simply noted or required no substantive change, they are not referenced here.

Mr. Rutzick noted that the CAC has stated that the open space requirements along 14<sup>th</sup> Avenue were too vague and open ended and recommended adding the phrase publically accessible and modifications to the designation of the map on page 125 of the MIMP. DPD is recommending making these changes.

She noted that the CAC had advised that SU should not be responsible for the development of a street plan for properties that are outside of their MIO. Ms. Rutzick noted that after further discussions with SDOT changes were made to indicate that the required streetscape design plans will be for the east side of Broadway between Madison and Jefferson Street and for the south side of Madison between Broadway and 12<sup>th</sup> Avenue.

She also noted that there were minor changes to the wording concerning replacement housing requirement to state that the demolition of structures with residential uses or change of use of those structures to major institution uses within the boundary expansion area may not be approved unless comparable replacement housing is proposed. She noted that there were also changes to the list of street activating uses.

She noted that in the prior draft she had recommended that an EIS would be required for the Event Center. Seattle University noted that it was impossible to make this prior-determination. After consideration of this the new draft states that the Event Center is not approved as a part of this MIMP and that it would therefore require a major amendment to the plan to build the Event Center. It was noted that a major amendment is similar to doing a new MIMP.

There was considerable discussion of this issue. Ms. Rutzick stated that she might be able to identify some ways to simplify this process. Robert Schwartz stated that the CAC has been dealing with this issue of years with multiple looks at height bulk and scale. The CAC has never taken issue with the arena as a potential use. He noted that there would always be a project level review and EIS.

Ms. Rutzick read the language from the director's report as follows:

Of particular concern to the community is one of the three alternative development schemes proposed at this site: an event center to accommodate 5,000 people. Such a use poses potential unique traffic, parking, noise, and scale impacts which could affect the livability and vitality of the residential community to the east. The FEIS does not contain an analysis of the impacts associated with an event center. These impacts would have to be analyzed on a project specific basis at the time a Master Use Permit application is submitted. At the time of this Master Plan, the event center use is not approved, although nothing precludes possible amendment of the Plan in the future according to the provisions of SMC 23.69.035.

DPD Recommendation

① Page 51, new sentence at end of page as follows: "The event center alternative proposed at 1313 East Columbia (or 1300 East Columbia) is not approved as part of the Master Plan at this time."

Mr. Schwartz stated that he objected to the last part of the recommendation "is not approved as part of the Master Plan at this time". Joy Jacobson suggested that a statement might be crafted that required additional study when a proposal was brought forward. Ms. Rutzick stated that the Event Center is less well defined than other known uses. Others noted that the alternative language "Should the event Center alternative be proposed at this site, it is



expected that an EIS will be required to evaluate impacts including, but not limited to noise scale, light, glare, traffic, and parking specific to the use being proposed.” Ms. Rutzick noted that this is not a condition but simply a statement of what is already required.

John Savo stated that he agreed with Ms. Rutzick. There has been little information presented about the details of this proposal and definite concerns expressed by the community and the CAC regarding that particular use at that location. The CAC has never taken the position that it can't be done, but the language that this is not approved goes farther and implies that the use shouldn't go there. There are hurdles to be overcome prior to formal location of the event center here, but there should be some acceptable language that can be crafted other than that this is not approved.

Steve Sheppard stated that language along the line of:

Prior to any decision by the institution to move forward with an event center, the following shall occur: a traffic analysis shall be completed and presented to the Standing Advisory Committee; pre-schematic designs showing the approximate lay out and size of the building shall be presented to the community.

Mr. Schwartz stated that he would be more comfortable with this direction rather than outright non-approval. Others agreed. After brief discussion the wording was amended to:

Prior to any decision by Seattle University to move forward with a MUP application for an event center, the following shall be required: 1) a traffic analysis and site specific light, glare, and noise studies shall be completed for review with the Standing Advisory Committee; 2) alternative locations have been evaluated; and 3) the project shall have been presented to the Community at a widely advertised meeting at the conceptual design phase. In the event that a decision is made to move to the MUP phase, and as part of any MUP or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases.

Mr. Schwartz again stated general agreement with the conditions. Members also agreed with the language as presented. Steve Sheppard noted that this would be a council condition and would be required to occur prior to intake for a MUP.

Bill Zosel asked if this precluded the requirement for an amendment. Ms. Rutzick stated that if this direction is taken there would be no specific amendment required.

Discussion then turned to the location of open space. Ms. Rutzick noted that the CAC has recommended that open space be publically accessible and the University had presented additional information to better define this. Ms. Rutzick stated that the Director's Report now reads:

DPD Recommendation -- These conditions are reiterated in Section.

① The following sentence shall be added to page 125 as follows:

“Neither the short or long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and

Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

Prior to issuance of a Master Use Permit for any project that would result in a building footprint exceeding 45,000 square feet at the 1300 East Columbia site, the University shall develop a plan to provide additional open space within the MIO east of 12th Avenue, present the plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan.”

② The following sentence shall be added to page 125 as follows:

“Given the sensitive edge condition of the site located at 1313 East Columbia (#312), high-quality, welcoming open space shall be provided prior to or simultaneously with development at this site consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

Prior to issuance of a Master Use Permit for any project that would result in a building footprint exceeding 75,000 square feet at the 1313 East Columbia site, the University shall develop a plan to provide additional open space within the MIO east of 12th Avenue, present the plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan.”

Mr. Schwartz stated that Seattle University still has issues with this recommendation.

#### **IV. Public Comments**

**Comments of David Neth** - Mr. Neth noted that the Arena appears to be a more significant issue than previously considered. He noted that some viewed the lack of windows overlooking surrounding properties as a positive. He noted that there is a lack of information on the possible sports center. He stated that he thought that the Committee should have a fuller review of the Event Center.

#### **V. Additional Seattle University Comments**

Open Space on 1313 and 1300 E. Columbia Street - Mr. Schwartz stated that Seattle University is not comfortable with the use of the term planned open space as it relates to open space at 1300 and 1313 East Columbia. This implies that the open space must occur on each site. Instead the University is proposing that when development milestones are reached the Seattle University be required to submit a plan that shows Seattle University’s actual open space plan east of 12<sup>th</sup>. Lisa Rutzick responded that the intent was that open space on this site be a given, not just a possibility, and in addition to the overall landscape plan. She noted that these are sensitive sites on the boundary and that her thinking was that open space should occur on these sites. John Savo agreed that this was the intent of previous discussions and that there should be visible and usable open spaces as part of any development on these two sites.

Mark Stoner noted that when the CAC previously discussed removing the term “substantial” from this discussion that the intent was that this open space occur on these sites, or one of them, and not generally east of 12<sup>th</sup>. He stated that it should be on one of these two or both. He suggested at the wording from Seattle University might

work if it were restated that prior to the development of 1300 or 1313 East Columbia that Seattle University be required to submit a plan that shows Seattle University's actual open space plan for the aggregate of these two sites. Others expressed concern that such a plan might defer open space to the 1313 site and then develop 1300 prior to acquisition of 1313.

John Savo proposed the following general language:

That in the event that development above the threshold of 75,000 gross square feet on 1313 E Columbia Street or 45,000 gross square feet on 1300 E. Columbia Street, that Seattle University submit a plan that shows Seattle University's actual open space plan for these two sites.

Mr. Schwartz reiterated that the major concern of the University is that the term planned for both sites and the implication that this be on both sites. There was discussion of the prior intent of the CAC. Steve Sheppard read excerpts from the prior meeting notes that dealt with this issue as follows:

**Concerning Recommendation 11 and 12 – Open Space Requirements on 1300 and 1313 East Columbia –**

After further discussion the CAC endorsed: 1) changing the sentences in recommendations 11 and 12 from substantial public open space to publically accessible open space, and 2) changing the legend on page 125 to include two new classifications: 1) Planned Open Space (SU owned land), and 2) Planned Open Space (if Acquired) and that these two classifications apply only to the 1300 and 1313 sites. Members indicated that they intended that open space be a requirement and not just a goal.

He noted that in the lead in to this recommendation the discussion implied that the open space would be on both of sites, but that the intent of the CAC was not absolutely clear in this regard. John Savo stated that it appeared that the CAC still supports having open space on both sites.

Street Activating Uses – Mr. Schwartz noted that Seattle University objects to extending street activation use requirements to areas outside of the pedestrian overlay zones. Ms. Rutzick responded that the conversation was that 12<sup>th</sup> Avenue is a commercial spine and that there is a P-zone that has a higher standard so, why shouldn't Seattle University's new development comply with that standard and why should one side of the street be treated differently than the other. Mr. Schwartz asked if this requirement might extend to an academic building on the west side of 12<sup>th</sup>. If so this would be incredibly expensive. John Savo stated that he had never considered the west side of 12<sup>th</sup> Avenue. The full length of 12<sup>th</sup> would be Joy Jacobsen stated that it was her idea that street activating uses would be a requirement within the P zoned areas and a goal outside of that area. Others noted that this might apply to Broadway, Madison and other streets. SU staff indicated that the street activating uses would be on the East Side of 12<sup>th</sup>.

Members asked that there be some effort to clarify this issue. It was noted that the illustration on page 141 of the MIMP identifies several buildings along the west side of 12<sup>th</sup> outside of the P zone that SU identifies as sites or University retail and street activating uses.

John Savo suggested that the CAC consider a statement:

The CAC strongly endorses the plan for 12<sup>th</sup> Avenue as shown on pages 142 and 143 of the Final SU MIMP for the development of street level retail and street activating uses and that Seattle University be strongly encouraged to create street activating uses and retail wherever possible along 12<sup>th</sup> Avenues and particularly on blocks where existing building do not now include such uses.

The above wording was moved and seconded and passed unanimously.

Housing Replacement – He noted that there were relatively minor changes that the University is proposing. Lisa Rutzick noted that the intent of the Code is to assure that there is no I-net loss of the existing housing stock. University student housing is not necessarily considered a part of that housing stock. Development of dorms does not mitigate loss of other housing. Mr. Schwartz stated that Seattle University is proposing that 4 student beds equate to one market rate housing unit for the purpose of calculating residential units. John Savo responded that the goal of the CAC is to encourage the retention of private non-student housing. Mr. Schwartz agreed that the CAC has been consistent with this and that the CAC and SU may simply differ on this issue.

#### **V. Future Meetings**

There was a brief discussion of future process. Members concluded that it might be possible to forgo most future meetings and deal with the final approval of the event center conditions by e-mail.

Lisa Rutzick stated that she has not yet published and that there has been a decision to separate the publication from the setting of the hearing date. Steve Sheppard suggested that the January 12<sup>th</sup> or 19<sup>th</sup> be tentatively reserved for possible meetings, but that it might be possible to approve the final report on-line and that he would work towards that goal.

#### **VI. Adjournment**

No further business being before the Committee the meeting was adjourned

## Appendices

### Appendix 1 Minority Report

The following Minority report was provided by Bill Zosel and Ellen Sollod.

**Recommendation 1** – That the Final Major Institution Master Plan for Seattle University not be adopted by the City of Seattle at least until after the completion of an adequate Environmental Impact Statement which provides the Director of the Department of Planning and Development and the City Council the evidence and analysis necessary to make an informed decision.

The purposes of an Environmental Impact Statement include providing an “impartial discussion of significant environmental impacts and ... (informing) decision makers and the public of *reasonable alternatives*, including mitigations measures, that would avoid or minimize adverse impacts or enhance environmental quality,” (emphasis added) SMC 25.04.400.

SMC 25.05.030 B. states that “Agencies shall to the fullest extent possible: ...

3. Prepare environmental documents that are concise, clear, and to the point *and are supported by evidence* that the necessary environmental analyses have been made.” ...

7. Identify, evaluate, and require or implement, where required by the act and these rules, *reasonable alternatives that would mitigate adverse effects of proposed actions on the environment.*” (emphasis added).

The EIS in this matter fails to provide evidence and analysis of the alternatives that are at the very core of the Seattle Land Use Code’s regulatory scheme for major institution development. SMC 34.69.002 sets forth the purpose and intent of the code regarding a Major Institution Master Plan (MIMP). The Code supports “appropriate institutional growth within boundaries” and seeks to “balance a Major Institution’s ability to change ... with the need to protect the livability and vitality of adjacent neighborhoods.”

The Code explicitly states a purpose and intent to:

“Encourage the concentration of Major Institution development on existing campuses, or alternatively, the decentralization of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries,” SMC 23.69.002 C.

and, for emphasis:

“Discourage the expansion of established major institution boundaries,” SMC 23.69.002 E.

The proposed MIMP of Seattle University fails to propose any development on numerous sites within its existing campus and, instead, proposes to expand its boundaries. All of the needs for space for uses identified by Seattle U. in its proposed MIMP could be accommodated within its existing campus. Whether or not the proposed MIMP, with boundary expansions and development standard changes is consistent with the Seattle Land Use Code it is impossible to tell because the EIS does not provide the evidence and analyses necessary to make an informed decision.

**Recommendation 2** – If the Final MIMP of Seattle University is adopted, the expansion of the campus boundaries to the area between 12<sup>th</sup> and 13<sup>th</sup> Avenues on either side of E. Marion Street should not be approved.

While the Land Use Code explicitly discourages boundary expansion, of course some expansion of boundaries of major institutions must be permitted by the Code. However, at the very least there should be a demonstration of a need for such expansion. Far from a demonstration of need, the proposed S.U. MIMP does not even suggest a possible need or use for expansion into this area. The expansion should not be approved without an

Environmental Impact Statement which analyzes the uses for such an expansion and considers the alternative locations on the existing campus.

The area of proposed boundary expansion includes a site on 12<sup>th</sup> Avenue of approximately 10,440 square feet in a Neighborhood Commercial Zone. It has been occupied for several decades by the Photographic Center Northwest, a school and art gallery. If the Photographic Center chose to move some time in the future the site could continue to be the location of neighborhood serving commercial space, and, possibly, new housing.

Immediately to the east of the Photographic Center building, at the northwest corner of 13<sup>th</sup> Avenue and E. Marion Street the S.U. MIMP expansion would include an undeveloped site of approximately 8,689 square feet zoned MR 3. (This is currently a parking lot). Depending on the type of development, this site could accommodate twenty or more units of housing, contributing significantly to the vitality of the neighborhood and furthering the goals of the City of Seattle Comprehensive Plan, the Central Area Neighborhood Plan, and the 12<sup>th</sup> Avenue Plan.

On the South side of E. Marion Street and on 13<sup>th</sup> Avenue the MIMP expansion proposes to include seven lots zoned MR3 all of which have housing, although not necessarily developed to the zoned potential. The proposed expansion to include these lots could remove dozens of actual and potential housing units from the housing stock of the 12<sup>th</sup> Avenue Urban Village. City policy clearly intends that the University build housing on its campus and not displace existing housing and housing development potential --- either through the substitution of University uses, or by the distortion of the market resulting from University land-banking.

The EIS does not discuss evidence or analyze evidence for expansion into this area. The expansion should not be approved until such an EIS analysis occurs and the Director of DPD has an opportunity to review the analysis.

The threat to a vital 12<sup>th</sup> Avenue cultural institution and business, and the elimination of dozens of actual and potential housing units from the neighborhood is contrary to Seattle's Comprehensive Plan, the Central District Plan, and the Mayor's 12<sup>th</sup> Avenue Plan, all of which are intended to support and encourage commercial and housing density.

In particular, pursuant to the Mayor's 12<sup>th</sup> Avenue Plan the City of Seattle purchased land on 12<sup>th</sup> Avenue through an exchange of money and other real estate. This is land that Seattle University had owned. The Mayor's 12<sup>th</sup> Avenue Plan created the transfer of this land from Seattle University to the City so that a more vital mixed-use "main street" could be supported. Pursuant to the Plan the City selected developers to whom it sold its newly acquired 12<sup>th</sup> Avenue sites. Rather than demanding "top market value" from purchases of these sites, the City placed additional demands on purchasers. That is, purchasers were required to build mixed-use buildings with neighborhood-serving retail space. In return, the City accepted payment that probably was less than it could have received from sales unhindered by the City's particular objectives.

Furthermore, in a quite unusual policy move, the City dedicated the proceeds from the sale of its land to capital improvements on and near 12<sup>th</sup> Avenue --- mainly curb bulbs, textured crosswalks, pedestrian-scale streetlights, and street trees. This was done to encourage and foster residential and retail development that would result in a 12<sup>th</sup> Avenue that serves the neighborhood in addition to the institution of Seattle University. To allow the University to expand to the east side of 12<sup>th</sup> Avenue after two decades and millions of dollars invested by the City to foster non-institutional development is contrary to the 12<sup>th</sup> Avenue Plan adopted by the City Council.

Balanced against the policy and goals of the 12<sup>th</sup> Avenue Plan there is no need on the part of the institution cited in the EIS or the proposed MIMP.

**Recommendation 3**– If the final MIMP of Seattle University is adopted, the height increase for the 12<sup>th</sup> Avenue site of the Photographic Center Northwest should not be granted.

S.U. in its proposed MIMP asks for an increase in the allowed height for development on a portion of a 12<sup>th</sup> Avenue block from 40 feet to 65 feet.

This request is controlled by SMC 23.34.009, which sets forth standards for rezones in a commercial or industrial area. The criteria of the Land Use Code make it clear that gradual transitions are required and raising the height for a portion of a block without buffers between that portion and adjacent properties should not be allowed. (While it is not denied that an argument could be made that a 65 foot height limit for all 12<sup>th</sup> Avenue commercial properties could be appropriate, that is an argument that should apply to the entire block or to several blocks and it is not appropriate to increase the height limit for one building for one potential developer.) If S.U. develops to a greater height than is allowed adjacent development it could have an undue impact on the nearby buildings and uses. Furthermore, until S.U. goes forward with development on that site, the fact that it, and it alone, has the right to a greater height will have the effect of discouraging other possible development on the site.

**Recommendation 4** - If the final MIMP of Seattle University is adopted, the development standard changes for the block bounded by 14<sup>th</sup> and 13<sup>th</sup> Avenues, and E. Cherry and E. Columbia Streets, (the landmark Coca Cola site) should not be adopted.

The proposed MIMP would allow remodeling or adding to the historic Coca Cola bottling building and/ or increases in height limits for the block. This is a landmark building and the site is adjacent to small-scale residences. Development on this site, therefore, is particularly sensitive. Seattle University contemplates the possibility of an event center or basketball arena at this site. As pointed out in comments to the EIS and in submissions by neighbors, the University has not explored in a meaningful way alternatives which would make the proposed changes unnecessary. Even if an events center were placed on this site, the exact location of the footprint of the building possibly could be moved a some feet to the west, and/or excavation could result in some of the event center being built below the current grade. Other locations within the S.U. campus that could accommodate an events center have not been explored. The Environmental Protection regulations of the City of Seattle require reasonable alternatives to be analyzed.

Furthermore, the height increases proposed by the S.U. MIMP are contrary to the rezone criteria of the Land Use Code. The gradual transition standards are not met.

**Recommendation 5** – If the final MIMP of Seattle University is adopted, the development standard changes for the block bounded by 14<sup>th</sup> and 13<sup>th</sup> Avenues, and E. Columbia and E. Marion Streets, (the hospital laundry site) should not be adopted.

The proposed MIMP would change the development standards for *part of* the block that is occupied by the hospital laundry building. This site is not currently controlled by Seattle University. The University states that it could remodel or replace the existing building and/or build on the existing unbuilt portion of the site for housing or academic uses.

The Land Use Code strongly encourages the development of Major Institutions to take place on existing campuses and strongly discourages expansion. The EIS and the proposed MIMP provide no evidence and no analysis as to why adequate new housing and adequate new academic space cannot be developed on sites on the existing campus and with existing development standards.

Hundreds of thousands of square feet of space is available within S.U.'s current campus and zoning envelope. No existing building would need to be removed and replaced other than those that S.U. already has said it intends to replace. No existing campus open space need be removed.

The Major Institution Master Plan Land Use Code allows institutions greater heights than is allowed to other owners or developers. The purpose of such greater height allowances is that taller institutional development may take place making it less necessary for the institution to spread its impacts farther into nearby commercial and residential neighborhoods. While S.U. has in past Master Plans requested and received significant increases in zoning heights on its campus, it is now failing to use the already- granted greater height limits and, instead, is seeking develop taller buildings in new areas in residential blocks.

Without, at least, an analysis of the possibilities present in the existing zoning envelope, new height increases should not be granted. The EIS fails to consider these reasonable alternatives. The Director of DPD did not have the benefit of any such analysis before making her recommendation.

Furthermore, the proposed height increases for a portion of this block are contrary to the rezone criteria of the Land Use Code. The gradual transition standards are not met. In fact, there is no transition. Rather, the proposed height increases have a boundary that is in mid-block and severely impact adjacent residential sites.

These sites are currently of a much smaller scale, but even if the owners chose to replace them in the future, they would not be allowed to develop to the height that is allowed its immediate neighbor, Seattle University. It is likely that the livability and the value of the properties on the same block as S.U. would be seriously impacted. This is not analyzed by the EIS.

**Recommendation 6** – If the final MIMP of Seattle University is adopted, the proposed Transportation Management Plan should be improved so that there are more effective efforts to reduce the impacts of single occupancy vehicle commuting on the neighborhood.

**Recommendation 7** – If the final MIMP of Seattle University is adopted, the mechanisms for providing advance notice and opportunity for review of future development should be improved.

The Major Institution Master Plan Land Use Code regulations do not require the institution to reveal in its Master Plan specific uses for specific sites. Yet, a major purpose of the Land Use Code is to provide adequate notice of planned developments. The proposed MIMP of Seattle University contains requests for significant development standard increases and requests for boundary expansions without, in some cases, any indication of possible future development on those sites. The final MIMP should contain provisions that require the University to reveal at the earliest possible time its planning for potential development on particular sites so that the public can be informed and participate in a manner consistent with the spirit of the Major Institution Land Use Code.



**Appendix 2 –CAC Comments and Recommendations Concerning the Draft Major Institutions Master Plan and Preliminary Draft Environmental Impact Statement for Seattle University.**

**SEATTLE UNIVERSITY**  
**MAJOR INSTITUTIONS MASTER PLAN**  
**CITIZENS ADVISORY COMMITTEE**

**SEATTLE**  
**UNIVERSITY**  
**MAJOR**  
**INSTITUTIONS**  
**MASTER PLAN**

STANDING CITIZENS  
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James Kirkpatrick  
Maria Barrientos  
Bill Zosel  
Tenaya Wright  
Paul Kidder

**Ex-Officio Members**

Steve Sheppard –  
DON  
Lisa Rutzick - DPD

August 3, 2008

Diane Sugimura, Director  
Department of Planning and Development  
PO Box 94649  
Seattle, WA 98124 - 4019  
Attn: Lisa Rutzick

Michael Kerns  
Vice President Facilities Administration  
Seattle University  
901 12<sup>th</sup> Avenue  
Administration Building # 117  
Seattle, WA 98122

RE: Seattle University Major Institutions Master Plan Citizens Advisory Committee  
Comments and Recommendations Concerning the Draft Seattle University Major  
Institutions Master Plan and Preliminary Draft Environmental Impact Statement for  
Seattle University

Dear Ms. Sugimura and Mr. Smith,

In accordance with SMC 23.69.032.D(11), the Seattle University Major Institutions Master Plan  
Citizens Advisory Committee (CAC) submits the following comments on the Draft Major  
Institutions Master Plan (DMIMP) and the Draft Environmental Impact Statement (PDEIS).

The CAC focused on the physical features of the proposed plan – the height, bulk, and scale.  
The CAC directed its efforts to what the proposed expansion would look like and how it would  
impact the neighborhood. We care about the scale and position of the buildings; the setbacks  
and open space; parking; and impacts such as traffic. We believe it is our role to balance the  
growth of the institution with long term compatibility of the surrounding neighborhoods consistent  
with SMC 23.69.025.

Many of the CAC's comments relate to the proposals to increase development east of 12<sup>th</sup>  
Avenue. This is a particularly sensitive area as it abuts a lower density residential neighborhood.

To that end we offer the following specific comments:

## **Concerning the Objectivity of the EIS, Overall Direction of Development and Alternative Evaluation**

Concerns were expressed by various member of the CAC that in some portions of the DEIS the evaluation appeared to hold back from a full evaluation of some of the negative impacts of the proposed actions, and especially the apparent decision to forgo greater density on the Central Campus in favor of greater development and expansion of boundaries to the east of 12<sup>th</sup> Avenue.

The CAC was presented with information concerning past City and University plans and intentions concerning the use of the areas east of 12<sup>th</sup> Avenue. Those presentations indicated that initial planning in the 90's was based, at least in part, on the desire to allow development of the University's Athletic Complex, east of 12<sup>th</sup> with a strip along Columbia as a connecting corridor. The areas east of 12<sup>th</sup> were viewed as a transition zone and attention was focused on the more intensive development of the Central Campus west of 12<sup>th</sup>. The present proposal appears to subtly shift this focus. Through regularization of the boundaries, and particularly through increases in the proposed height of development east of 12<sup>th</sup>, it is clear that the area is now being seen more as a true extension of the Seattle University Campus, rather than an ancillary area.

The CAC does not necessarily object to this proposed direction. Accommodation of additional development east of 12<sup>th</sup> may be necessary and there may be benefits from new development. However, the concomitant increase in development densities and heights will have a greater impact on the adjacent lower-density neighborhood and should not be done without a full evaluation of both the impacts and the possible alternatives. The CAC concluded that the EIS did not go far enough in evaluating these alternatives and impacts and that without additional evaluation, the ultimate decision makers might lack proper information to make their decision. Therefore the CAC formally forwards the following comment and recommendations:

### **Recommendation (Comment) 1**

The Plan and Final Environmental Impact Statement should be amended to provide more justification for and evaluation of the boundary and height expansions and to address the community's interest and City's Policies to concentrate height increases toward the Center of Campus and the desire to constrain most institutional development within existing MIO boundaries. This should specifically include analysis of the ability to satisfy SMC standards by increasing the density of development in the core of the existing campus and specifically including at (a) 12<sup>th</sup> and Spring, (b) Broadway and Madison. (c) Madison at 11<sup>th</sup>, (d) Broadway and Columbia (vacant building site).

## **Concerning Boundary Expansions**

Seattle University has proposed boundary expansion in three areas: 1) along the east side of Broadway from about mid-block between E Cherry and E Columbia Streets to E Jefferson Street; 2) along the north side of E Marion Street from 12<sup>th</sup> Avenue to 13<sup>th</sup> Avenue; and 3) the east side of 13<sup>th</sup> Avenue from E Marion Street to the existing MIO boundary north of E Columbia Street. The CAC carefully reviewed each of these boundary expansions.

The Major Institutions code stated that one of the purposes of the establishment of this process is to "discourage the expansion of established major institution boundaries". In general, the CAC has worked under the assumption

that boundary expansions, while clearly allowed, should be granted only where other alternatives to develop within the previously determined MIOs are not desirable or available. Expanding boundaries should generally be considered when no other alternative exists.

In evaluating the proposed expansions, the CAC had no objections to the regularization of the boundaries along Broadway or the inclusion of the east side of 13<sup>th</sup> Avenue from E Marion Street to the existing MIO boundary north of E Columbia Street, however, considerable discussion focused on the second area (the north side of E Marion Street from 12<sup>th</sup> Avenue to 13<sup>th</sup> Avenue). Seattle University's rationale for this expansion is to maintain control over all four corners of this intersection as they view this as their major entry. The following comment was put forward out of concern that institutional uses at street level might impair retail activity in a business district.

The Seattle University Draft Master Plan should be amended to delete that portion of the proposed boundary expansion east of 12<sup>th</sup> Avenue that includes the Photographic Center and its adjacent parking lot.

The CAC evenly split over this issue and it is, therefore, not a formal recommendation at this point; however, this issue will clearly be the subject of additional discussion in the future.

While the CAC could not reach a formal position concerning the desirability of expanding the boundary to include the Photographic Center, there was consensus that the vitality of 12<sup>th</sup> Avenue would best be promoted by the placement of non-university uses along the 12<sup>th</sup> Avenue Street front in this location. Therefore, the CAC offers the following comment.

**Recommendation (Comment) 2**

In the event that Seattle University acquires the property presently owned by the Photographic Center, first floor uses must be required to comply with the provisions of the 12<sup>th</sup> Avenue Plan and that they be non-university retail, cultural or retail like uses through lease or other arrangements with private owners.

**Concerning Height Limits**

Under the proposed plan, new (increased) MIO heights are proposed generally in two areas: 1) Along Broadway between Columbia and Jefferson, and 2 ) generally in the area east of 12<sup>th</sup> Avenue. The CAC has taken no issue with the proposed increase along Broadway, and there is general support for the MIO 160 and MIO 90 for those areas. However, a great deal of concern was raised regarding the changes east of 12<sup>th</sup>.

The CAC carefully evaluated the proposed heights east of 12<sup>th</sup> Avenue. SU proposed that all but a small portion along the west side of 13<sup>th</sup> Avenue north to E Columbia Street be changed from MIO 37 and 50 to MIO 65. In two areas this would represent a change from 37 foot maximum height to 65 feet: 1) the area bounded approximately by 13<sup>th</sup> Avenue, 14<sup>th</sup> Avenue E Cherry and E Marion Streets (1313 East Columbia Street and the adjacent privately owned laundry to the north); and 2) the area bounded by the rear lot lines of lots fronting 12<sup>th</sup> Avenue, 14<sup>th</sup> Avenue, E Jefferson Street and James Court (Barclay Court Area). The CAC carefully evaluated the proposed heights for both areas. In each case, the CAC is recommending that the proposed heights be reduced.

**1313 E Columbia and Adjacent Block to the north.**

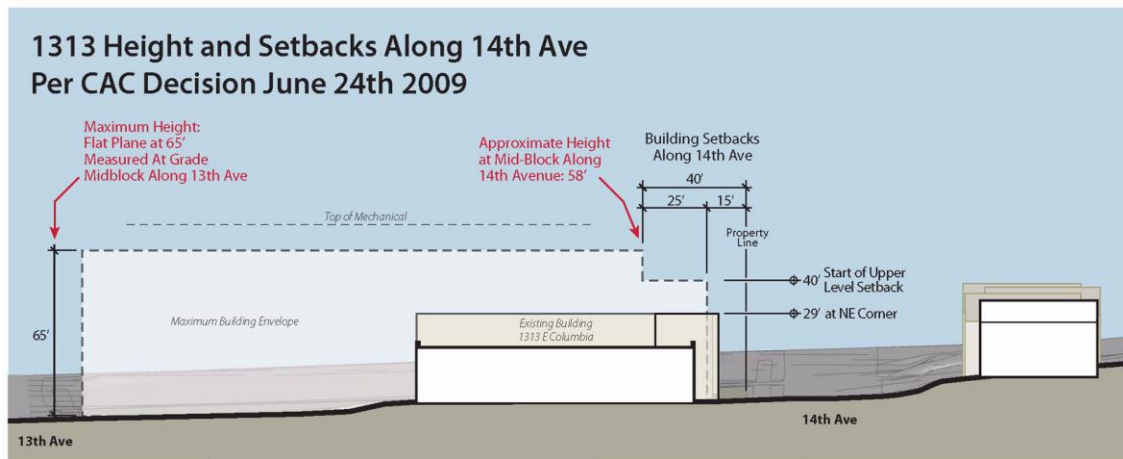
The greatest attention was given to the 1313 E. Columbia Block and the block immediately north. Seattle University is proposing possible development on the 1313 E Columbia Street Block for either housing, academic or event center development. They have clearly indicated that they consider this site as the only appropriately sized parcel for development of a sports arena to accommodate their resurgent basketball program, and wish to maintain the flexibility to accommodate this possible use.

Both CAC members and abutting residents have expressed concerns. The site lies across 14<sup>th</sup> Avenue from residential uses and the proposed 65 foot heights will impact these properties through increase shadowing and possible traffic impacts. In addition, the landmark designation of the former Coca Cola Bottling Plant at 1313 E. Columbia on the site further complicates future use. Nonetheless, after careful evaluation, the CAC is recommending that the proposed height increases be mitigated through the adoption of the restrictions shown in Recommendation 3.

**Recommendation (Comment) 3**

The Seattle University Draft Master Plan should be modified as it applies to the blocks between 13<sup>th</sup> and 14<sup>th</sup> Avenues, E Cherry and E, Marion Streets as follows: 1) to designate the block occupied by the old Coca Cola Bottling Plant MIO 65 as a flat plane measured from the mid-block along 13<sup>th</sup> Avenue with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14<sup>th</sup> Avenue street front; and 2) to designate the block north of E Columbia and occupied by the Laundry Facility as MIO 65 conditioned to no greater than 55 feet with setbacks increased to 15 foot ground floor setback with additional 25 foot setback above 40 feet in height applicable to the 14<sup>th</sup> Avenue street front and the north boundary of the proposed MIO between 13<sup>th</sup> and 14<sup>th</sup> Avenues.

The following is an illustration of the heights and setbacks as they would be applied to the block occupied by the old Coca Cola Bottling Plant (1313 E. Columbia ).



**MITHŪN**

Seattle University Major Institution Master Plan

This recommendation was adopted after considerable discussion by the CAC on a 6 to 3 vote. There clearly was, and remains, considerable sentiment for greater reductions in heights in these blocks and a clear majority of comments from adjacent residents were in opposition to the increased heights.

Many CAC members concluded that the most problematic use for this site may be the possible event center. If constructed, the event center would accommodate events (sporting and others) with attendance of up to 5,000 persons. Events of that size have the potential of generating significant parking, noise, light and glare impacts on the surrounding neighborhood, but, the event center option for 1313 E. Columbia is not addressed in terms of its potential impacts for noise, land-use, traffic or parking in any significant way in the EIS.

**Recommendation (Comment) 4**

The Final EIS should be expanded to fully discuss both the impacts of and possible mitigation measures to address the potential impacts related to parking, access, and, light glare and noise impacts for each of the proposed uses for the 1313 East Columbia Street Site.

Transportation and parking issues related to this use are a particular concern. If the 5000-seat venue does come to fruition then a systematic parking and transportation plan will be required related to moving patrons to and from events, as this use might drive the need for the construction of additional parking.

**Barclay Court Area**

This area is an anomaly. In essence it is a single standard block, split into three sub blocks by James and Barclay Courts and developed with small homes on small lots. Seattle University incorporated this area in its MIO in its last Master Plan with the intention of using homes for student and faculty housing. Seattle University has acquired the northern ½ of this area and plans a major student housing project for that site. The remainder of the area is in private ownership; and the University is proposing no immediate or long-term use of the area. For this reason the CAC has determined that there is no immediate need for this height increase across the whole of these blocks. However, it was agreed that the lots currently designated NC2-40 could be up-zoned to MIO 65 to align with heights proposed along the east side of 12<sup>th</sup> Avenue within the proposed campus boundaries.

**Recommendation (Comment) 5**

The Seattle University Master Plan and DEIS should be modified to eliminate the increase from MIO 37 to MIO 65 where the underlying zoning has been L-2 in the areas bounded by 12<sup>th</sup> Avenue, 14<sup>th</sup> Avenue, E Jefferson Street and James Court (Barclay Court Area). The area should remain MIO 37.

**Remaining Blocks East of 12th**

For the remaining blocks east of 12th, including the 12th Avenue streetfronts, the CAC makes no formal recommendation and accepts the proposed height increase.

**Concerning the Design Along the Edges of the Campus-**

The interface between the community and Seattle University is one of the most important elements of this plan for the CAC. It has been noted that in many ways the University has turned its back to the community and focused inward. This is apparent in the treatment of Jefferson, Broadway and Madison where, with a few notable exceptions, the street front is dominated by the rears of buildings. For many years, 12<sup>th</sup> Avenue was treated similarly. However, recently Seattle University has done a much better job orienting its buildings in ways that help activate 12<sup>th</sup> Avenue, and current projects that are in the works appear to follow this trend.

The proposed master plan builds on recent changes and includes design guidelines and a campus context study for 12<sup>th</sup> Avenue. The CAC strongly commends them for this effort and commitment to better design of this boundary and recommends that a similar effort be undertaken for all of the campus boundaries.

**Recommendation (Comment) 6**

The Seattle University Major Institution Master Plan should be amended to include a package of pedestrian streetscape improvements along 13th Avenue between Cherry and Marion, and possibly along 14<sup>th</sup> Ave between Cherry and the north boundary of the MIO mid-block between E. Columbia and E Marion Streets, and to include urban design strategies and community context evaluations similar to that completed for 12<sup>th</sup> Avenue for both Madison Street and Broadway

**Recommendation (Comment) 7**

The Seattle University Major Institution Master Plan should give a priority to streetfront improvements and the pedestrian experiences along its principle campus boundaries with the public realm separate and distinct from the design of individual buildings and including further definition of the nature and quality of street front improvements.

**Concerning the Preservation on Housing Opportunities**

It is City policy a. "to encourage preservation of housing opportunities, especially for low income persons, and to ensure that persons displaced by redevelopment are relocated." and b. "proponents of projects shall disclose the on-site and off-site impacts of proposed projects upon housing, with particular attention to low-income housing."

The proposed boundary expansion on 13th Avenue south of E. Marion includes at least 18 units of existing housing, yet there appears to be no mention in the DEIS of any plan to replace the housing. In addition, the proposed boundary expansion on 13th Ave. north of E. Marion includes undeveloped lots with a zoned capacity for at least 8 additional housing units. The DEIS also appears to forgo any discussion of the possible impacts of the loss of this housing opportunity.

**Recommendation (Comment) 8**

The Final EIS should be expanded to fully evaluate the impacts of the loss of existing housing and housing development opportunities related to the Seattle University Master Plan

**Concerning Open Space – Particularly East of 12<sup>th</sup>.**

The Community Advisory Committee previously noted that the existing Seattle University campus serves an important function as an urban oasis in the neighborhood and that while the proposed plan envisions the greatest height, bulk and scale changes east of 12<sup>th</sup> Avenue, no formal open space is identified for that area.

Seattle University has identified a small plaza related to a possible adjacent building as its contribution to open space east of 12<sup>th</sup> Avenue. This does not appear to be a significant action and consideration should be given to a greater effort in this regard. Seattle University should strive to identify additional locations for possible central open spaces in the area east of 12<sup>th</sup> Avenue.

**Recommendation (Comment) 9**

In those areas east of 12<sup>th</sup> Avenue, in any case where Seattle University proposes an increase in the overall intensity of use in that area, Seattle University should provide more open space, green space or other public benefit features than is currently proposed in the Major Institutions Master Plan.

**Concerning the Proposed Street and Alley Vacation Immediately East of Broadway**

The vacation of the E. Columbia Street stub approximately 125 feet east to the north-south alley running south from Columbia to E Cherry Street and the vacation of that alley presently provides access to property not owned by Seattle University for both deliveries and patient access. It appears that Seattle University has no intention of pursuing this vacation so long as the Northwest Kidney Center was operating in that location. Given this the CAC discussed the following possible recommendation (comment):

The Seattle University Major Institution Master Plan should be amended to clearly state that the potential vacation of that portion of E. Columbia Street between Broadway and mid-block between Broadway and the vacated 10<sup>th</sup> Avenue Right-of-way and the connecting alley south to E Cherry Street shall be pursued by Seattle University only in the event that the University acquires all properties accessed by this street end and alley.

However, members of the CAC expressed their belief that alley vacations have been increasingly difficult to obtain in Seattle and that there are adequate protections in place to prevent SU from obtaining an alley Vacation if an adjacent owner objected. No vote was taken.

**Concerning the Transportation Management Plan**

The TMP for the draft plan and its analysis in the DEIS states that there will be a significant reduction in SOV commuters. Yet, the strategies outlined are not much different from those in the old TMP.. Seattle University has proposed a goal in their TMP or a 35% SOV use rate. This is ambitious and the TMP needs to more clearly identify additional actions that Seattle University is prepared to take to achieve the 35% SOV rate in such a short period of time?

**Recommendation (Comment) 10**

The transportation section of the MIMP and EIS should provide more details on the institution plans to achieve the significant SOV rate reduction promised for faculty/staff and commuter students.

The TMP is heavily weighted toward continued automobile travel and associated parking needs. Although, a 'Transit Element' is covered (EIS Table 3.8.22), there seems to be very little in the 'strategies' column that provides information (a plan) on how the university will improve transit ridership percentages (currently 22% for students and 34% for faculty and staff

**Recommendation (Comment) 11**

The Plan and EIS should include a greater commitment to use of mass transit, including additional transportation and parking management strategies.

We would like to acknowledge the openness of Seattle University and its consultants, Mithun, Blumen Consulting Group and Transportation Solutions, Inc. in discussing the issues raised, and the questions asked, by the CAC. At all times during the review of the Drafts of the MIMP and Major Institution Master Plan, the SU team was forthcoming and frank in their comments to the CAC.

Sincerely,

Electronic Copy  
Final with Signature on file with the City of Seattle Department of Neighborhoods

John Savo, AIA  
Chair