



**City of Seattle**

Edward B. Murray, Mayor

**Seattle Department of Neighborhoods**

Kathy Nyland, Director



MEMBERS

Bill Zosel  
 David Arnesen  
 Devin Reynolds  
 James Kirkpatrick  
 John Savo  
 Loyal Hanrahan  
 Mark Stoner  
 Pam Stewart  
 Wolf Saar  
 Denise Matz (Alternate)  
 John Feit (Alternate)

**Ex-Officio Members**

Maureen Sheehan,  
 Department of Neighborhoods

Colleen Pike,  
 Seattle University, Facilities Planning  
 and Real Estate

**Seattle University  
 Standing Advisory Committee (SAC)**

**Meeting Minutes  
 Meeting #1  
 March 16, 2016  
 Adopted June 20, 2016**  
 Casey Building  
 825 10<sup>th</sup> Avenue – Room 517  
 Seattle, WA 98122

**Members and Alternates Present**

David Arnesen	Devin Reynolds	Mark Stoner
Loyal Hanrahan	Pam Stewart	John Feit (Alternate)
James Kirkpatrick	Wolf Saar	Denise Matz (Alternate)

**Staff and Others Present**

Maureen Sheehan	DON
BreAnne McConkie	SDCI
Colleen Pike	SU, Facilities Planning & Real Estate
Lara Branigan	SU, Design & Construction
Lincoln Vander Veen	SU, External Affairs
Robert Schwartz	SU, Facilities Services

**I. Opening and Introductions**

Ms. Maureen Sheehan acted as the chairperson and facilitator for tonight’s meeting as John Savo, the Committee’s chairperson was not present. Brief introductions followed.

**II. Housekeeping**

A motion was made to approve the January 12, 2012 minutes, and it was seconded. With a quorum present, the Committee approved the January 2012 minutes.

Ms. Sheehan informed the Committee about the updated bylaws. She noted that there were no substantial changes, but only minor formatting and language updates. A motion was made to adopt the updated bylaws, and it was seconded. With a quorum present, the Committee unanimously adopted the updated bylaws.

All new Committee members received a letter indicating the beginning of their membership term. Ms. Sheehan offered Mr. Loyal Hanrahan, Mr. Jim Kirkpatrick, and Mr. Mark Stoner the opportunity to renew their membership term for another 2 years.

Since the current chairperson is absent, Ms. Sheehan deferred the chairperson and co-chairperson nomination discussion at the next meeting.

**III. Annual Report (00:09:20)**

Ms. Colleen Pike presented the Seattle University Status Report for Fiscal Year 2014 that covers July 1<sup>st</sup> through June 30<sup>th</sup>. She mentioned that no activity or development over 4000 sq. ft. has occurred or been proposed.

SU processed the acquisition of a laundry building at 1300 Columbia and there was no specific plan for the building at this time. The University also purchased Arrupe house from the Jesuit Religious Order.

The University leased space to others at 1300 Columbia Building and the Arrupe House. There is new University leased space at the Jefferson Building, 5000 sq. ft., and the Union Art Cooperative, which is an art studio/classroom.

The Commute Trip Reduction (CTR) report that the University is required to submit to the WA State Department of Transportation that looks at Single Occupancy Vehicle (SOV) goals for the campus. At the last report that was completed on 2013-14 academic year, the SOV rate based on the survey was 40.9%, and the goal was 35% for Campus Master Plan.

A question was asked on why there was an increase of the Drive Alone in 2011-12, Mr. Robert Schwartz commented that there were not enough participants in the survey, therefore the survey assumed that those who didn't answer were an SOV.

#### **IV. 1107 East Madison Development Proposal (00:13:00)**

Ms. Pike presented the 1107 East Madison Development proposal. The University is located on 50 acres of land and it is composed of 39 buildings within the Major Institutions Overlay (MIO), and about 2.2 million sq. ft. The MIMP was approved in March 2013.

The goal of the 12<sup>th</sup> and Madison projects sites is to develop student housing for Juniors, Seniors, Graduate/Law students, provide a campus gateway, activate the ground floors, create a retail presence with Campus Store, co-locate the Campus Store and Admissions/Enrollment Services, and making sure that the entrances on the street face the community.

The 1107 Madison Building concept includes a basement floor that is below grade parking and access to 1111 Madison and Stumptown. There will be two levels of university space for the Admissions/Enrollment Services and a student and university gathering space. Also, there will be eight levels of student housing that comprises of 250-300 beds that will be apartment style units.

Ms. Lara Branigan mentioned that what the University is proposing is a ground lease, and it will be developed by a private developer that will be leased back office space to the University and leasing apartments back directly to students. This is the common way of developing projects under a public/private partnership.

The project will be developed by Capstone Development, a reputable and national player for this type of market. The architectural firm is Ankrom Moisan, who completed a similar project for Cornish College of the Arts, also with Capstone.

The proposed building will include an open two level lobby space. One of the concerns is pedestrian safety in the area, there will be an entry on Madison, exterior lights and an entry from the campus side.

The University is actively working with the Madison Bus Rapid Transit (BRT) planning currently underway. The planned BRT will come from the waterfront up to the final destination on 23<sup>rd</sup>. The University has been working with SDOT and SDCI to finalize the streetscape plan, as required by the MIMP, and ensure the streetscape plan contemplates the planned BRT route along Madison. SDOT allowed the University additional time to complete the streetscape plan to ensure the BRT is considered, as it impacts the sidewalks and bus routes. There was a meeting last week where the University learned that they may not be able to widen the sidewalks without encroaching further into the right-of-way in front of the storage building and 1107 Madison due to the technical aspects of the signaling loop on the street. Additional sideway width could be accommodated through building setbacks along Madison.

The Campus Store concept is currently in the planning phase. The proposed project will open the whole ground floor and the store fronts that have been closed, and it will open up to the community as well as to the students.

A question was asked about the campus bookstore opening. Mr. Schwartz mentioned that they are waiting for the completion of the 1107 building before the bookstore to maintain the storage operation. There are still some logistics that needs to be worked out.

Ms. Branigan presented a tentative schedule for the project where construction will begin in April 2017 and the University is doing a big push in order to have the permitting in place.

Under the MIMP, the 1107 Madison project use will be academic and housing; the height is about 105 ft.; the site was revised as it will cover less area than allowed by the MIMP. The proposed project size was revised to 129,000 gross sq. ft. or an increase of 11% which is believed to be within the limits for exempt changes. SDCI still needs to review this application to confirm the proposal qualifies as an exempt change.

Ms. Sheehan mentioned that during new member orientation, this type of changes would fall into the category of either an exempt change or major or minor amendment to the MIMP. Ms. Branigan noted that since it is still in the early phase, more analysis is required regarding the size revision.

A question was raised regarding the increased population in the dorms and whether they are an increase in student enrollment or are the students are moving. Mr. Schwartz mentioned that there are a number of factors including the change in demographics, and an increase enrollment of out of state and international students who prefer on-campus housing. Student retention is also a factor, while freshman and sophomore are required to live on campus, they have a difficult time finding affordable housing near campus, when they become upper classmen.

Mr. Schwartz commented that the Master Plan process seven years ago did not have a detailed design process which is why there was a change in the sq. ft. from 75,000 net sq. ft. (or approximately 116,250 gross sq. ft.) allowed in the MIMP to 129,000 gross sq. ft. now being proposed.

Mr. Devin Reynolds raised a question about what the long term plan is for the storage building. Mr. Schwartz commented that the University looked at all of its real estate assets, and hired outside developers to determine the best use for the storage building, and they suggested that storage is a good investment, and in terms of returns and risk, they recommend to keep the storage building. Once the Campus Store is up and running, the University does not have a plan for the building in the foreseeable future.

Mr. Reynolds commented that having the new building at a corner of a major intersection and as a gateway to the campus, he inquired about what will the design would look like ten to twenty years from now?

Mr. Schwartz responded that the University plans to come back to this Committee for feedback regarding further development and architectural treatment of the new building once the plan is determined.

Mr. Wolf Saar was intrigued about the concept of a gateway building. He commented that what he sees is a vehicular gateway on 12<sup>th</sup> and a pedestrian gateway on 11<sup>th</sup>. He would like the project team to consider development of a pedestrian corridor at First Hill as another option. He was also intrigued about the scale of the buildings and would like to see a way to mitigate the taller buildings adjacent to the lower buildings around the corner.

Mr. Schwartz mentioned that they will be bringing the architects to the Committee to address the architectural scale and design of the buildings.

Mr. Saar commented about some of the sidewalk challenges as a pedestrian walks down the street to the storage building. Ms. Branigan mentioned that they have had conversation with the City about taking down some of the big trees and replacing them with a much smaller trees, since the bigger trees are very close to the buildings.

Mr. Saar asked about the setback of the proposed building to the curb, and Ms. Branigan responded that there has been a back and forth conversation about the setback and according to the draft streetscape plan, there is currently an 11 ft. sidewalk for the new building, but the sidewalk width, planting strip, and setback has not yet be fully determined.

Ms. Pam Stewart asked about the BRT. Ms. Pike mentioned that the City of Seattle is operating their own BRT that runs from the waterfront up to Madison, and to 23<sup>rd</sup> to Martin Luther King Jr. The idea of a BRT is to have less bus stops and frequent bus runs.

Ms. Stewart asked about plans to renovate the old dorms. Mr. Schwartz commented that the University has identified three phases for housing, and the current project is Phase 1. Phase 2 would add about 400 beds, and the

current need is about 700 new beds, and the primary focus is for the upper class students. Phase 3 is renovation. Construction of the Science building is the next project, and after the construction will lead into Phase 2 of the student housing.

Ms. Branigan commented that the campus footprint is so small, and the goal is to do one project at a time to minimize impact to the University.

Mr. Reynolds commented about his excitement about the program and he mentioned about having a team that designed the Cornish building is encouraging.

Mr. Loyal Hanrahan commented that this project opens the campus to the community, which he was encouraged by.

#### **V. Public Comment**

Ms. Sheehan opened the discussion for public comments, and there was no public comments.

#### **VI. Committee Deliberation (01:04:30)**

Ms. Sheehan opened the discussion for Committee deliberation.

Mr. Reynolds commented about the pedestrian experience, and the surrounding area is a very popular night district, it is nice having appropriate street lighting for students and pedestrians that walk to and from campus, and the permeability of the campus to the community is a step in the right direction.

Ms. Stewart was happy about the pedestrian entry into the campus to Madison and she was also excited about the potential of the storage building.

Mr. Arensen commented that he is happy having a bookstore on the corner of 12<sup>th</sup> and Madison, and having University focus at the center. He was also impressed with the idea of having additional student housing for seniors so they do not have to drive further away from campus for housing.

Mr. Hanrahan commented about pedestrian sidewalk reinforcements and his interest about having a safe environment from cars and the weather elements along the sidewalks.

Mr. Stoner agreed with Mr. Hanrahan about the size of the trees that are too big for the sidewalk. He inquired if there are any plans for pedestrian awnings at the storage building. Ms. Branigan mentioned that there will be plans for pedestrian awnings.

Mr. Reynolds commented about having a presentation on the functionality of the public storage at the next meeting. Mr. Schwartz mentioned that the University did a preliminary study and they are meeting with the storage operation to understand what the final design will look like, traffic impacts, etc.

Ms. Branigan mentioned that since there is a process in place for approving the streetscape plan as required by MIMP it will be presented at the next meeting.

A comment was made about the bus stop and Ms. Branigan noted that in early conversations, the bus stop might move to 11<sup>th</sup> as it will be easier for the trolley style bus.

A comment was made about making the sidewalk wider and further setbacks along the 11<sup>th</sup> and Madison portion of the building to create a more generous sidewalk. Ms. Branigan noted that they have discussed this with the City and they expressed some concern about the sidewalk edge, but they will continue to study and analyze some of the options to come to a compromise.

#### **VII. Adjournment and scheduling of next meeting**

Ms. Sheehan commented that once the University has finalized its contract, they will be coming back to this Committee for feedback and support, and reminded the Committee that this is an advisory body and not an approval process.

Ms. Branigan noted that they anticipate to get the permitting completed during the summer. She is looking at late May or early June for the next meeting.