

SUMA

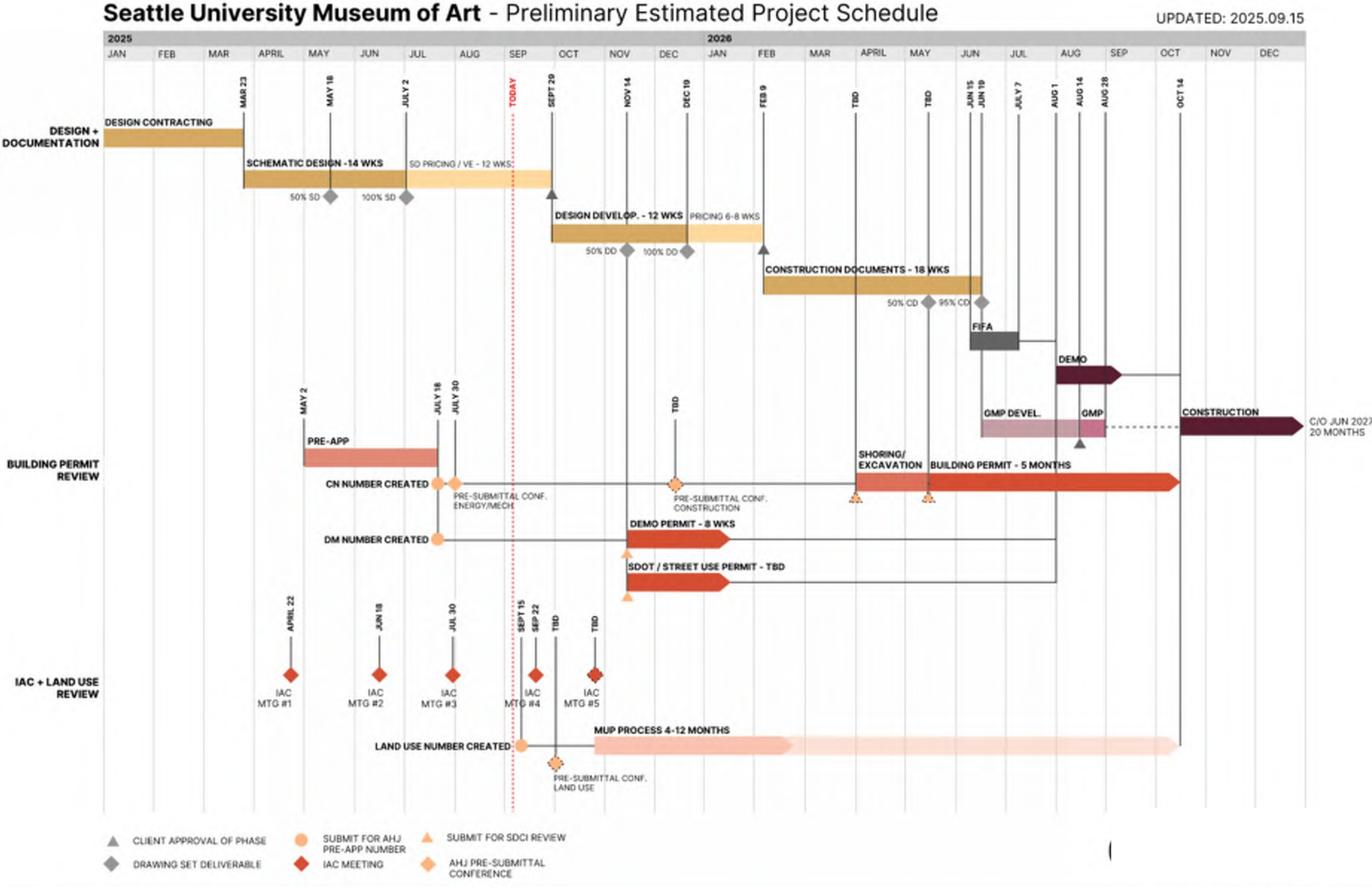
IAC Meeting 4

SEATTLE UNIVERSITY

AGENDA

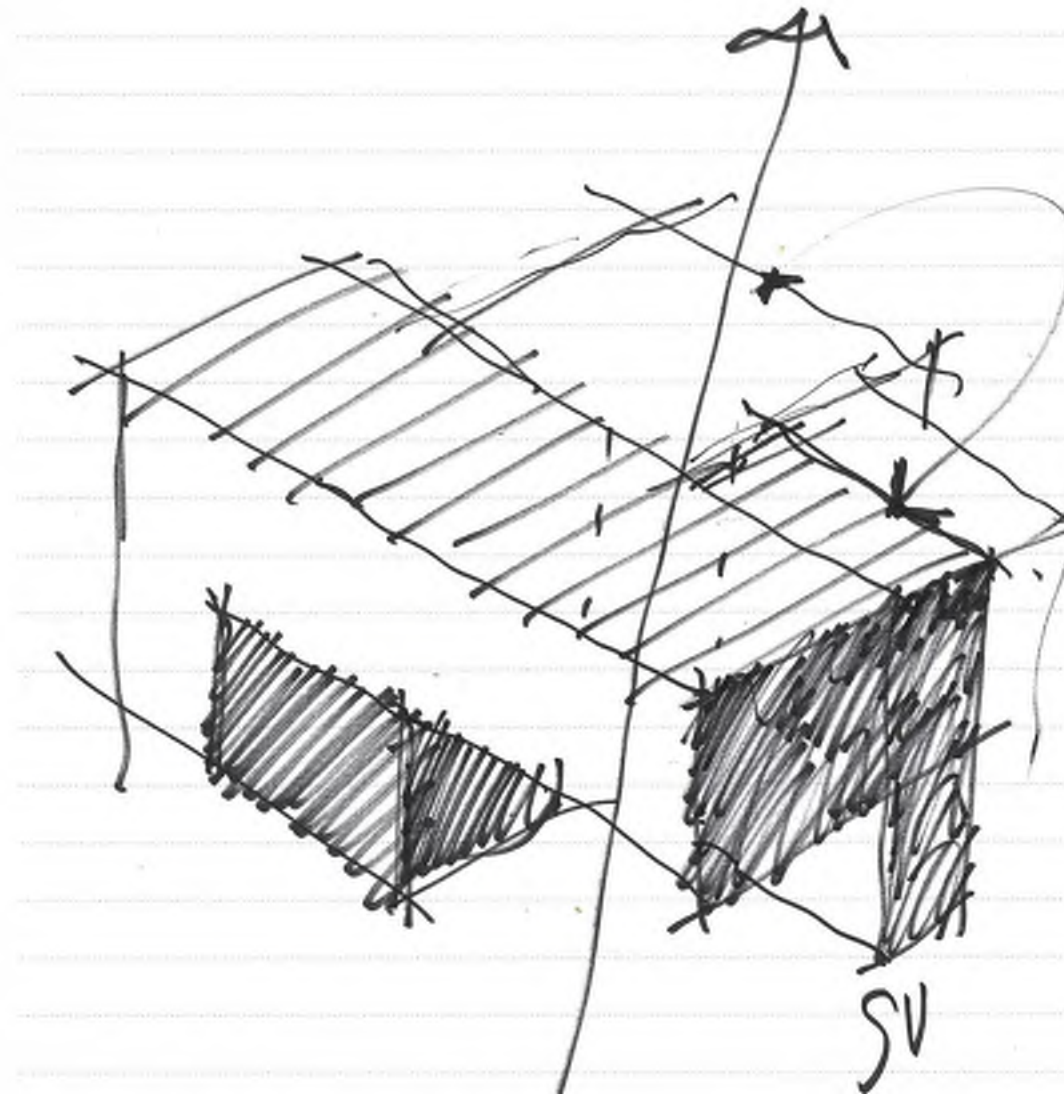
- Project Schedule
- Design Concept
- Relationship of New Development to Surroundings
- Building Design
- Design of the Exterior Spaces

PRELIMINARY ESTIMATED PROJECT SCHEDULE



DESIGN CONCEPT

The design introduces a deliberate frame of St. Ignatius Chapel at the corner of 12th & Marion—creating a covered public plaza that opens views toward the Chapel. This relief in the street front serves as a moment of pause along 12th Ave, adjacent to the campus gateway on Marion Street and provides a flexible gathering area for university and community events.



DESIGN CONCEPT



SEATTLE UNIVERSITY

DESIGN CONCEPT

The plaza will host a range of events that already happen annually on campus, as well as new programs that will develop as a result of this amenity.

“That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to “turn its back” to the street. Design of buildings should not treat the street frontage as back yards.”

Major Institution Master Plan – March 2013
City Council Amendment #1.A.13
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“Pedestrian entries to campus along 12th Avenue will help signify the pedestrian nature of the street and define an outward looking focus for future university development. The pedestrian entry between E Spring and E Marion Streets will provide a framed view of St. Ignatius Chapel from the street. Wherever practical, entries to new and renovated buildings along 12th Avenue should be included to help activate the street.”

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DESIGN CONCEPT

The building is designed to be engaging from every angle, with no designated back side. Visitors arriving from campus and the parking lot will be welcomed through a thoughtfully designed sculpture garden that enhances circulation and creates a memorable entry experience.

“That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to “turn its back” to the street. Design of buildings should not treat the street frontage as back yards.”

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RELATIONSHIP OF NEW DEVELOPMENT TO SURROUNDINGS

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11. Major Institution Master Plan, City Council Condition #1.A.19

Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, and defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood.

12. Consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific site, the adjacent context, and the University as a whole.
13. Conserve valued elements of existing buildings and landscape where feasible; enhance their presence with new development.
14. Building design and placement should accommodate convenient pedestrian circulation and accessibility.
15. Main entrances should be clearly identified and relate to the pedestrian circulation system.
16. *Circulation of all modes of access to a building (including services) must not negatively affect the surrounding campus or neighborhood.**
17. Building and service facilities should be designed to protect adjacent neighbors and open spaces from unpleasant noise, air impurities, or other environmental impacts which preclude use and enjoyment of the area.

* Major Institution Master Plan, City Council Condition #1.A.20

RELATIONSHIP OF NEW DEVELOPMENT TO SURROUNDINGS

The building design stems from the vision developed during the Chapel of St. Ignatius Project with Steven Holl. Early planning with Father Sullivan emphasized a strong visual and physical connection from 12th Avenue to the Chapel and a desire to open this prominent campus corner.

The project supports the long-term campus plan of greenways and pathways. While this green space will not be realized as part of this project, it is a key part of the future vision—and the building is designed to respond to and anticipate this connection.

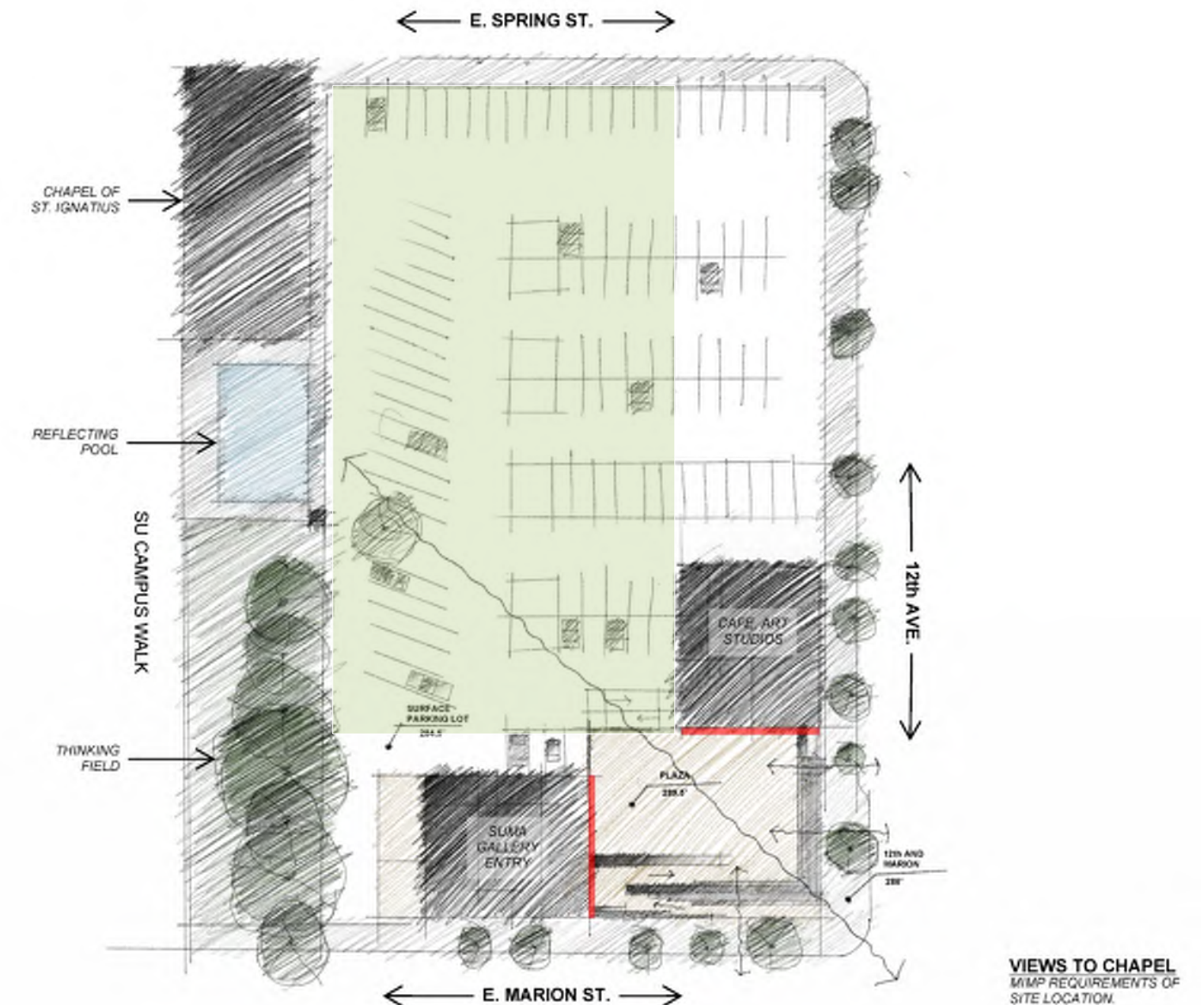
"The plan on this page shows the campus as it will look at full build-out by 2028 or later when developed according to this plan."

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"The existing landscapes and open spaces on campus will generally remain except where new development is to occur. One large parking area at 12th and Marion will be converted in part to open space."

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"The campus success and quality depends on buildings and open space being conceived in concert. An integrated approach to the design of buildings and open space is to be encouraged."

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NEIGHBORHOOD & CAMPUS CONTEXT

The building is designed to mediate scale—bridging the larger campus buildings and the more intimate neighborhood structures. It reflects campus traditions by incorporating the color of traditional brick in a modern way and honoring the University's existing landmark buildings.



SEATTLE UNIVERSITY

12th AVE CONTEXT & SCALE

“Consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific site, the adjacent context, and the University as a whole.”

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12th Ave – Existing Context



12th Ave – Emerging Context



SEATTLE UNIVERSITY

NEIGHBORHOOD CONTEXT & SCALE



NC2P-75 (M1) zone.



MIO-65-NC2P-55 (M) zone.

12TH AVE - EAST



MIO-105-MR (M) zone.



MIO-105-MR (M) zone.

12TH AVE - WEST

BUILDING CONTEXT – MARION ST ELEVATION



BUILDING CONTEXT – MARION ST ELEVATION

EL. 289' – 6"



Along Marion Street, the existing Façade is largely opaque. In contrast, the proposed design introduces open, publicly accessible space, creating a more welcoming and transparent presence.

BUILDING FORM – MARION ST ELEVATION

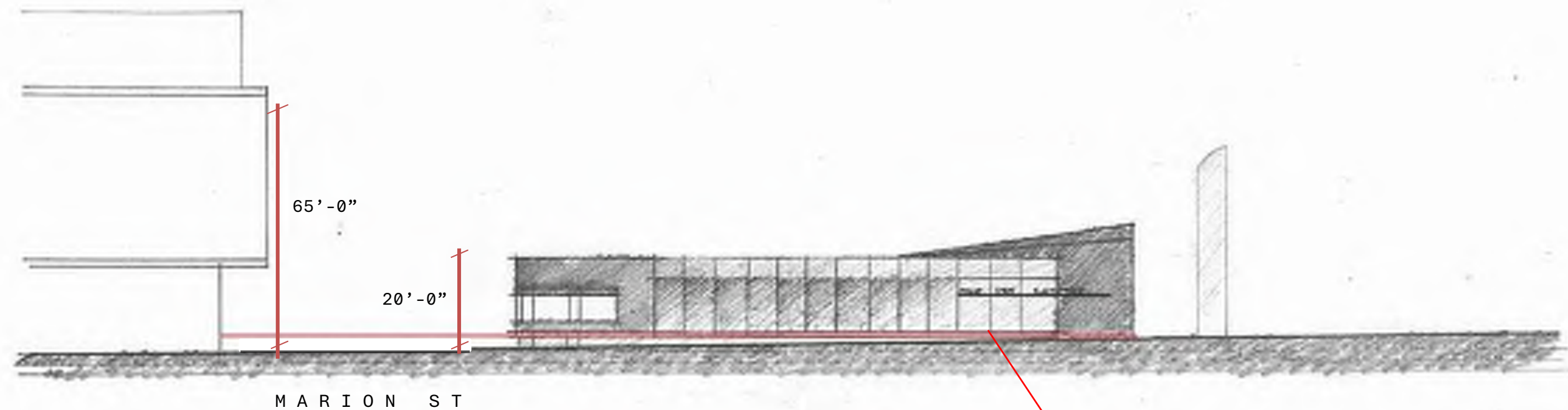


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BUILDING CONTEXT – 12TH AVE ELEVATIONS

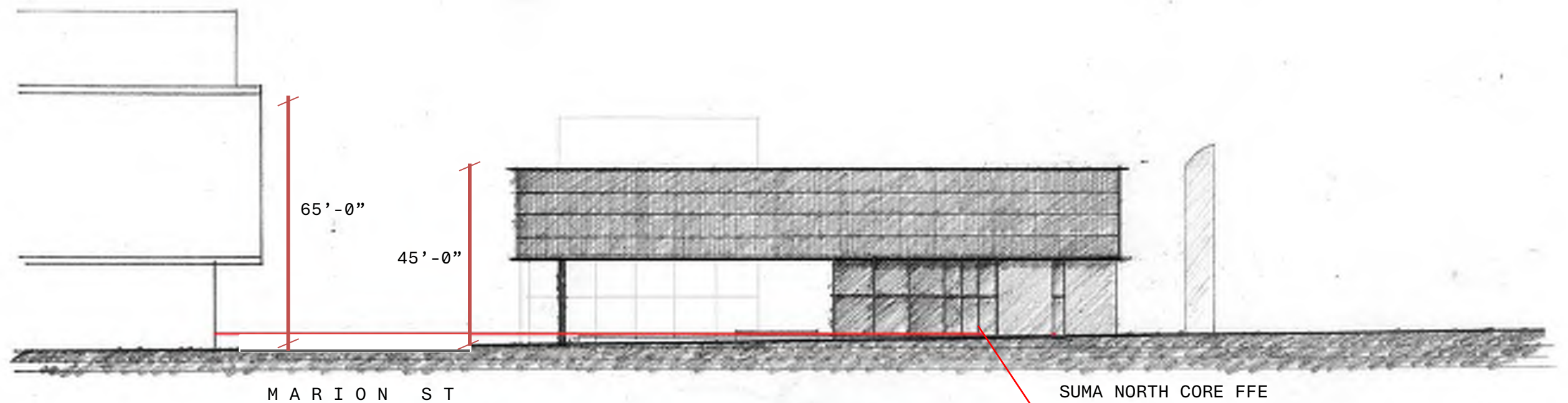
These diagrammatic elevations illustrate the transformation from the existing Lee Center to the proposed Seattle University Museum of Art. The design maintains the existing finished floor elevation to preserve access to the public facing program along 12th Avenue.

The museum’s elevated galleries enhance the scale at the corner of Marion Street and 12th Avenue, creating a transition in the streetscape from the larger massing of the Sinegal Center down to the more intimate scale of the neighboring buildings.



EXISTING CONDITION - LEE CENTER

LEE CENTER FFE
EL. 289' - 0"



PROPOSED - SEATTLE UNIVERSITY MUSEUM OF ART

SUMA NORTH CORE FFE
EL. 289' - 0"

BUILDING CONTEXT – 12TH AVE ELEVATION

EL. 289' - 0"



The corner of the existing Lee Center is elevated due to the site's topography—12th Avenue slopes downhill toward Marion Street, causing the finished floor to sit above the street corner. The proposed Seattle University Museum of Art maintains this datum, creating a raised plaza that aligns with the building's entry level. This ensures a seamless, accessible connection between the plaza, the museum lobby, and the café along 12th Avenue.

BUILDING CONTEXT – 12TH AVE ELEVATION



BUILDING CONTEXT - 12TH AVE

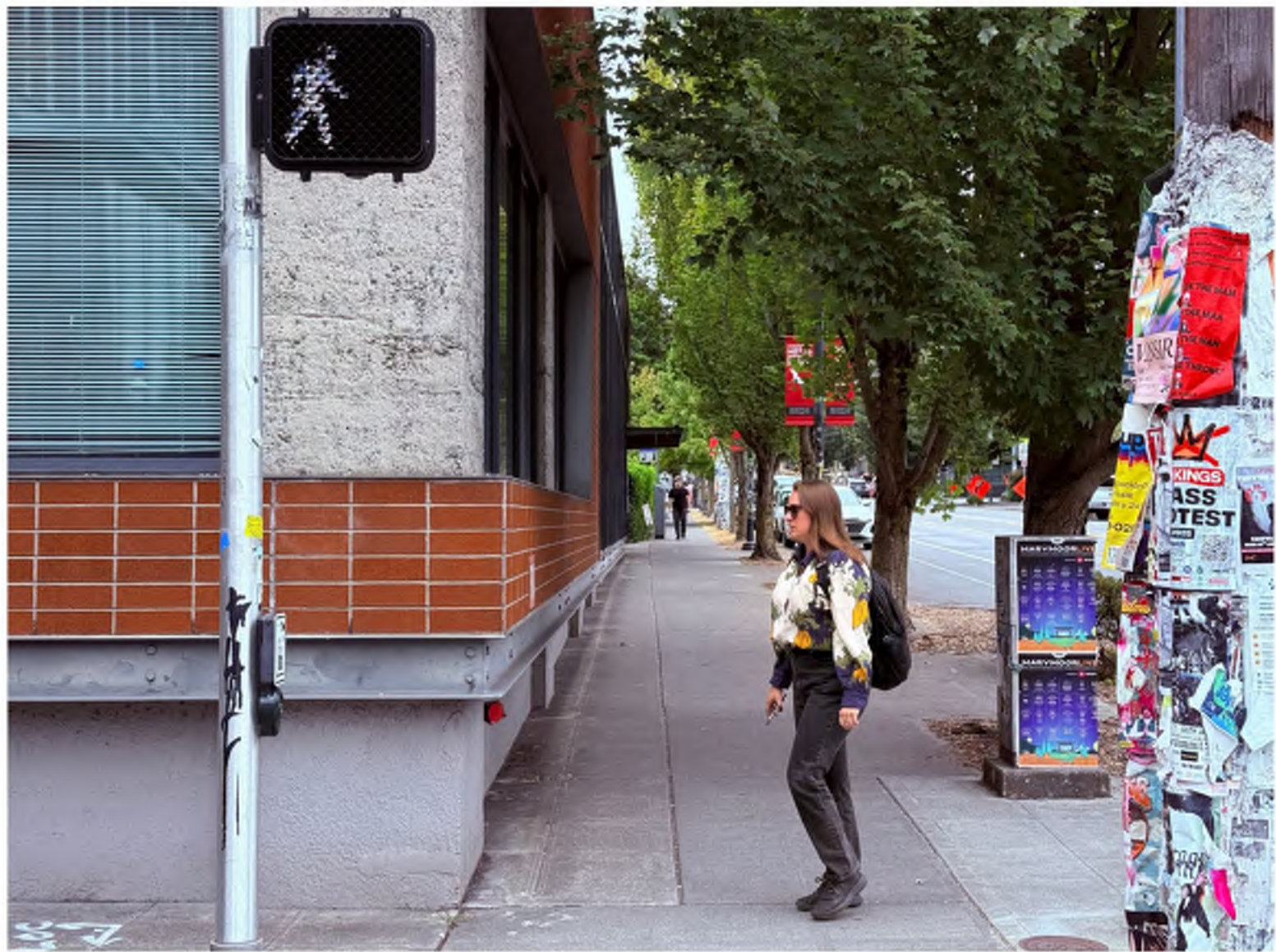
The 12th Avenue elevation of the museum has been thoughtfully designed to align with Seattle University's Major Institution Master Plan. The building will feature a prominent museum lobby and a street-facing café that will have doors onto 12th to engage the public realm. These elements help ensure the building contributes to a vibrant streetscape and does not "turn its back" to 12th Avenue. This approach reinforces the university's commitment to creating pedestrian-friendly, community-oriented edges along key corridors.

"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street. Design of buildings should not treat the street frontage as back yards."

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BUILDING CONTEXT – VIEW UP 12TH AVE



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW UP MARION ST



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW UP MARION ST



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW FROM SINEGAL ENTRANCE



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW FROM SINEGAL



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW UP 12TH



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING CONTEXT – VIEW DOWN MARION ST



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING FORM – VIEW DOWN MARION ST



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING FORM – VIEW FROM PARKING



Existing Condition - Lee Center



Proposed - Seattle University Museum of Art

BUILDING FORM – VIEW FROM ST. IGNATIUS

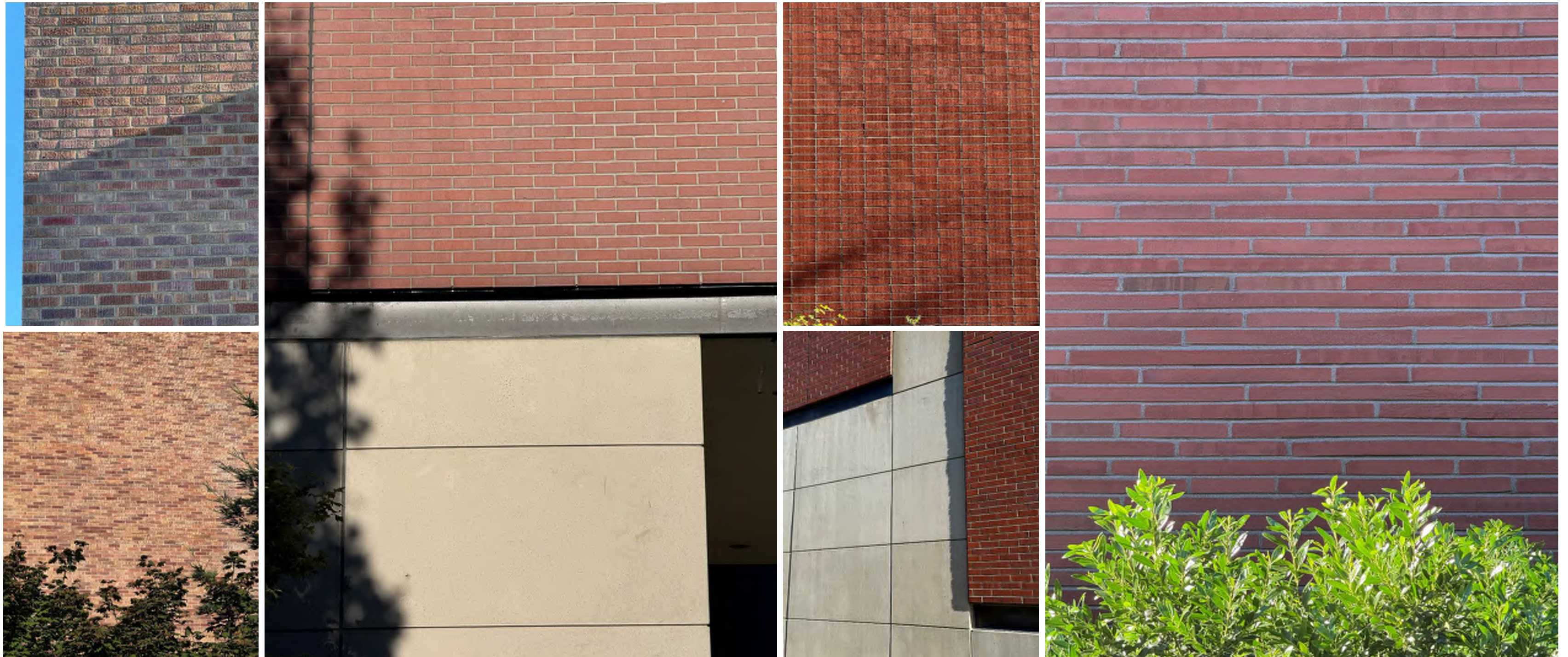


Existing Condition - Lee Center



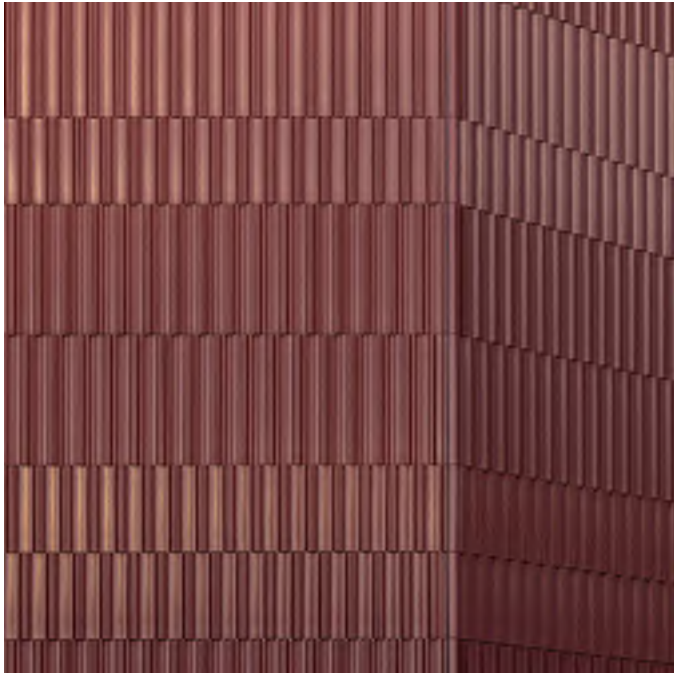
Proposed - Seattle University Museum of Art

MATERIALS: CAMPUS CONTEXT

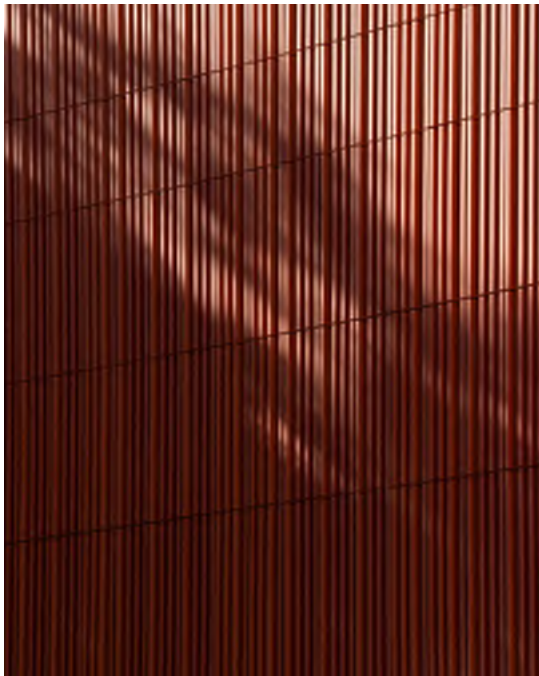
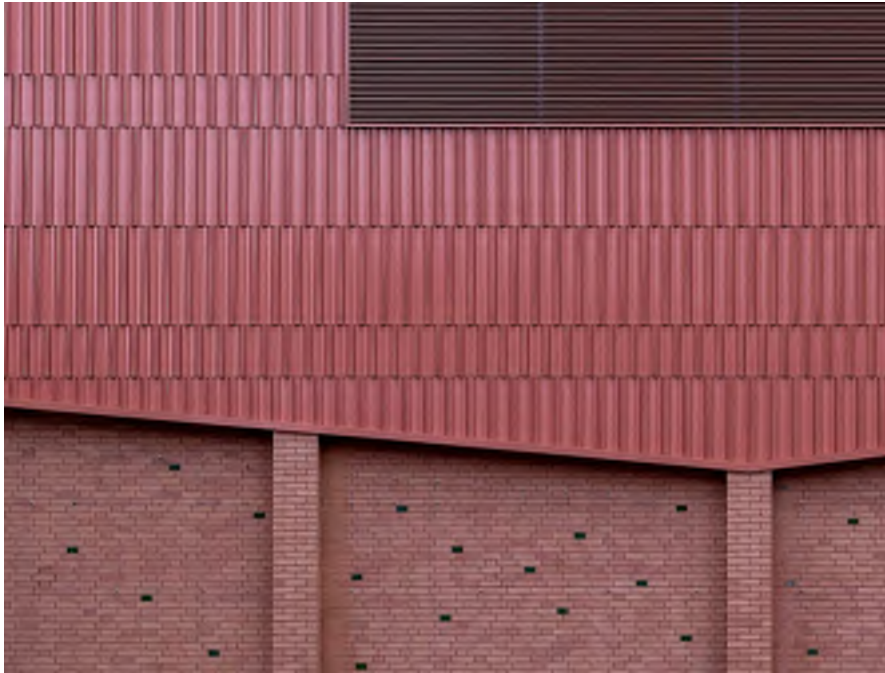


Our intent is to reference the campus's brick tone and materiality by exploring a façade system that utilizes terra cotta paneling—drawing on the shared earthy qualities and natural warmth of both materials to create a sense of continuity and contextual harmony.

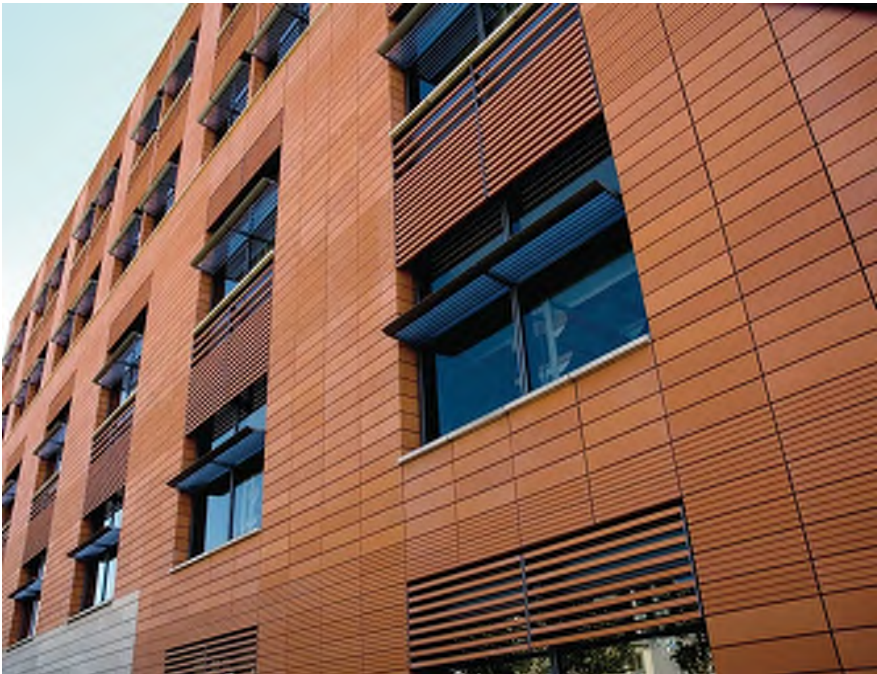
MATERIALS: TERRA COTTA EXAMPLES



Leipzig Sud Heat & Power Plant
Atelier ST



University of Pennsylvania Meeting & Guesthouse
TenBerke Architects



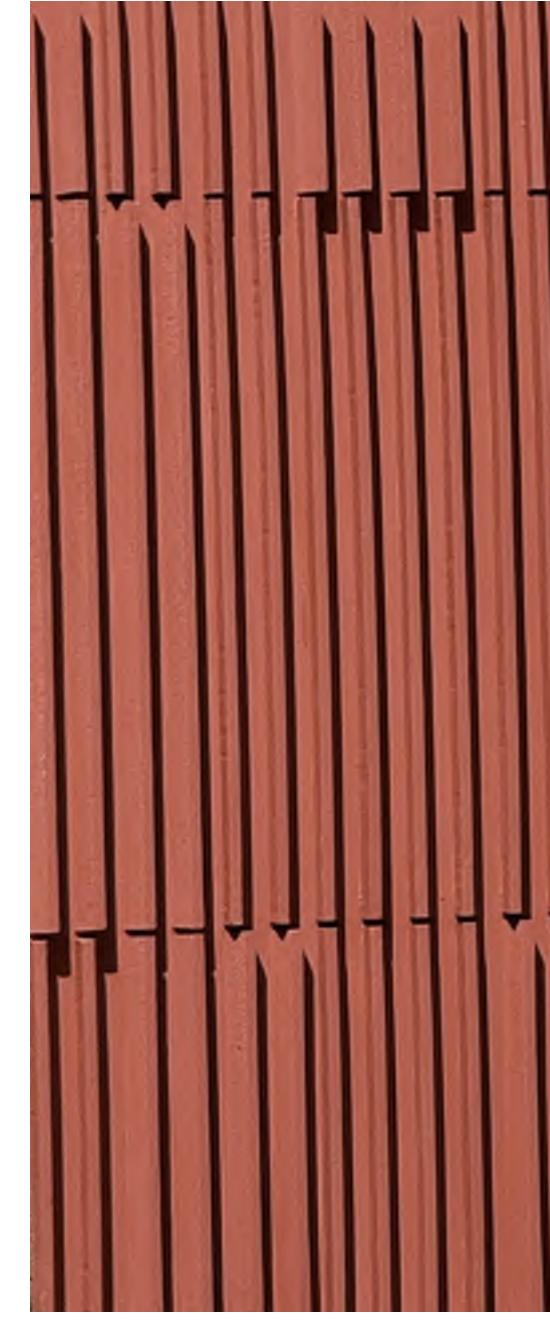
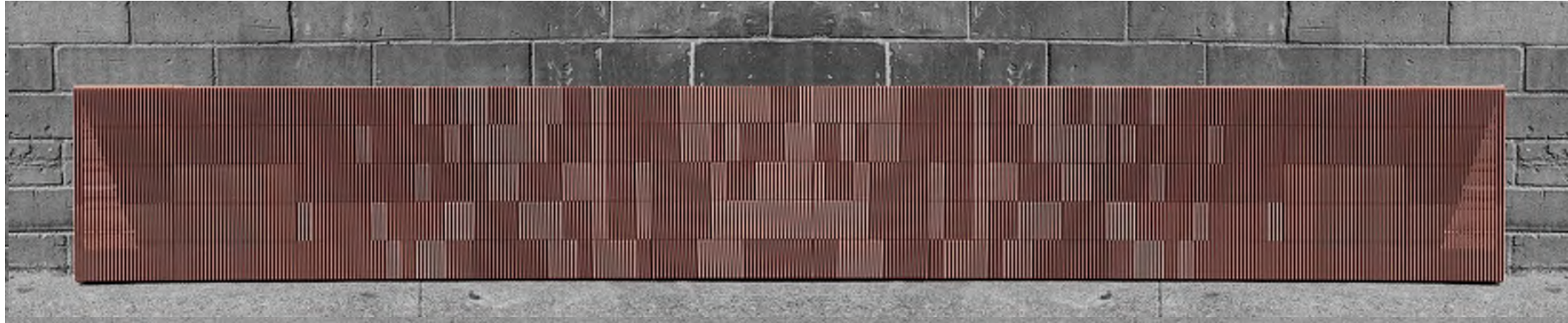
William H Foege Building – University of Waashington
Anshen and Allen



TERRA COTTA FACADE

"Choose materials that are of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application."

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The terracotta façade is being designed using simple, off-the-shelf profiles to create depth, movement, and shadow. Olson Kundig is exploring how the arrangement of these elements can evoke the shifting patterns of the Puget Sound tides, bringing a sense of rhythm and texture to the building through light and shadow.

TERRA COTTA FACADE

The upper gallery bar is wrapped in a continuous terra cotta veil—unifying both solid and transparent walls. This creates a dynamic appearance that shifts with light throughout the day, while at night, the glowing galleries become a visible beacon along 12th Avenue.

“Avoid literal interpretations of historically designated buildings when designing new buildings.”

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BUILDING DESIGN

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1. Express function in the design concept of a building through form and organization
2. Express entrances, places of gathering, transition from outside to inside, and protection from weather.
3. Avoid literal interpretations of historically designated buildings when designing new buildings.*
4. Choose materials that are of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application.
Material options will vary depending upon the site context.
5. 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 to the pedestrian.***
6. *New architecture should respond to the University's expressed values and standards of excellence in design and material character.****
7. Support the broadest possible spectrum of user disabilities in the use of spaces and products.
8. Minimize environmental impact through the development of buildings designed to meet or exceed LEED standards in accordance with university policy.
9. The campus success and quality depends on buildings and open space being conceived in concert. An integrated approach to the design of buildings and open space is to be encouraged.
10. **Major Institution Master Plan, City Council Condition #1.A.18**
New designs should demonstrate sensitivity to the grain and scale of the existing and surrounding development.

- * Major Institution Master Plan, City Council Condition #1.A.15
- ** Major Institution Master Plan, City Council Condition #1.A.16
- *** Major Institution Master Plan, City Council Condition #1.A.17

BUILDING DESIGN

The building's form is a simple elevated bar—housing the galleries on the upper level for security, unified experience, and light control. This allows the ground floor to remain open and transparent, activating the street and plaza with more public-facing programs.

Stacked art storage spaces allow visitors to view the extents of the collection from initial arrival at the lobby, and as they circulate up to the galleries.



"Express function in the design concept of a building through form and organization."

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BUILDING DESIGN

The plaza acts as a moment of connection between SU students, faculty, visitors and the community at large. The plaza is designed as a generous, welcoming public space anchoring the corner of 12th and Marion, and drawing people into the campus. The open, flexible layout accommodates a range of university and community events—from informal gatherings to programmed performances or exhibits. Sheltered by the elevated gallery volume above, the plaza blurs the boundary between interior and exterior, extending the building's presence onto the street and providing primary entrances to the museum lobby and University classroom structures.

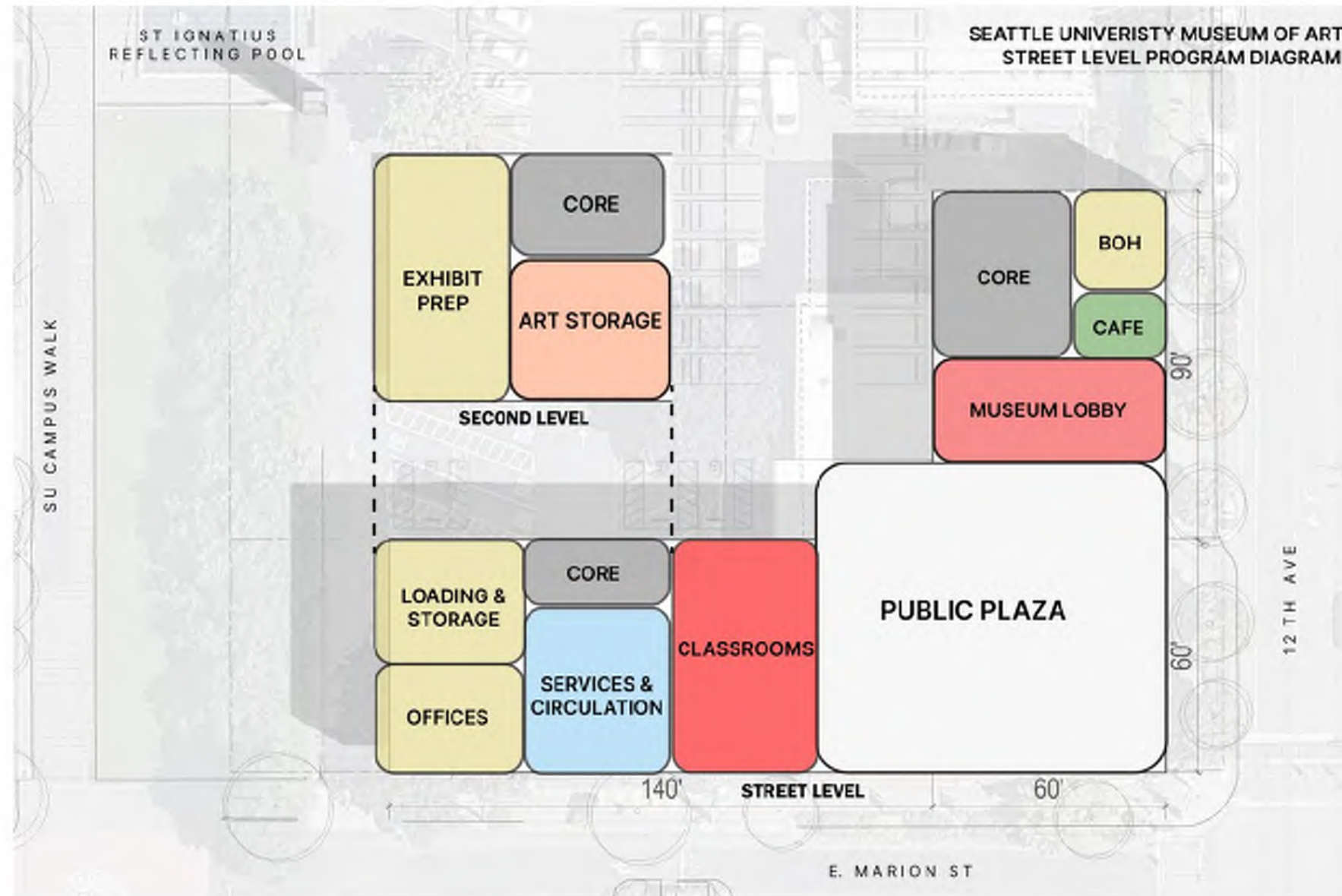


PREVIOUS PLAZA PLAN: IAC MEETING 3 PLAZA PLAN

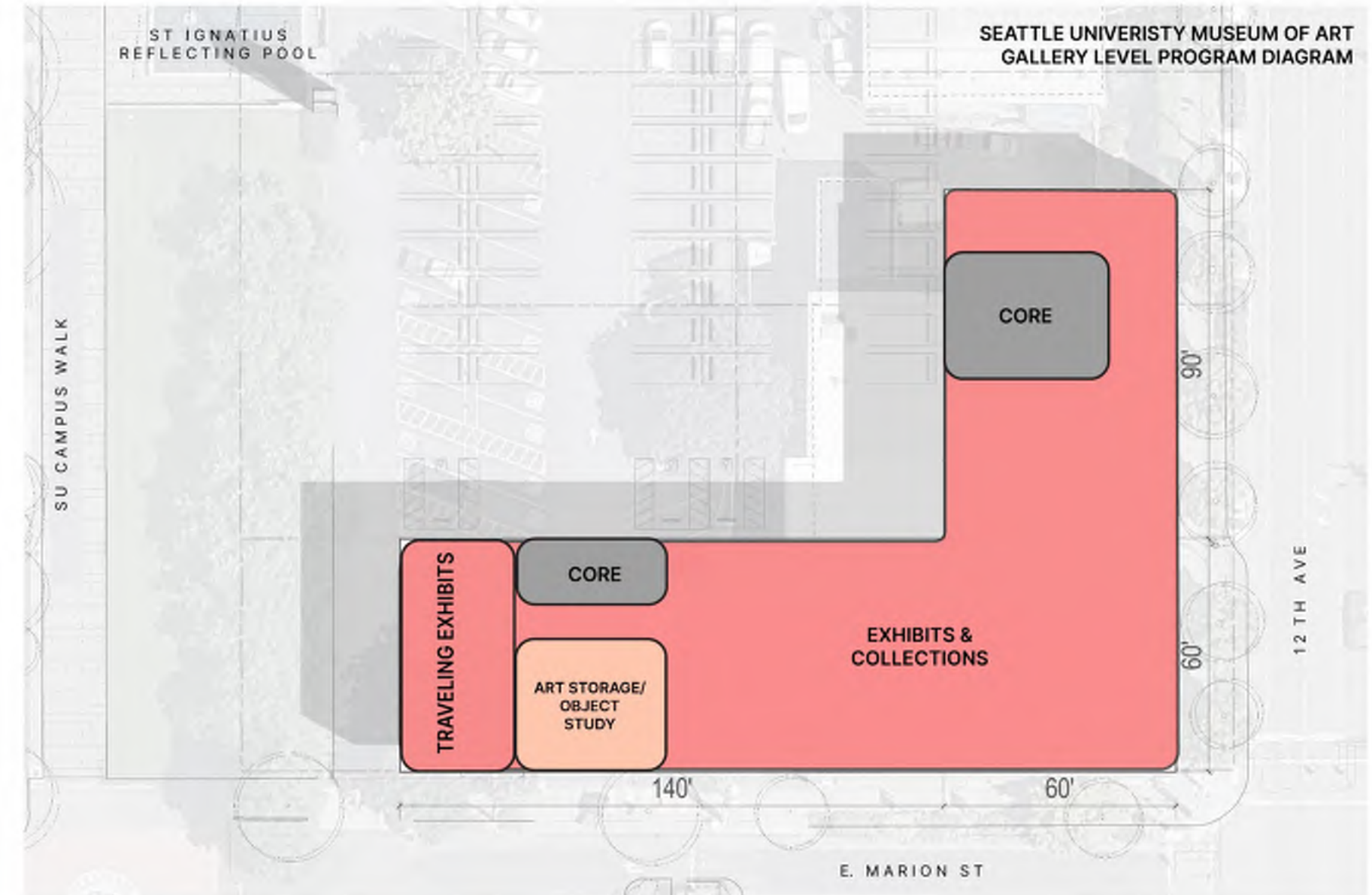


CURRENT PLAZA PLAN: IAC MEETING 4 PLAZA PLAN

BUILDING DESIGN

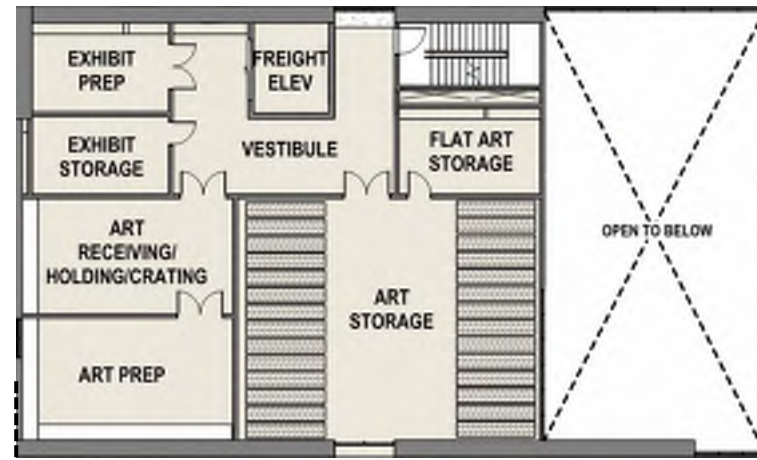


Street and Second Level Program Diagram

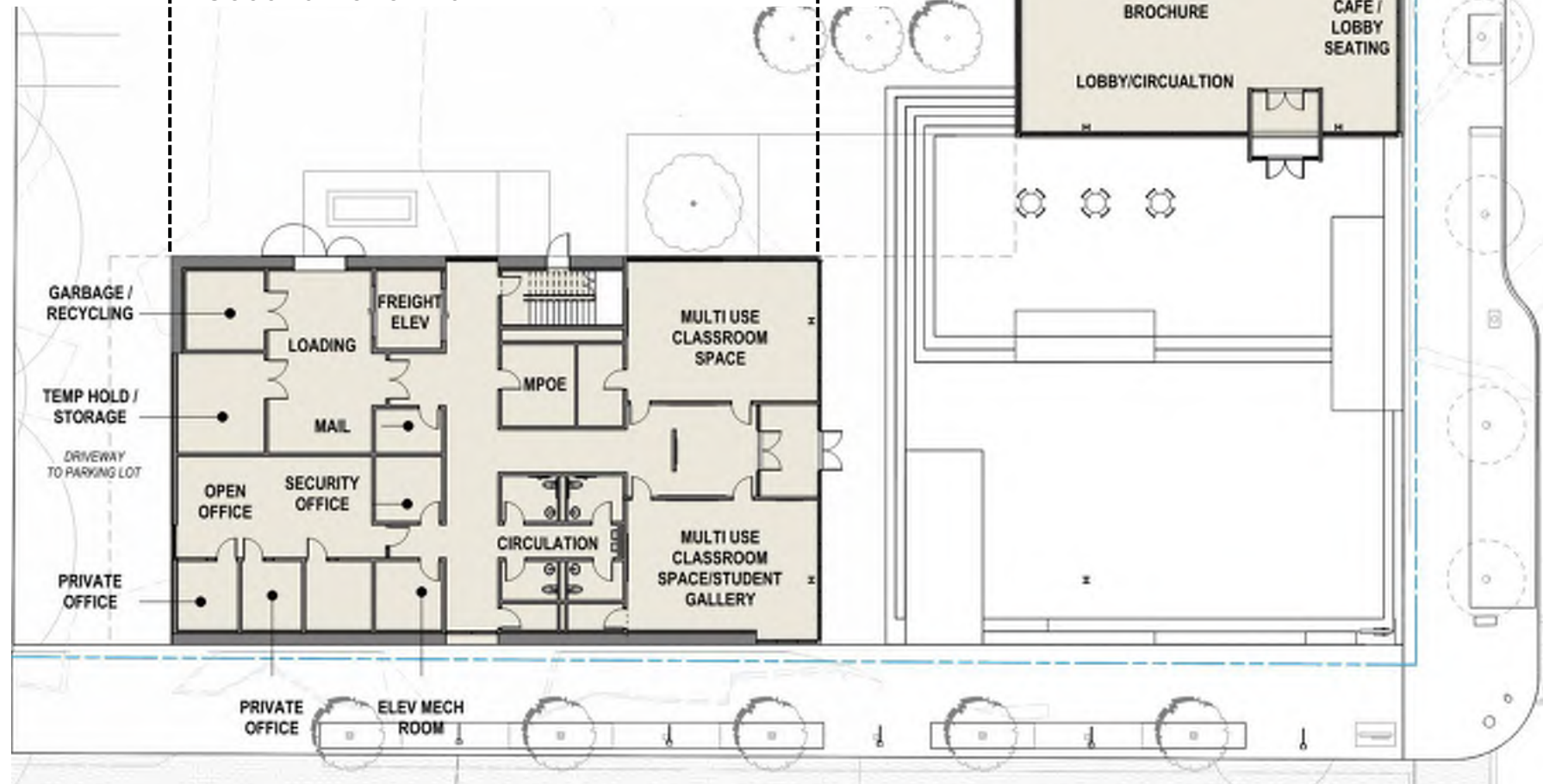


Gallery Level Program Diagram

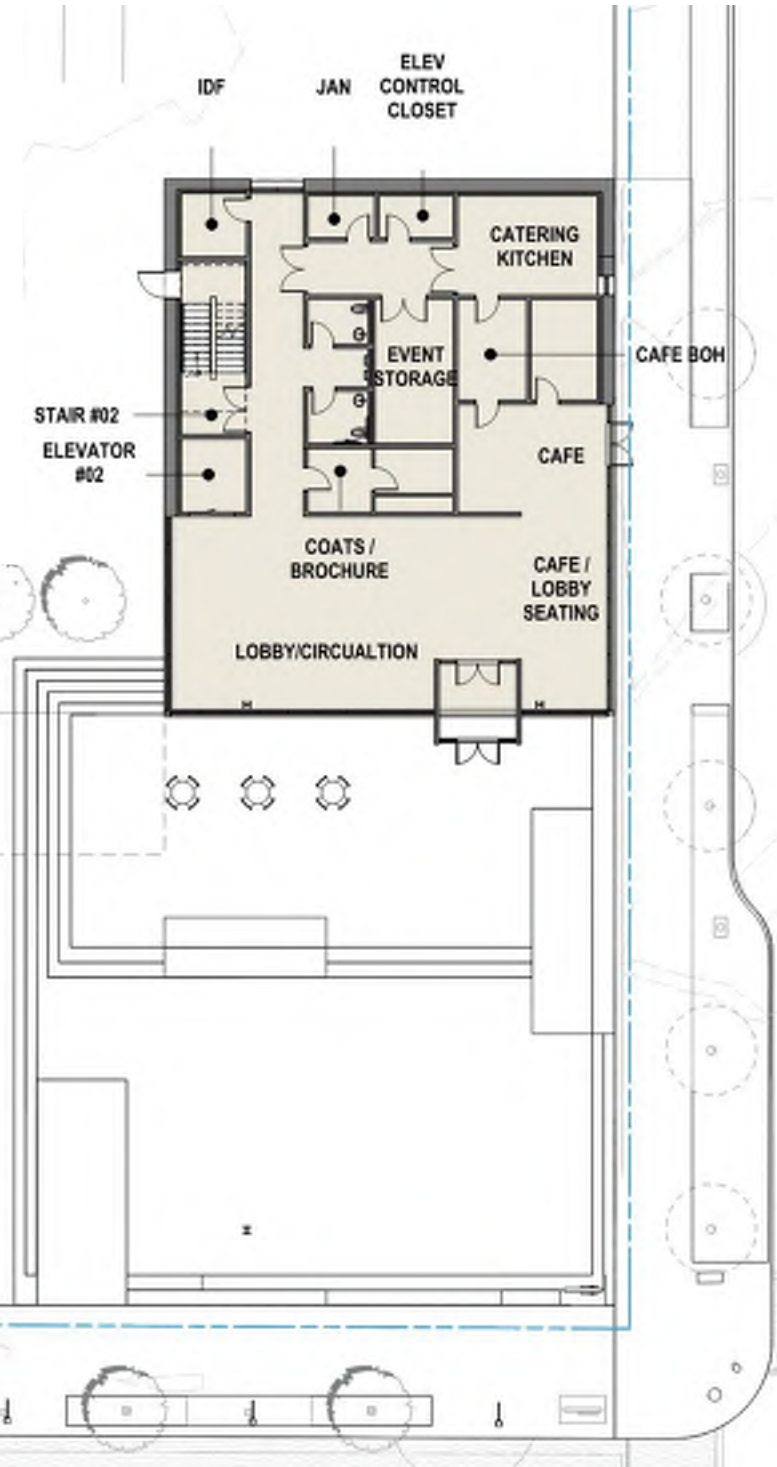
BUILDING DESIGN



Second Level Plan

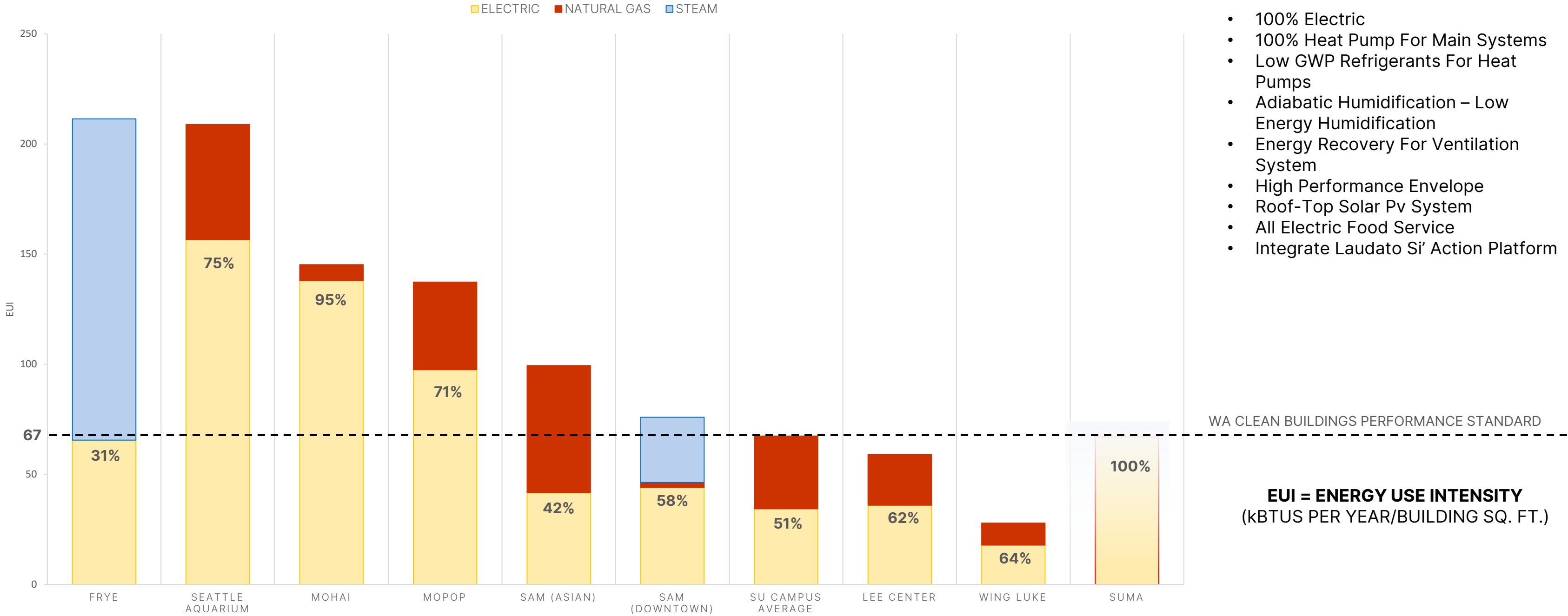


Street Level Plan



Gallery Level Plan

ENERGY USE INTENSITY BENCHMARKS
SEATTLE MUSEUMS



- SUMA**
Proposed Design Features
- 100% Electric
 - 100% Heat Pump For Main Systems
 - Low GWP Refrigerants For Heat Pumps
 - Adiabatic Humidification – Low Energy Humidification
 - Energy Recovery For Ventilation System
 - High Performance Envelope
 - Roof-Top Solar Pv System
 - All Electric Food Service
 - Integrate Laudato Si’ Action Platform

ANIMATIONS



SEATTLE UNIVERSITY

DESIGN OF EXTERIOR SPACES

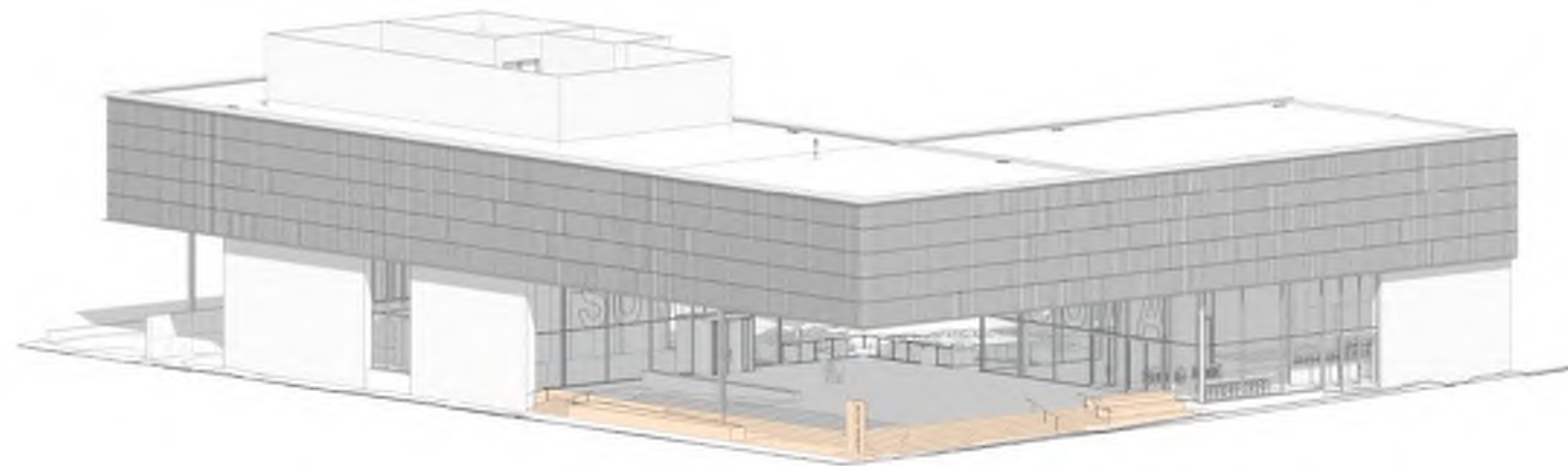
Major Institution Master Plan | p.138

- 18. Minimize the impact of light and glare on surrounding buildings and spaces while keeping the needs of safety and security in mind.
- 19. Circulation between places on campus should be safe, convenient, direct, and visually attractive.
- 20. The campus landscape must unify the campus through complementary palettes of planting, street furniture, paving, and other build elements.
- 21. Planting design should support teaching and research when possible.
- 22. Planting design and maintenance must support personal safety.
- 23. Open spaces should provide variety in terms of shade and direct sunlight.
- 24. A variety of passive and active recreation areas are to be maintained.
- 25. Bike storage must be provided and designed so as to not detract from the quality and functionality of open space or building entries.
- 26. The university will continue and expand on integrating art and the thinking and work of artists in campus development.
- 27. Public art should be used to punctuate and enrich open space design.

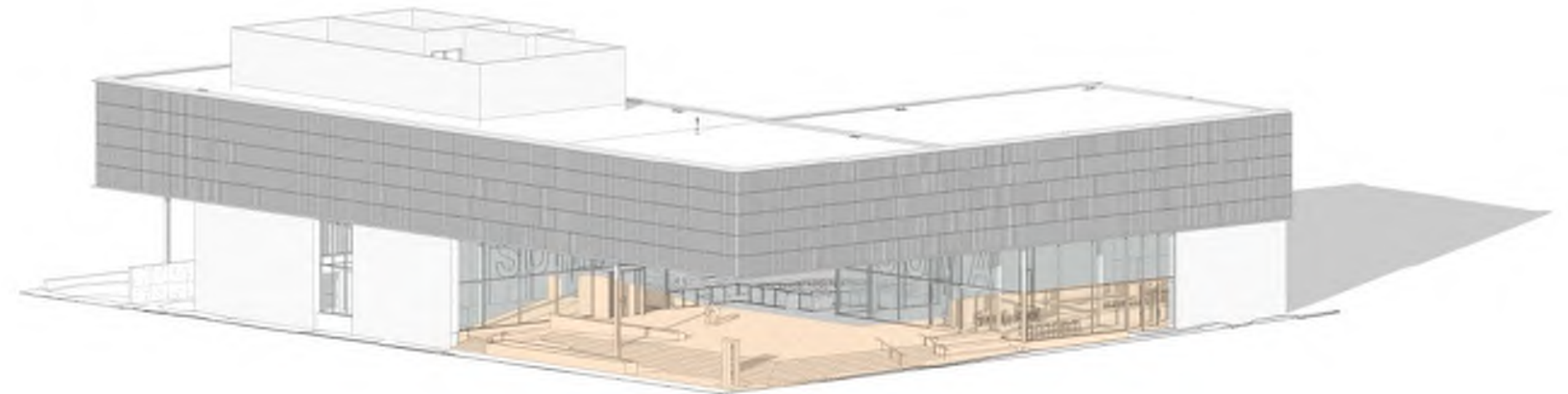
Major Institution Master Plan | City Council Amendment #1.A.13

“That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to “turn its back” to the street. Design of buildings should not treat the street frontage as back yards.”

DESIGN OF EXTERIOR SPACES – PLAZA DAYLIGHT



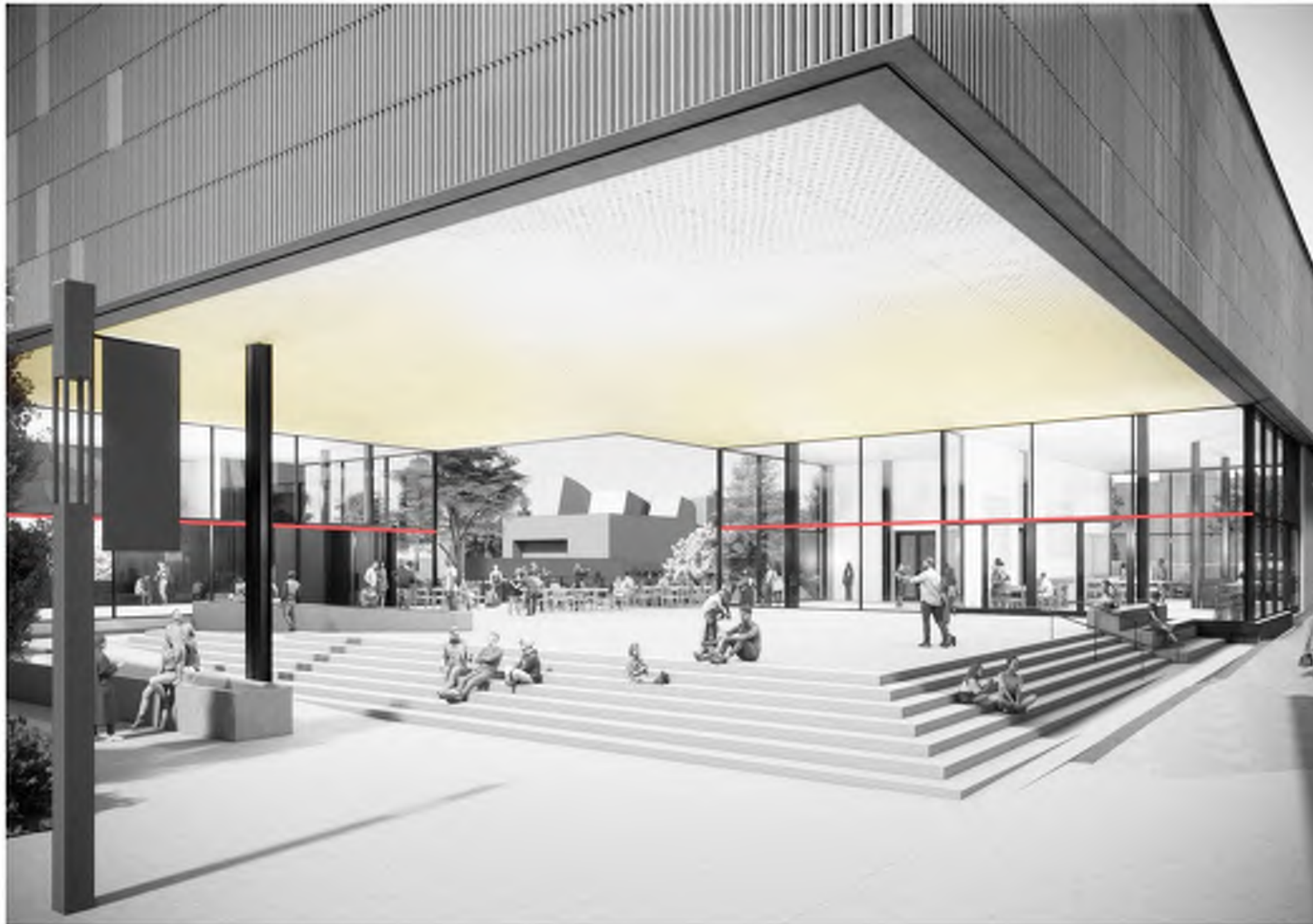
PLAZA DAYLIGHT - 10AM SUMMER SOLSTICE



PLAZA DAYLIGHT - 10AM WINTER SOLSTICE

EXTERIOR SPACES – PLAZA LIGHTING OPTIONS

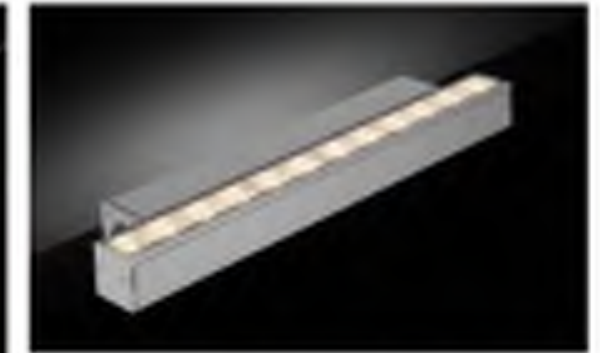
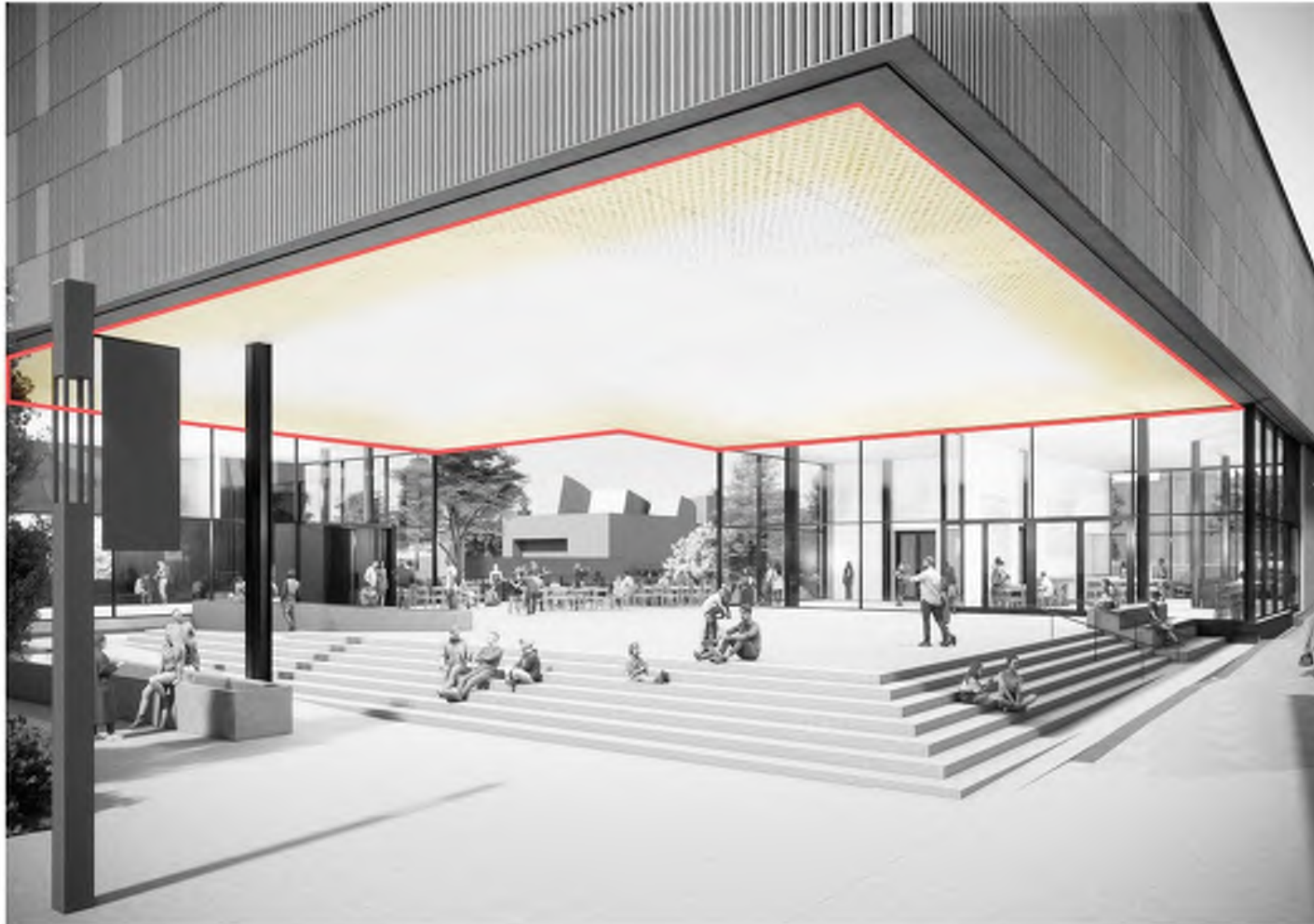
MULLION-MOUNTED LINEAR UPLIGHTS



Surface-mounted
adjustable linear

EXTERIOR SPACES – PLAZA LIGHTING OPTIONS

LINEAR COVE AT PERIMETER

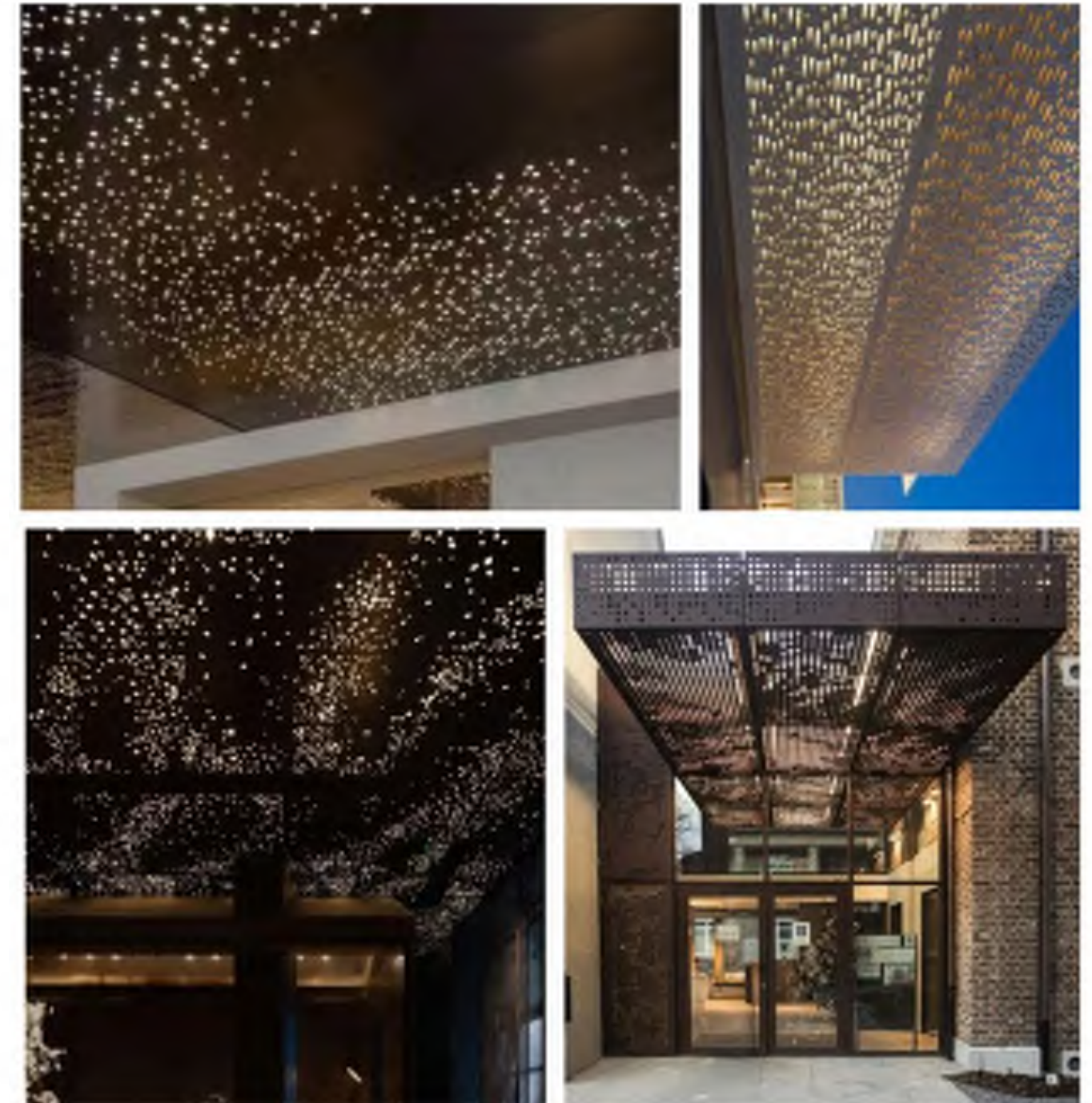


Adjustable continuous linear
integrated within cove



EXTERIOR SPACES – PLAZA LIGHTING OPTIONS

PERFORATED BACKLIT SCREEN LIGHTING



EXTERIOR SPACES – PLAZA LIGHTING OPTIONS

SCULPTURE LIGHTING

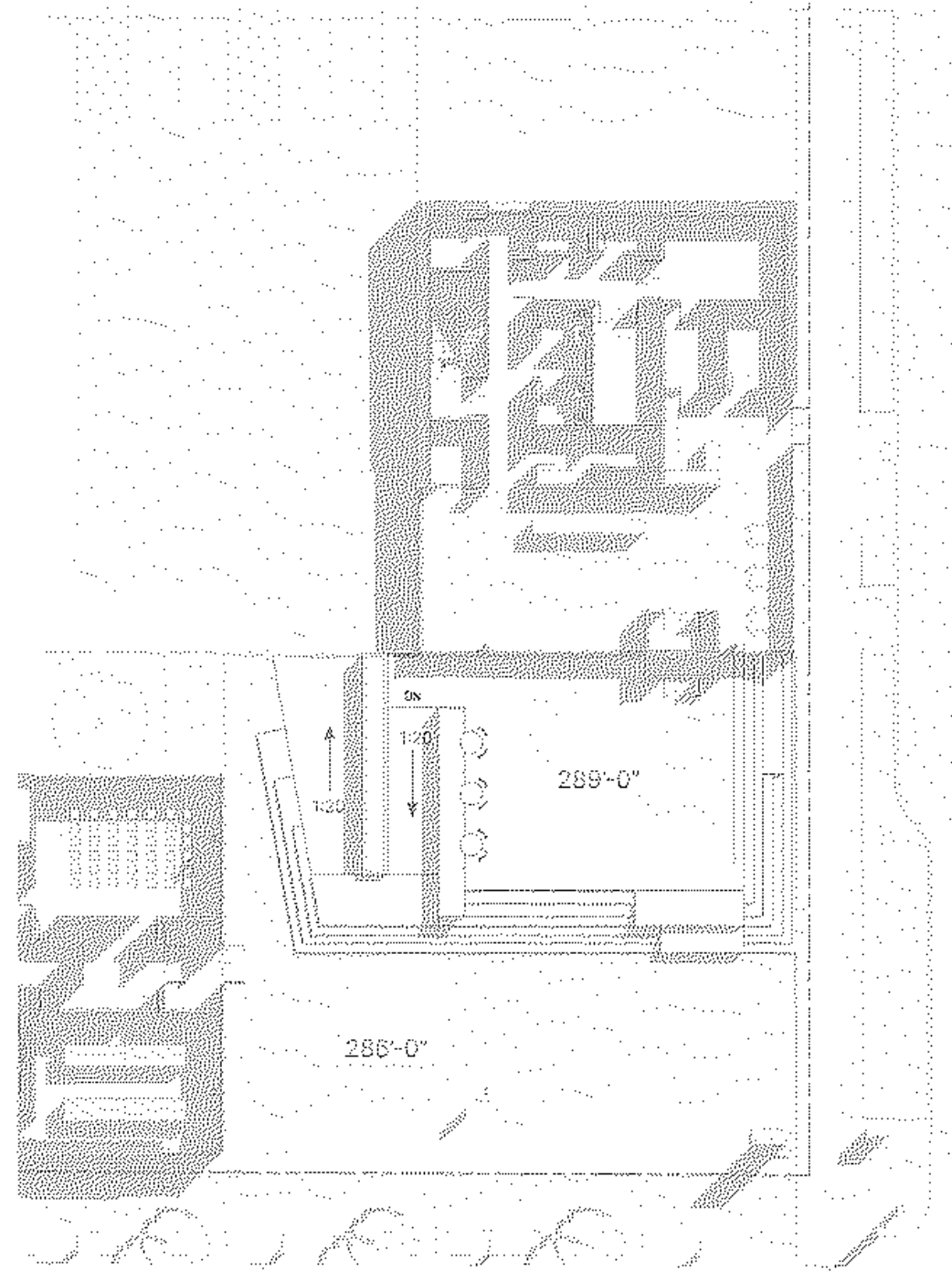


DESIGN OF EXTERIOR SPACES - SOFFIT

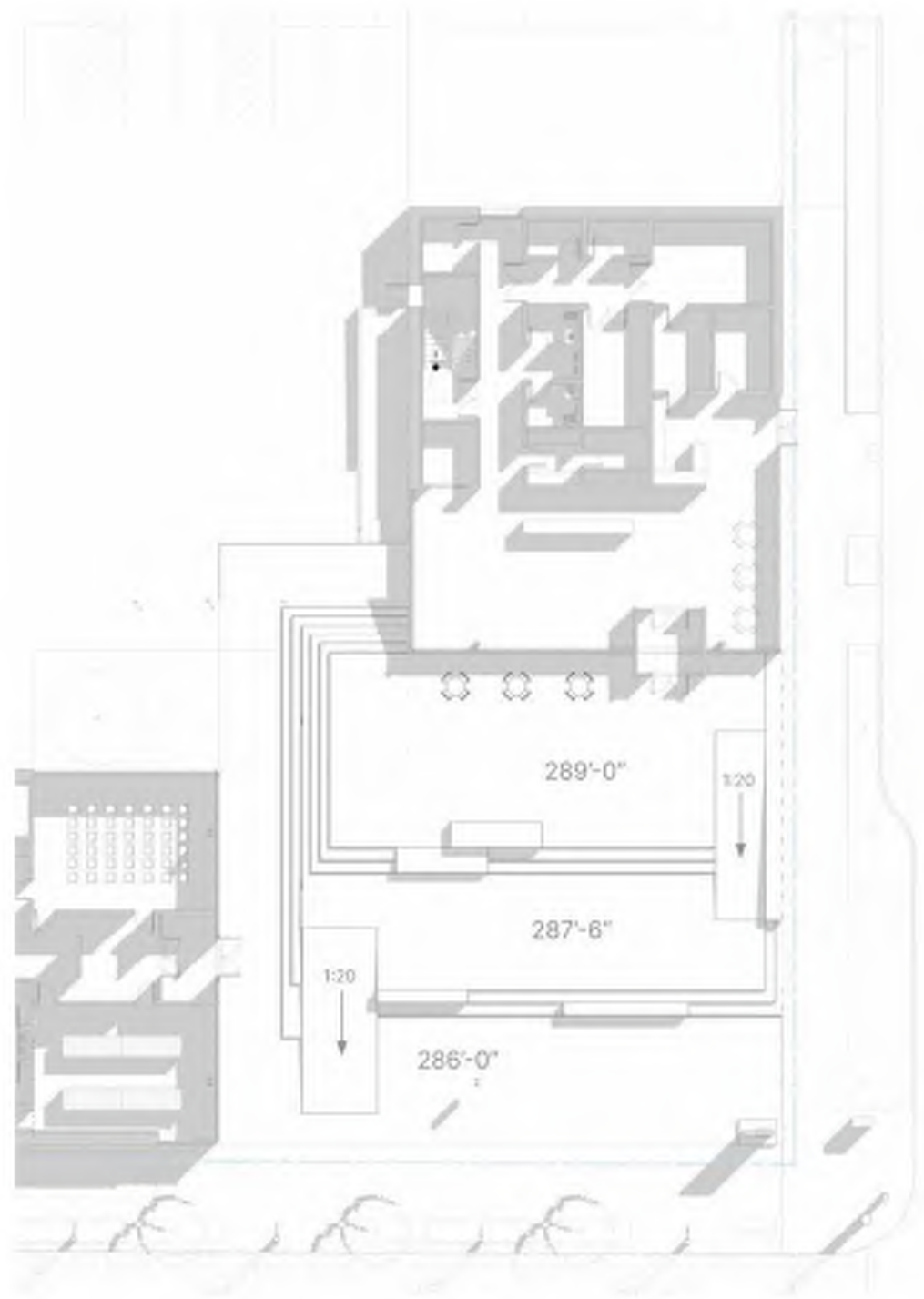
Given the significant amount of soffit area beneath the elevated façade—the building’s “fifth façade”—the design team is exploring ways for this surface to become an active, engaging part of the project. The soffit is envisioned as a canvas for light, art, projection that can change with exhibits and seasons.



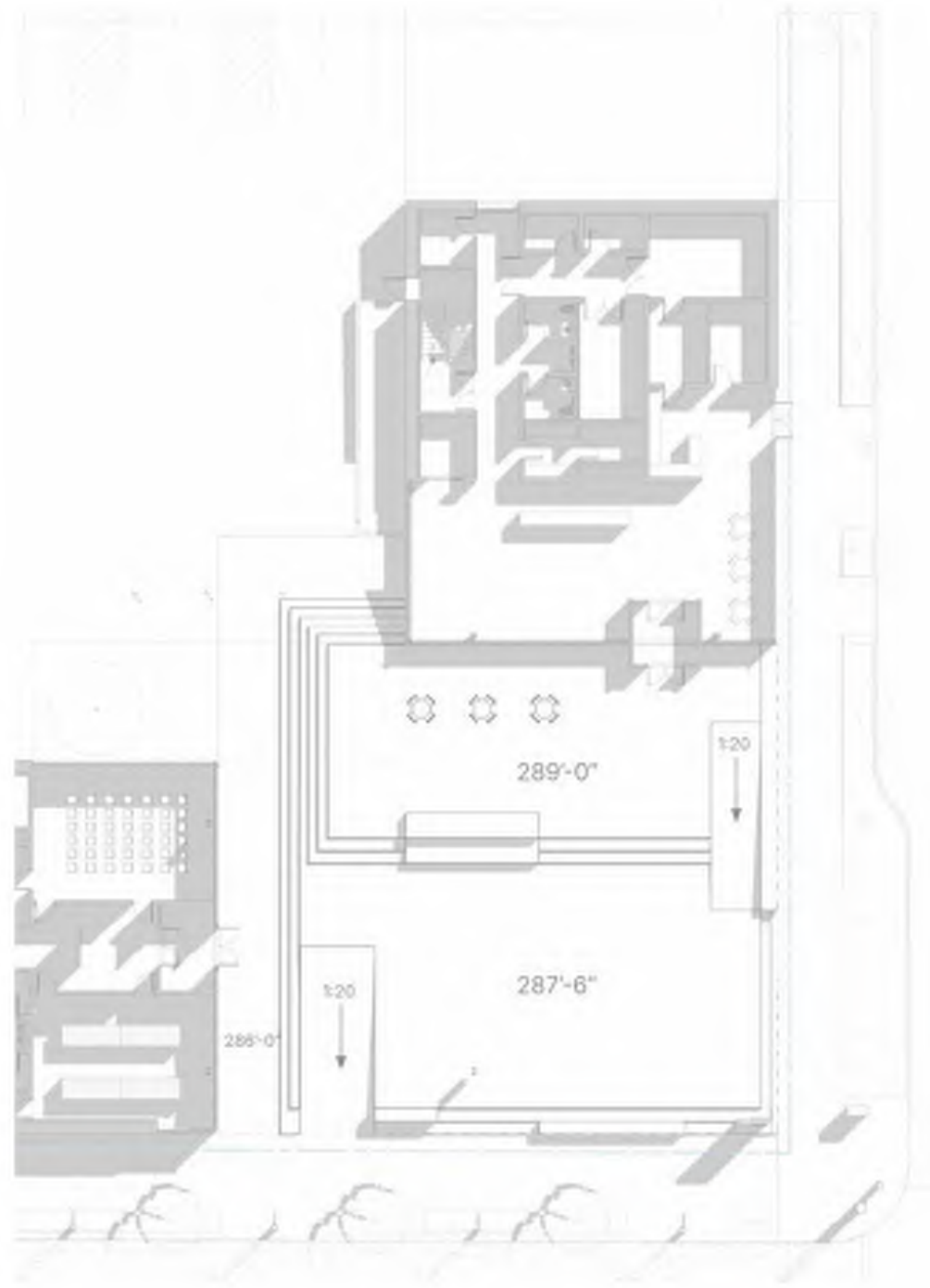
PLAZA – Option 1



PLAZA – Option 2



PLAZA – Option 3



A COVERED PORCH FOR SU EVENTS



Seattle University Outdoor Events

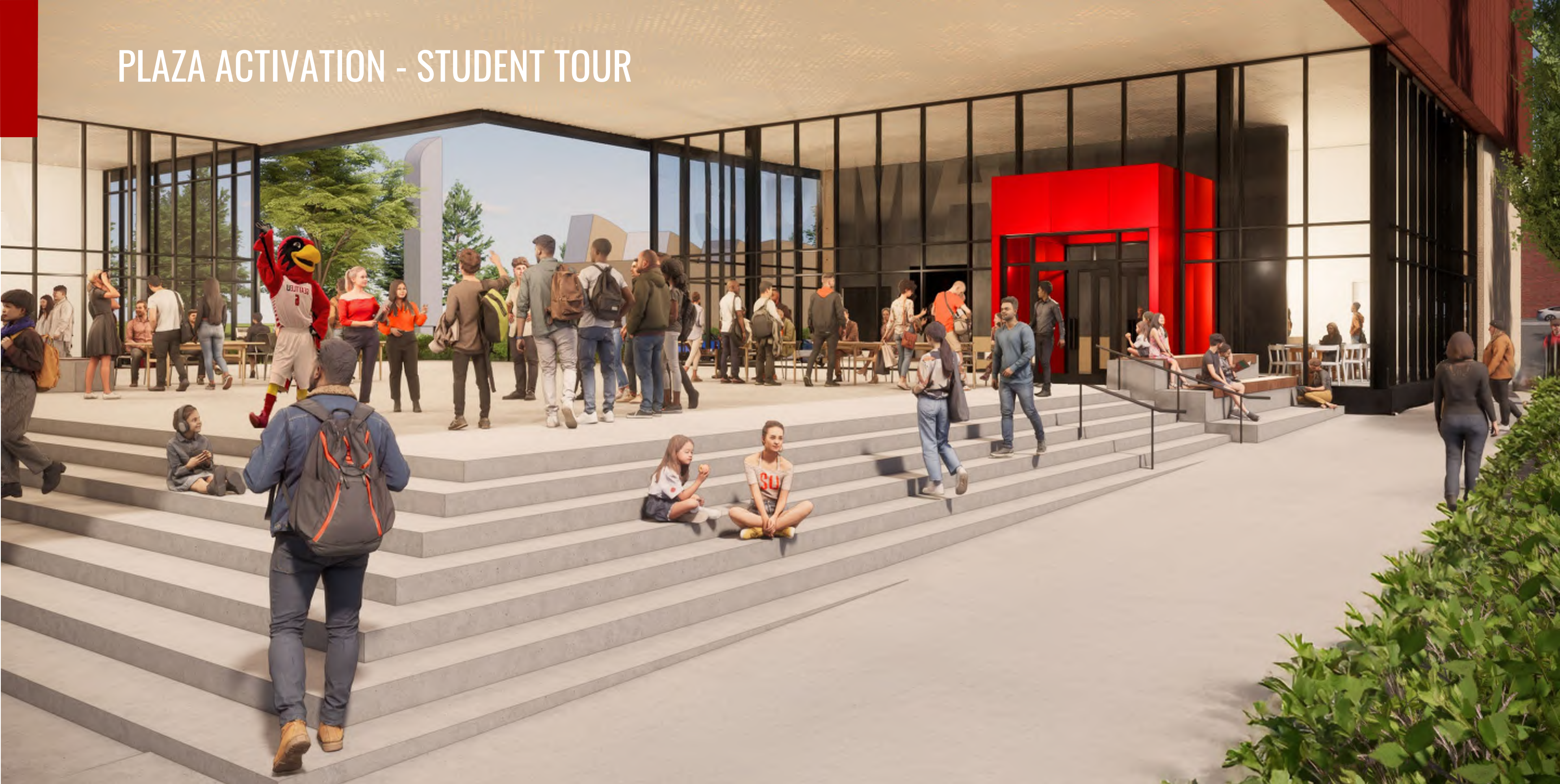
- Number of Outdoor Events
 - 2024 – 159
 - 2025 – 163 (so far)
- Most events happen September – June when the weather is at highest risk of rain.
- 2024 - \$20,000 spent on tent rentals for outdoor events
- Permanent covered outdoor space benefits:
 - Reduces costs - decreasing reliance on large tent rentals & 10x10 tent replacement
 - Increase accessibility - departments with smaller budgets get a reliable option for outdoor gatherings
 - Enhance visibility and engagement - creating welcoming, vibrant open-air atmosphere
 - Strengthen community connection - providing highly visible venue on 12th ave

PLAZA ACTIVATION - HALLOWEEN



SEATTLE UNIVERSITY

PLAZA ACTIVATION - STUDENT TOUR



SEATTLE UNIVERSITY

PLAZA ACTIVATION - PRESENTATIONS



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PLAZA ACTIVATION – FALL STAFF & FACULTY WELCOME EVENT



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PLAZA ACTIVATION – OUTDOOR CONCERT SERIES



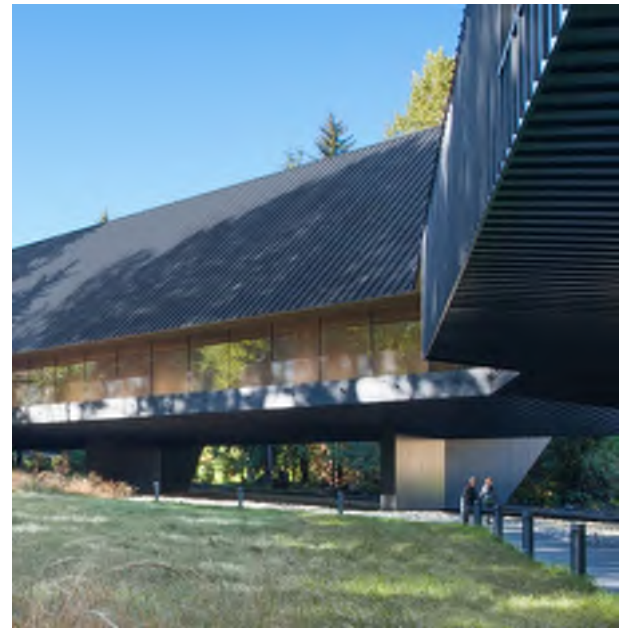
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PLAZA ACTIVATION – WEDDING CELEBRATION



SEATTLE UNIVERSITY

PLAZA - EXAMPLES



Audain Art Museum
Whistler, BC
Patkau Architects

PLAZA - EXAMPLES



ICA - Institute of Contemporary Art
Boston, MA
DS+R



CAMPUS ENTRY SIGNIFIERS



Existing Campus Signage



Seattle University Gateways Improvement - E Marion Street Gateway (Mithun)

CAMPUS GATEWAY



“As 12th Avenue has become more developed in recent years, a district identity is emerging that strengthens the important relationship between the university and the neighborhood. The identity of this district can be enhanced by establishing district gateways... These gateways will communicate the importance of 12th Avenue as a vital pedestrian link between Capitol Hill and the Pike/Pine Corridor to the north and the residential neighborhood to the south. District Gateways may be distinguished by special landscape treatments and signage.”

“The ‘front door’ to Seattle University is located at 12th Avenue and E Marion Street.”

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CAMPUS GATEWAY

At the corner of Marion Street and 12th Avenue, a thoughtful blend of landscape, lighting, paving, signage, and architecture marks a clear and meaningful entry to Seattle University.

Anchoring this threshold is the new Art Museum, reflecting the Jesuit values of art, spirituality, and education. As a cultural landmark, it embodies the university's commitment to holistic learning.

Distinct paving and tree-lined paths guide visitors through a cohesive, natural landscape. Custom lighting, flagpoles, and clear signage signal the transition from city to campus.

Together, these elements create a welcoming gateway that expresses Seattle University's mission and a strong sense of arrival.

"The physical campus is enhanced by improvements to entry points and improved wayfinding that reflects the university's desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the university within the community and the City of Seattle."

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SEATTLE UNIVERSITY

CAMPUS GATEWAY

E MARION STREET - FROM 12TH AVE TO THE UPPER MALL



KEYNOTES

- 1 PARKING LOT ENTRY

2 GATEHOUSE

3 WELCOME PLAZA

4 PARKING LOT EXIT

5 CONTROLLED ACCESS POINT

6 SEAL ZONE: COLORED SEAL IN CONCRETE PLAZA
- 7 STAMPED ASPHALT PAVING

8 RELOCATED CURB / NARROWED LANE

9 INTERSECTION WITH ACCENT PAVING



SEATTLE UNIVERSITY GATEWAYS IMPROVEMENT / MARCH 3RD, 2023

“The physical campus is enhanced by improvements to entry points and improved wayfinding that reflects the university’s desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the university within the community and the City of Seattle.”

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CAMPUS GATEWAY

Entry Signs

- Custom SU signage reinforces Marion Street as the formal campus gateway.
 - Entry signs mark the transition into campus.
 - Signage flanks Marion Street to define the gateway corridor.
 - Enhances visibility, identity, and sense of arrival.
 - Coordinates with other gateway elements like paving, lighting, and landscape.



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CAMPUS GATEWAY

Paving Pattern Change

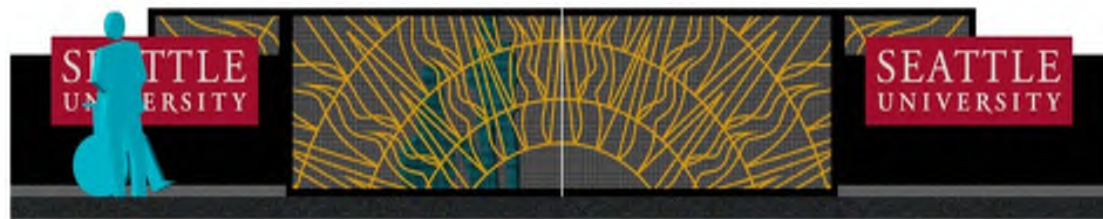
- A distinct paving pattern at Marion Street and 12th Avenue signals the entry into campus and guides movement throughout.
 - Marks the start of a pedestrian-focused pathway.
 - Meanders through campus as a key wayfinding element.
 - Differentiates campus vs. public space and pedestrian vs. vehicular zones.
 - Reinforces the campus identity and arrival sequence.



CAMPUS GATEWAY

Entry Gate

- A new gate at Marion Street and 12th Avenue defines the campus edge and creates a clear sense of arrival.
 - Marks a formal entry into campus.
 - Aligns with key pedestrian and campus paths.
 - Integrates with landscape, lighting, and signage.
 - Maintains access for emergency and service vehicles.
 - Reinforces campus identity and wayfinding.
 - Pedestrian Safety



CAMPUS GATEWAY

Signage, Light Poles, and Wayfinding

- Light and flag poles define the campus gateway and enhance identity from Marion Street into the heart of campus.
 - Serve as both street/path lighting and flag display.
 - Feature permanent SU flags and temporary banners for events or exhibits.
 - Establish a consistent visual language and sense of place.
 - Function as wayfinding elements that guide visitors along key campus routes.
 - Reinforce the gateway experience from Marion Street through campus.



CAMPUS GATEWAY

Landscape

- The landscape at Marion Street and 12th Avenue marks a defined and welcoming entrance to campus, extending the character of Seattle University's core to the city edge.
 - A tree-lined promenade signals the start of campus.
 - Plantings connect to the mature campus landscape.
 - Creates a seamless transition from street to university grounds.
 - Establishes a strong sense of arrival and identity.



CAMPUS GATEWAY



SEATTLE UNIVERSITY