

Madison Street Concept Plan



Seattle University Standing Advisory Committee
Emily Ehlers & Aditi Kambuj
June 20, 2016

Our mission, vision, and core values

Mission: deliver a high-quality transportation system for Seattle

Vision: connected people, places, and products

Committed to **5 core values** to create a city that is:

- Safe
- Interconnected
- Affordable
- Vibrant
- Innovative

For **all**

Presentation overview

- Background
- Project area
- Madison Bus Rapid Transit Proposal
- Draft Madison Street Concept Plan
- Next steps

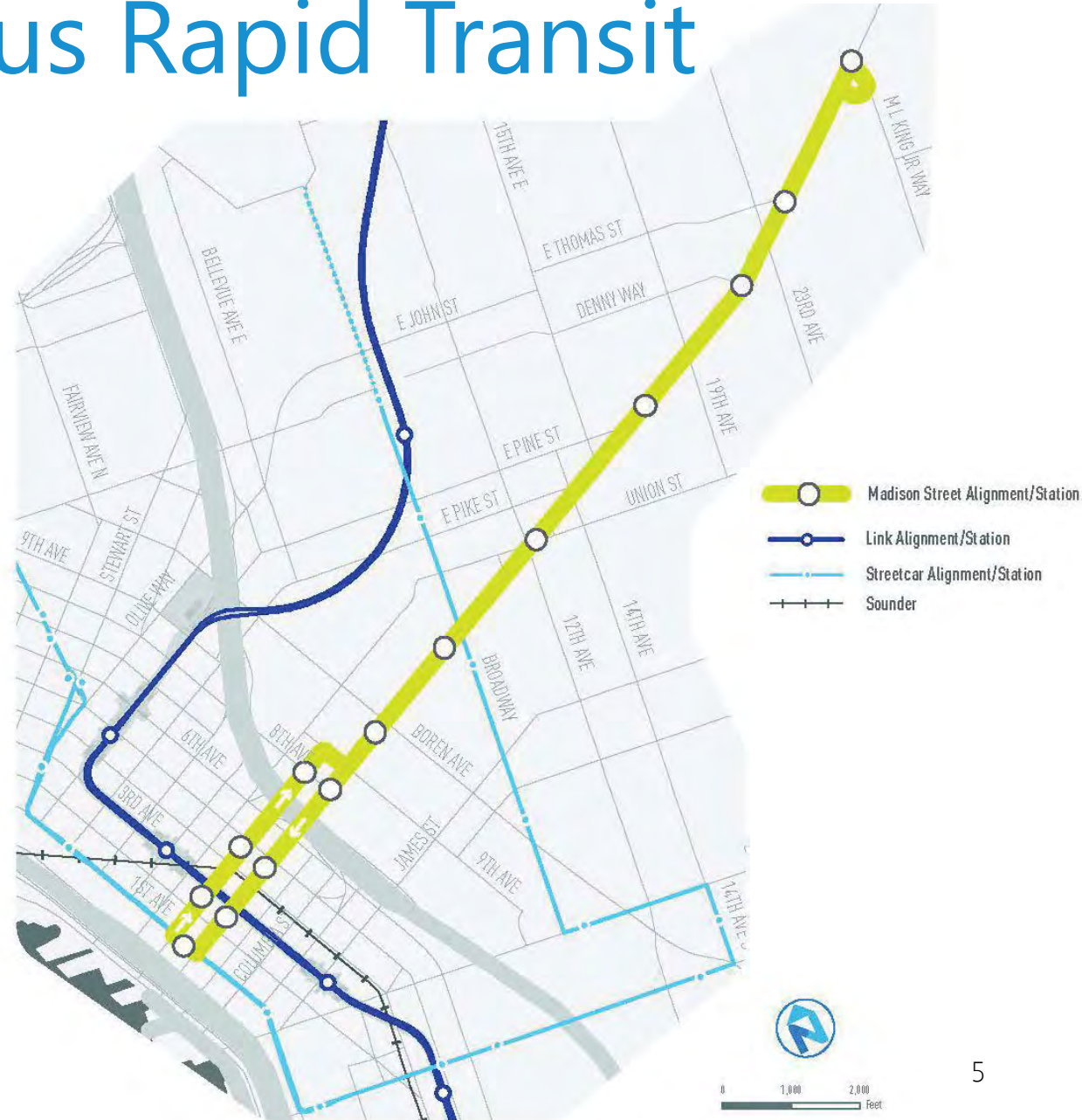
SU MIMP Concept Project area

Madison St: Broadway to 12th

- Narrow right-of-way
- Four travel lanes, some parking, substandard sidewalks
- Irregular, large multi-leg intersections



Madison Bus Rapid Transit



CENTER STATION CROSS SECTION



Draft Madison Street Concept Plan



What is a concept plan?

- Streetscape features can contribute to the unique character of a block or neighborhood



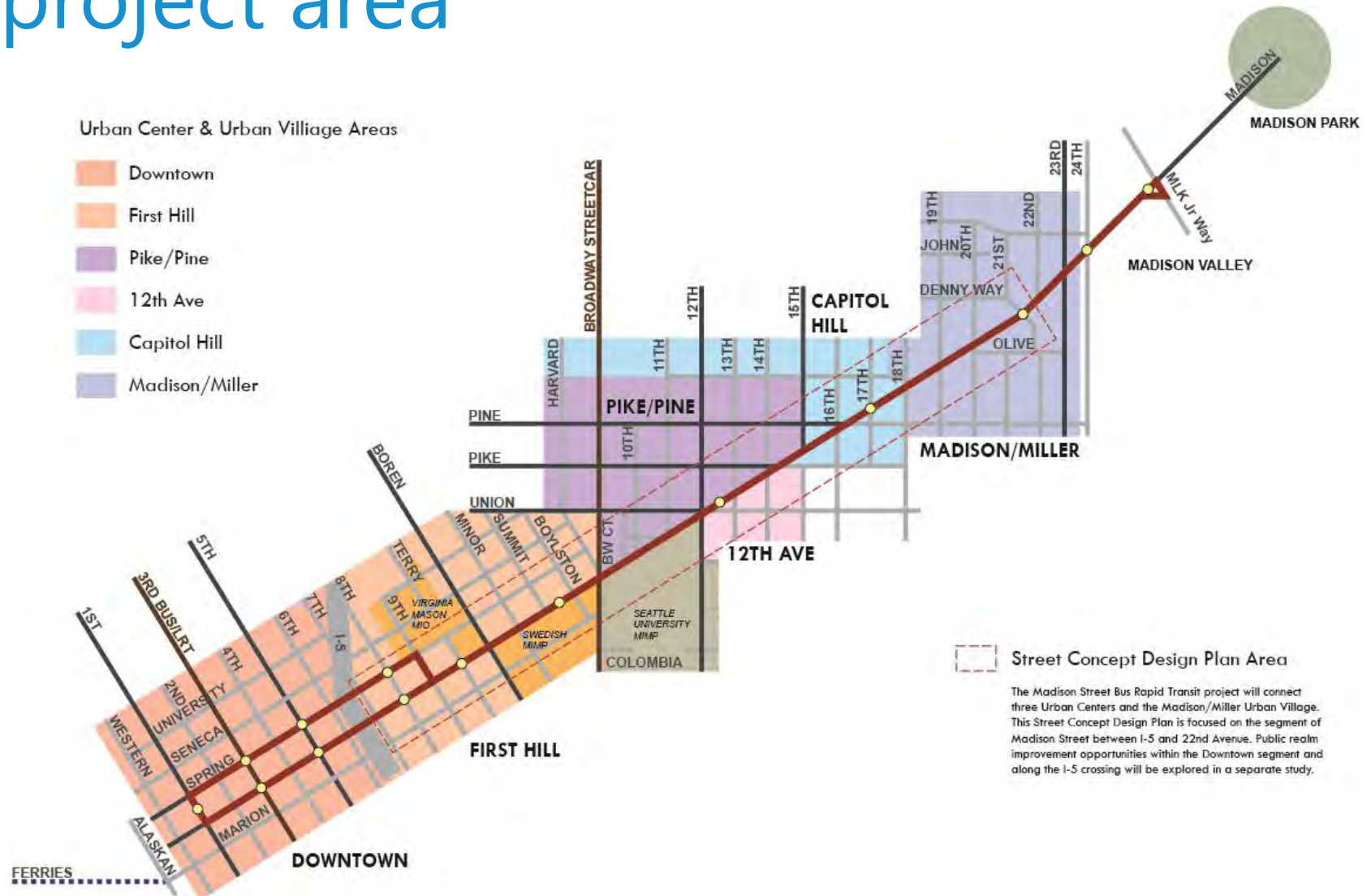
- Streetscape concepts can address:
 - Walking safety and comfort
 - Materials and landscaping
 - Street and pedestrian lighting
 - Street furniture, public art, unique features

What is a concept plan?

- Implemented over time by property owners or through grant-funded projects
- Voluntary but encouraged; adopted to Right of Way Improvement Manual (ROWIM) by Directors Rule
- Draft ROWIM proposing new street types; will inform implementation



Draft Madison Street Concept Plan project area



Draft Madison Street Concept

Existing conditions + recommendations

Pedestrian Clear Zones

- Most blocks have less than 8' pedestrian clear zone
- Where no redevelopment, nonconforming objects recommended to be removed, street furniture organized
- 8' min clear zone + 6' min landscaping zone recommended along corridor
- 10' min clear zone + 6' min landscaping zone adjacent to BRT stop



Draft Madison Street Concept

Existing conditions + recommendations

Mobility networks

- Connections to greenways, protected bike lanes, streetcar
- Pedestrian lighting, pedestrian clear zones should be prioritized at intermodal transfers



Draft Madison Street Concept

Existing conditions + recommendations

Landscape and street trees

- Narrow right of way, variable street landscaping and buffers
- Continuous landscaping recommended where possible; permeable flexible paving recommended where sidewalks are less than 10' wide and no redevelopment expected; wider landscaped sidewalk along new building frontages



Draft Madison Street Concept

Existing conditions + recommendations

Pedestrian lighting

- Almost no pedestrian scale lighting; recommended throughout corridor

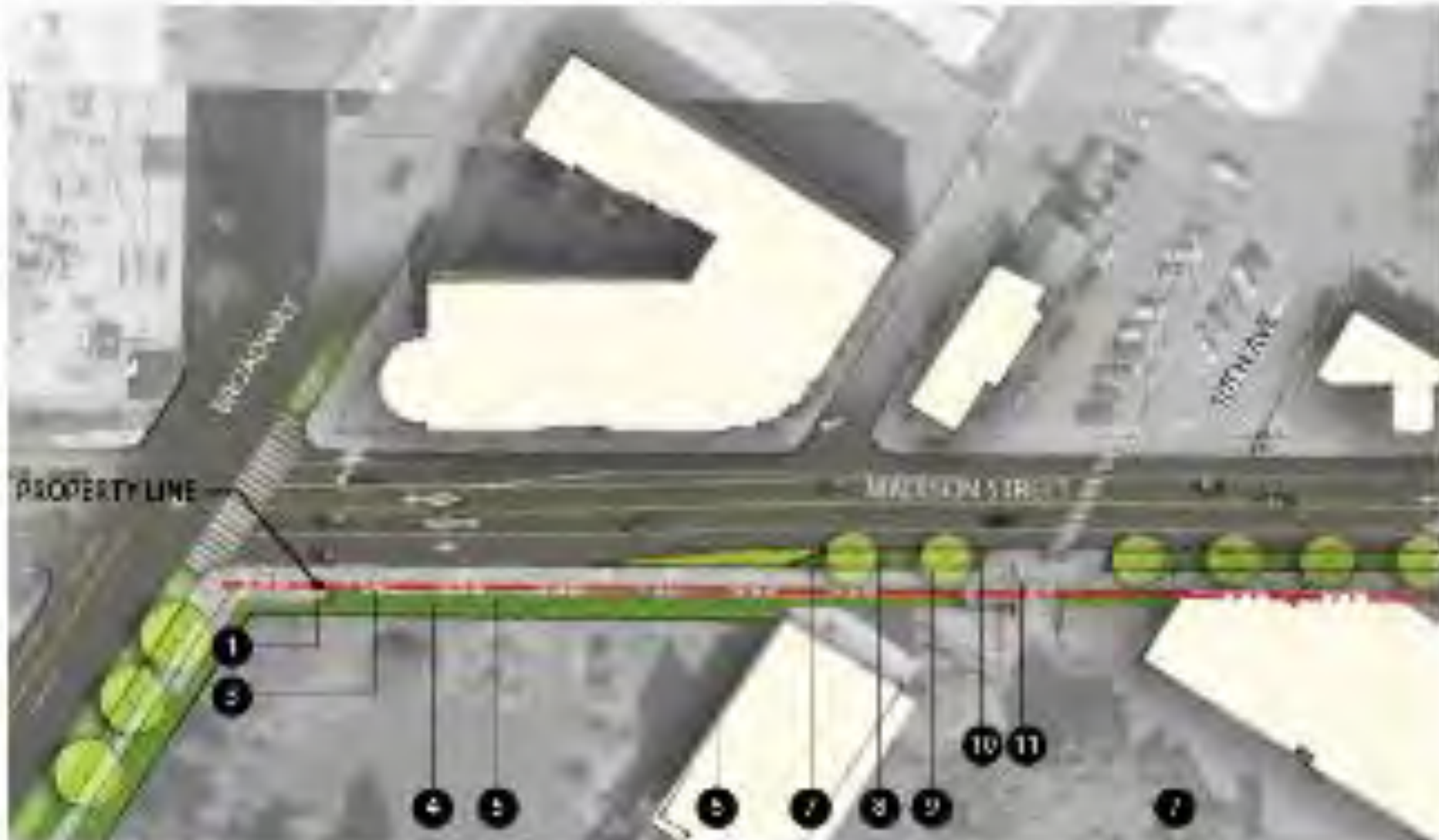


Pedestrian activity centers

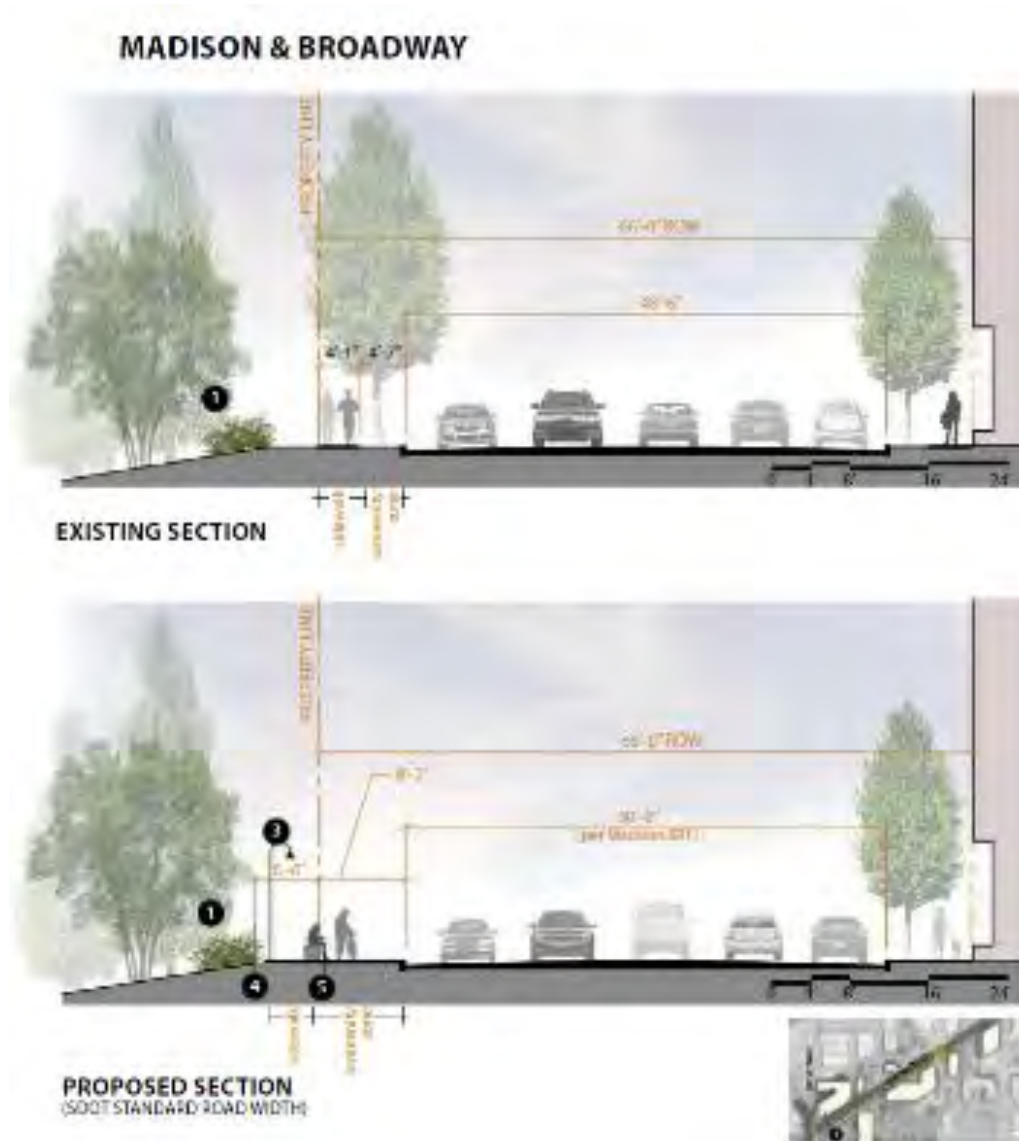
- Improvements recommended to be prioritized at concentrations of pedestrian activity



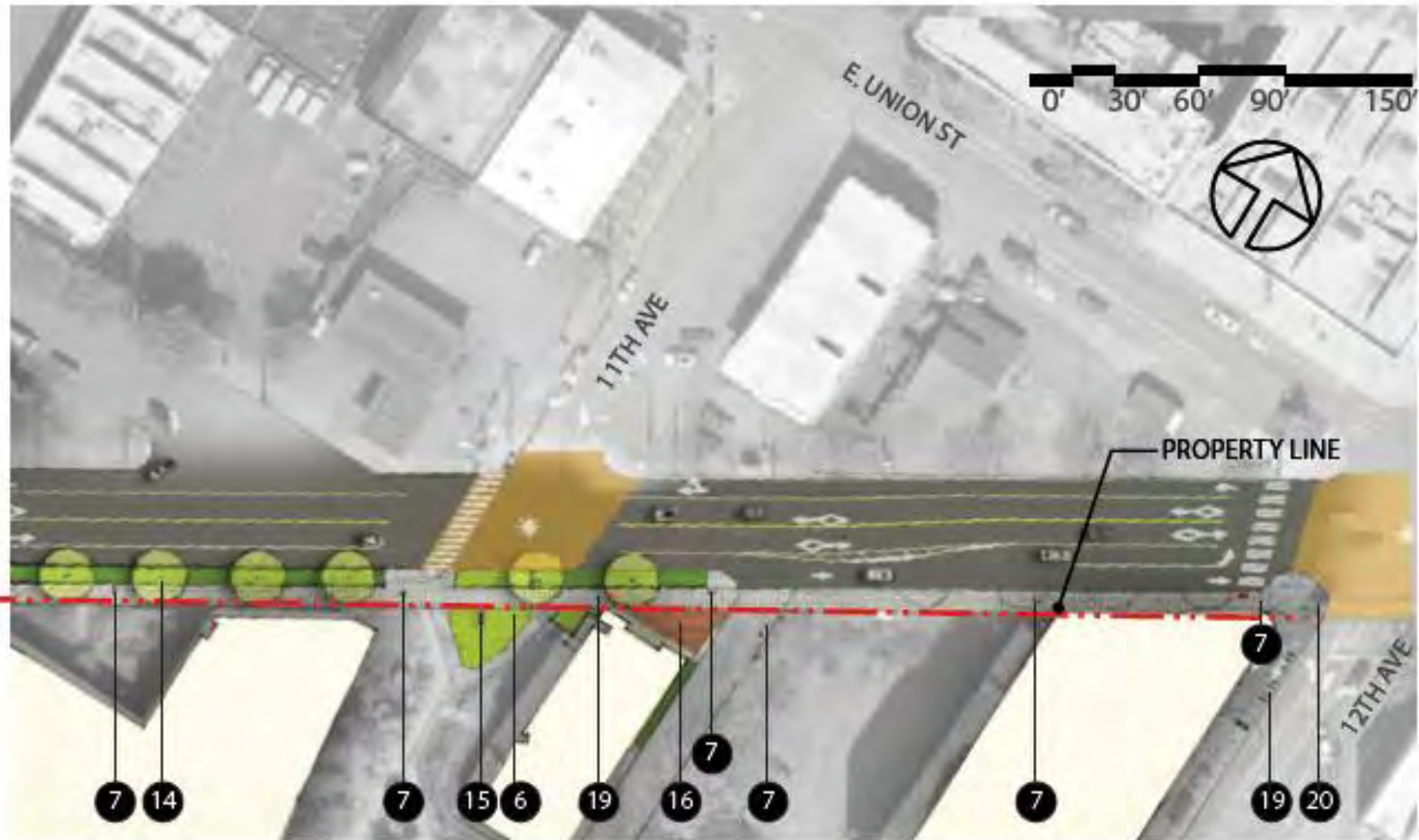
Coordination with SU Concept Plan



Coordination with SU Concept Plan



Coordination with SU Concept Plan

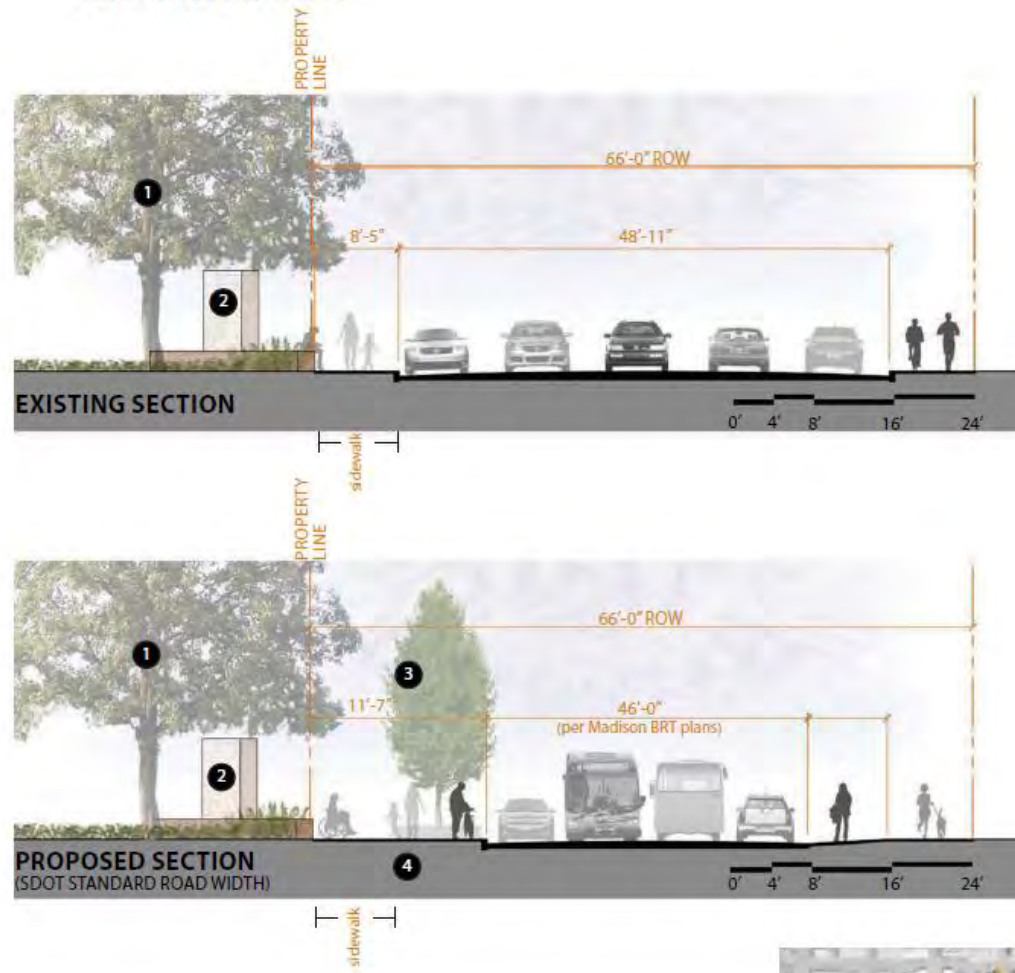


Coordination with SU Concept Plan



Coordination with SU Concept Plan

MADISON & 10TH



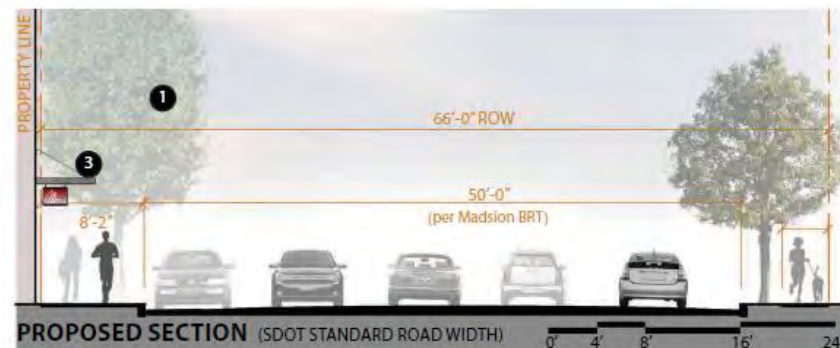
Coordination with SU Concept Plan

MADISON & 11TH



Coordination with SU Concept Plan

MADISON & 12TH



Next steps

Date	Activity/action
Summer 2016	Madison BRT / Street concept plan public meetings
2016-2017	Madison BRT design
2018	Madison BRT implementation
2019	Start of Madison BRT service

Questions?

Emily.ehlers@seattle.gov | (206) 518-4608
Aditi.kambuj@seattle.gov | (206) 615-0429
madisonbrt@seattle.gov

www.seattle.gov/transportation



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Standing Advisory Committee
1107 East Madison Development Proposal
June 20, 2016



12th and Madison Projects

- Develop student housing for Juniors, Seniors, Grad/Law
- Provide campus gateway
- Activate ground floors
- Create retail presence with Campus Store
- Co-locate Campus Store and Enrollment Services
- Provide entrances on the street facing the community

12th and Madison Site Map



ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING



1107 Madison - Concept

- Basement floor
 - Below grade parking
 - Access to 1111 Madison and Stumptown
- 2 levels of University space
 - Admissions/Enrollment Services
 - Student and University gathering spaces
- 8 levels of student housing
 - 250-300 beds
 - Apartment style units

1107 Madison Potential Schedule

Schedule

- Design: April 2016 - March 2017
- Permit Intake: June 27, 2016
- Construction: April 2017 - August 2018
- Building opening for Fall Quarter 2018
- Seattle Department of Construction and Inspections determined that increased square footage is not an exempt change
- Schedule and financial feasibility will be impacted depending on outcome of amendment process



1107 Madison Building

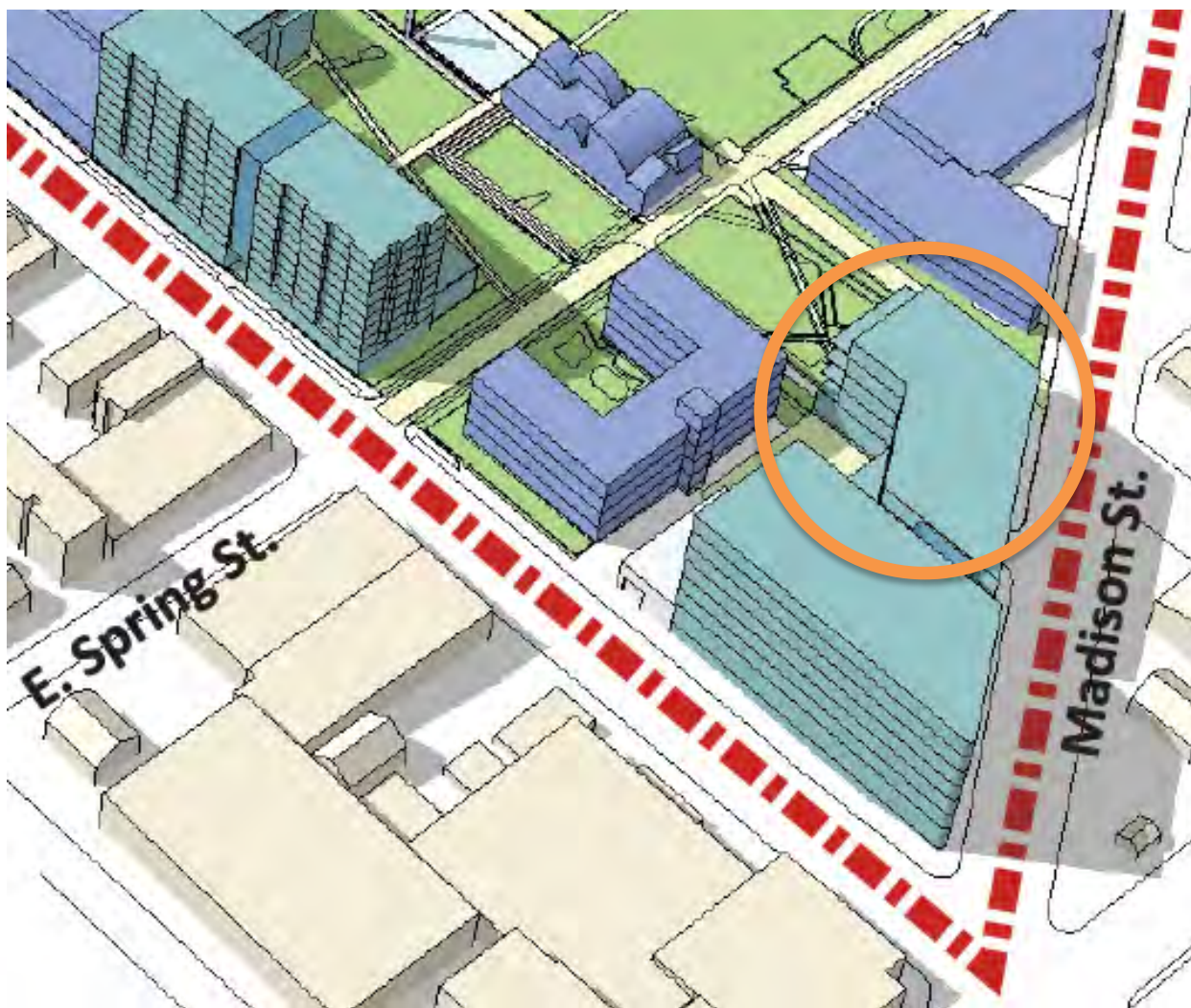
23.69.035 - Changes to master plan

- C. Amendments. The Advisory Committee shall be given the opportunity to review a 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. The Director shall determine whether the amendment is minor or major according to subsections D and E of this section. The Director's decision that a proposed amendment is minor or major shall be made in the form of an interpretation subject to the procedures of [Chapter 23.88](#), Rules; Interpretation.

After the Director makes a decision on whether an amendment is minor or major, the Advisory Committee shall be notified.



1107 Madison: Proposed Development Density












Source: Final Compiled MIMP March 2013, Proposed Physical Development, p. 77

MIMP Potential Sites

Long-Term Plan

Legend

-  Existing Campus Buildings
-  Planned Near-Term Projects and Renovations
-  Planned Near-Term Open Space Above Structured Parking
-  Potential Near-Term Projects and Renovations
-  Potential Long-Term Projects and Renovations
-  Potential Long-Term Open Space Above Structured Parking
-  Buildings to be Demolished
-  Surrounding Buildings
-  Proposed MIO Boundary



March 2013

MIMP Potential Development

Potential Long-Term Development Plans

Potential Long Term Projects & Renovations	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
301 Student Housing / Office / Mixed Use at 13th Avenue	185,000	65	New	2017
302 12th & E James Retail	15,000	30	New	2018
303 Academic and Student Services, Addition to Student Center Pavilion (11th Avenue & E Columbia Street)	25,000	30	New	2019
304 Green Over Parking	0	n/a	New	2019
305 Student Center (entrance onto E James)	0	n/a	Renovation	2019
306 Student Center	25,000	50	New	2020
307 Academic & Housing on E Madison	75,000	105	New	2020
308 Academic Building at Broadway & E Madison	100,000	65	New	2023
309 Executive Education / Conference & Events (12th Avenue & E Marion Street)	25,000	50	New	2025
310 Campion Ballroom	20,000	40	New	2026
311 Addition to Connolly Center	85,000	65	New	2026
312 1313 E Columbia	280,000	65	New	2027
313 824 12th Avenue	90,000	65	New	2027
Total New SF	925,000			

Total Developed Area by Phase	Net Additional Square Footage	Date Range
100's Planned Near-Term Projects and Renovations	505,000	2009 to 2013
200's Potential Near-Term Projects and Renovations	715,000	2011 to 2016
300's Potential Long-Term Projects and Renovations	925,000	2017 to 2027
Total Proposed Development	2,145,000	

March 2013

1107 Madison Building

Criteria for Minor Amendment

23.69.035 - Changes to master plan

D. Minor Amendments. A proposed change to an adopted master plan shall be considered and approved as a minor amendment when it is not an exempt change according to subsection B of this section, when it is consistent with the original intent of the adopted master plan, and when it meets at least one of the following criteria:

- 1. The amendment will not result in significantly greater impacts than those contemplated in the adopted master plan; or
- 2. 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; or
- 3. The amendment is a proposal by the Major Institution to lease space or otherwise locate a use at street level in a commercial zone outside an MIO District, and within two thousand five hundred feet (2,500') of the MIO District boundary, and the use is allowed in the zone for but not permitted pursuant to [Section 23.69.022](#).



1107 Madison Building

Criteria for Major Amendment

23.69.035 - Changes to master plan

E. Major Amendments. A proposed change to an adopted master plan shall be considered a major amendment when it is not an exempt change according to subsection B of this section or a minor amendment according to subsection D of this section. In addition, any of the following shall be considered a major amendment:

1. An increase in a height designation or the expansion of the boundary of the MIO District; or
2. Any change to a development standard that is less restrictive; or
3. A reduction in housing stock outside the boundary but within two thousand five hundred feet (2,500') of the MIO District, other than within a Downtown zone, that exceeds the level approved in an adopted master plan; or
4. A change to the single-occupancy vehicle goal of an approved transportation management program that increases the percentage of people traveling by single-occupancy vehicle; or
5. A use that requires Council Conditional Use approval, including but not limited to a helistop or a major communication utility, that was not described in an adopted master plan; or
6. The update of an entire development program component of a master plan that was adopted under Code provisions prior to the 1996 Major Institutions Ordinance where the institution proposes an increase to the total amount of gross floor area allowed or the total number of parking spaces allowed under the institution's existing development program component within the MIO District.



1107 Madison - MIMP

Use: No change – “Academic and Housing”

Height: No change – “105 feet”

Site: Revised – Building footprint is smaller and covers less area than anticipated by the MIMP

Size: Revised – MIMP lists net square feet as 75,000 for site. The proposed project is 146,600 gross square feet. Project will shift developable square footage; total development will not exceed authorized 2,145,000 gross square feet authorized in the MIMP.



1107 Madison Building Design Presentation

- Partnership to develop project
- Capstone Development Partners, LLC
Bruce McKee
- Ankrom Moisan Architects, Inc.
Jason Jones



1107 Madison Building Proposal Conclusion

- Project is clearly consistent with MIMP
- Change is a minor amendment
- Request your support in a letter to SDCI
- Comments or Questions?



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06.20.2016

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DESIGN PRINCIPALS

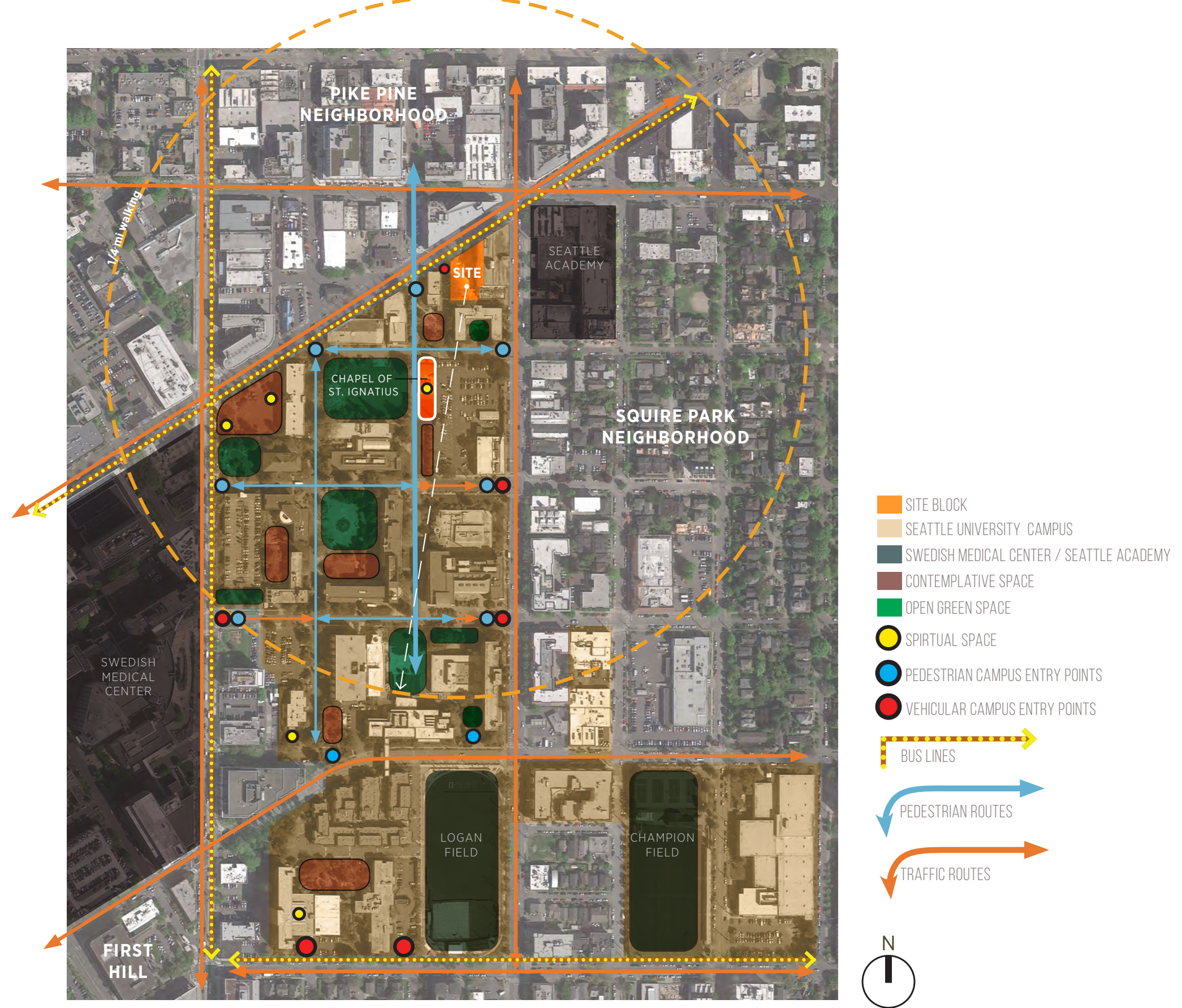
Respect The Context Of The Campus And The Urban Fabric

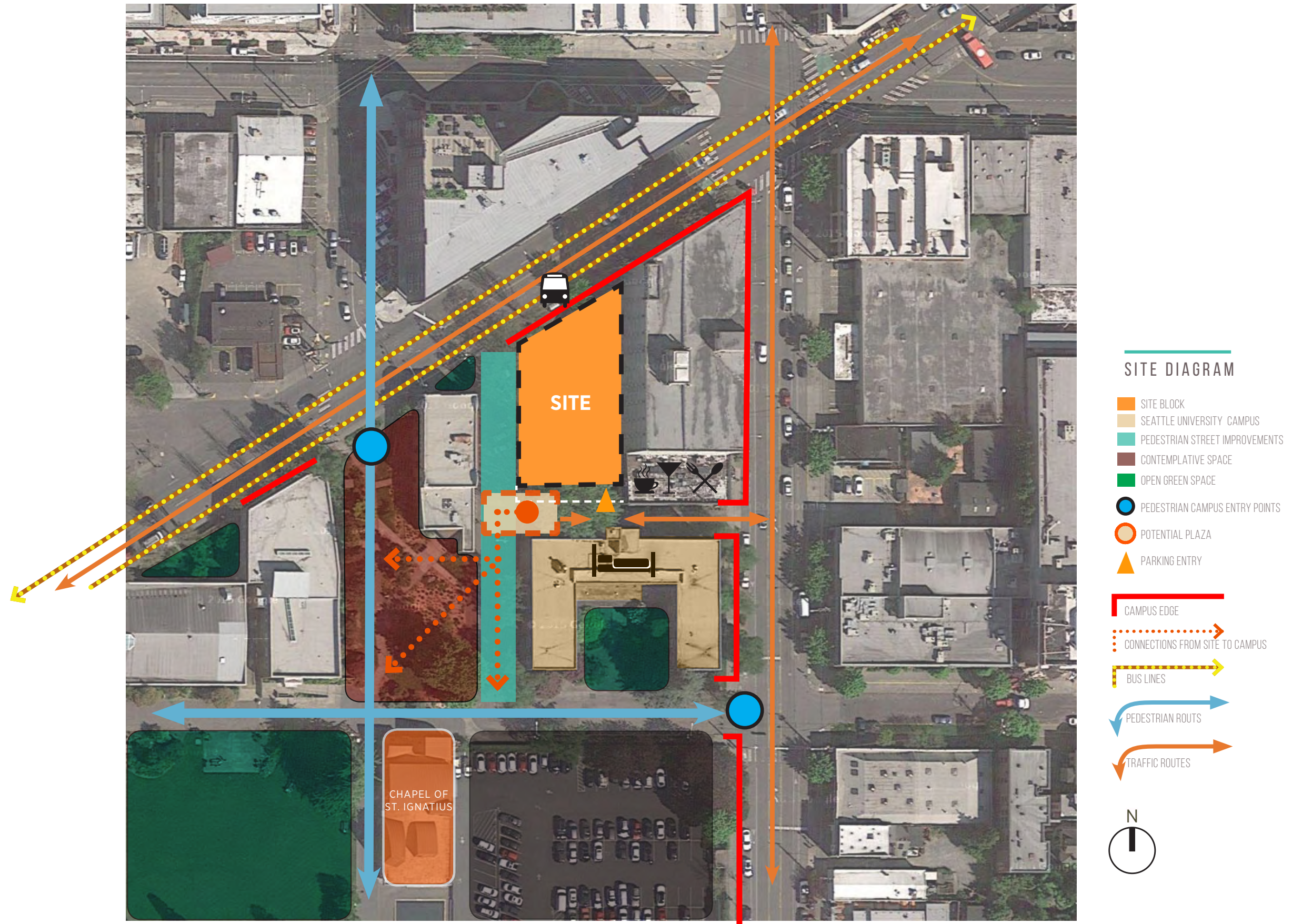
Welcoming Entries On Madison And Campus

Active Ground Floor - Entries On Madison And Campus

Quality Materials That Are Consistent With The Campus Architecture

Designed For Resiliency - Longevity Of Building Life





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SITE MAP

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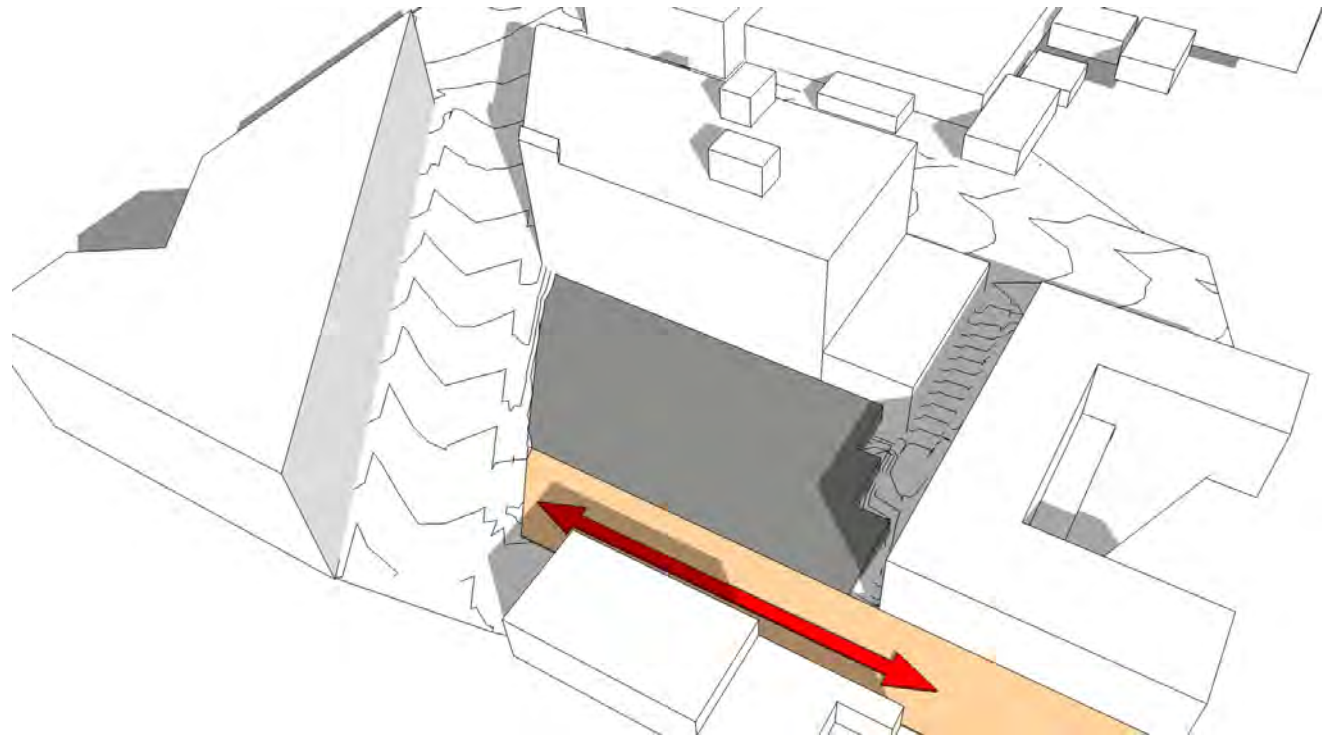
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PARTNERS LLC

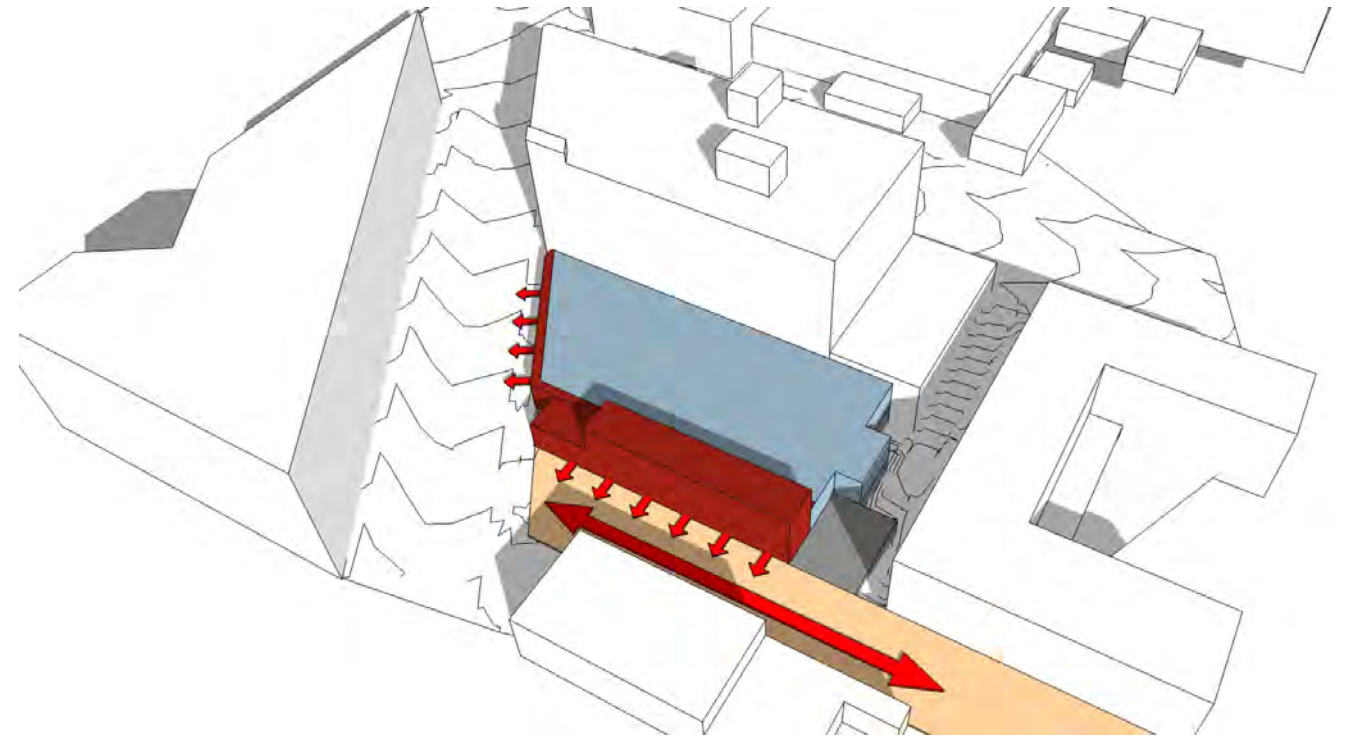
AM
Ankrom Moisan

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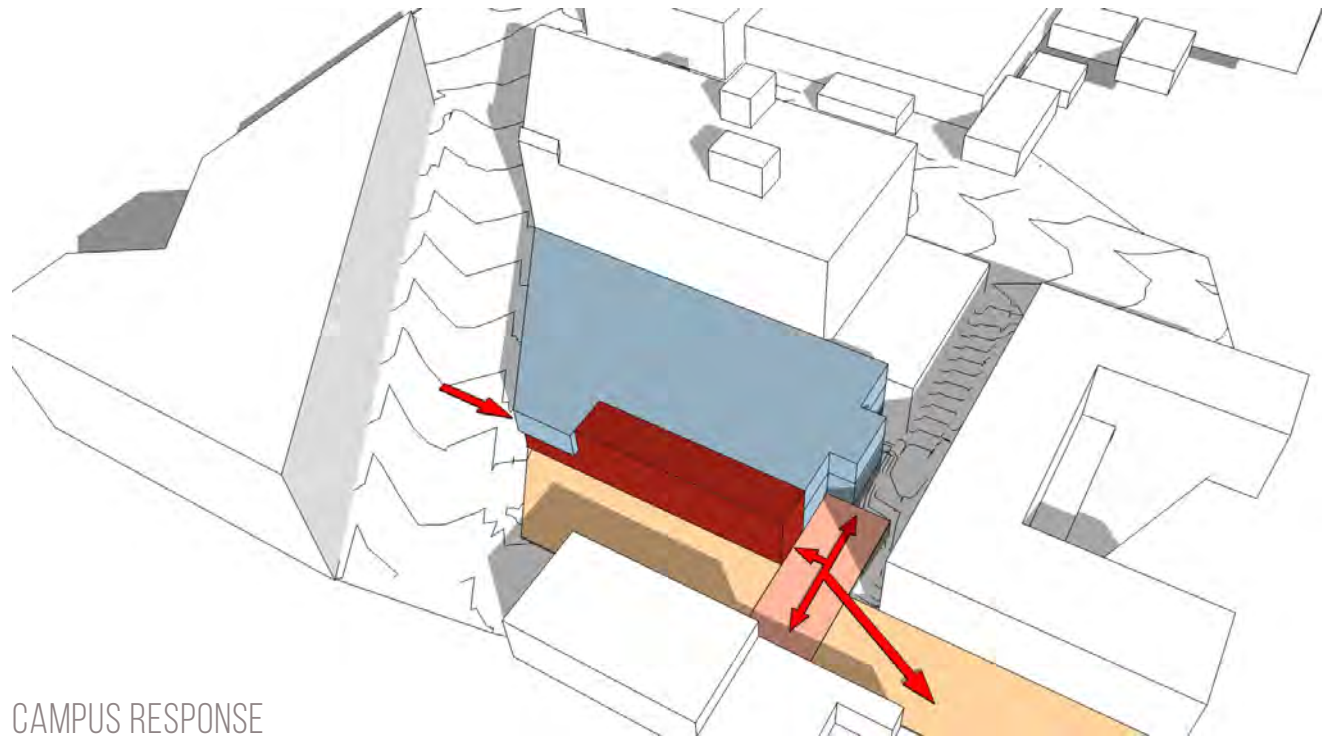
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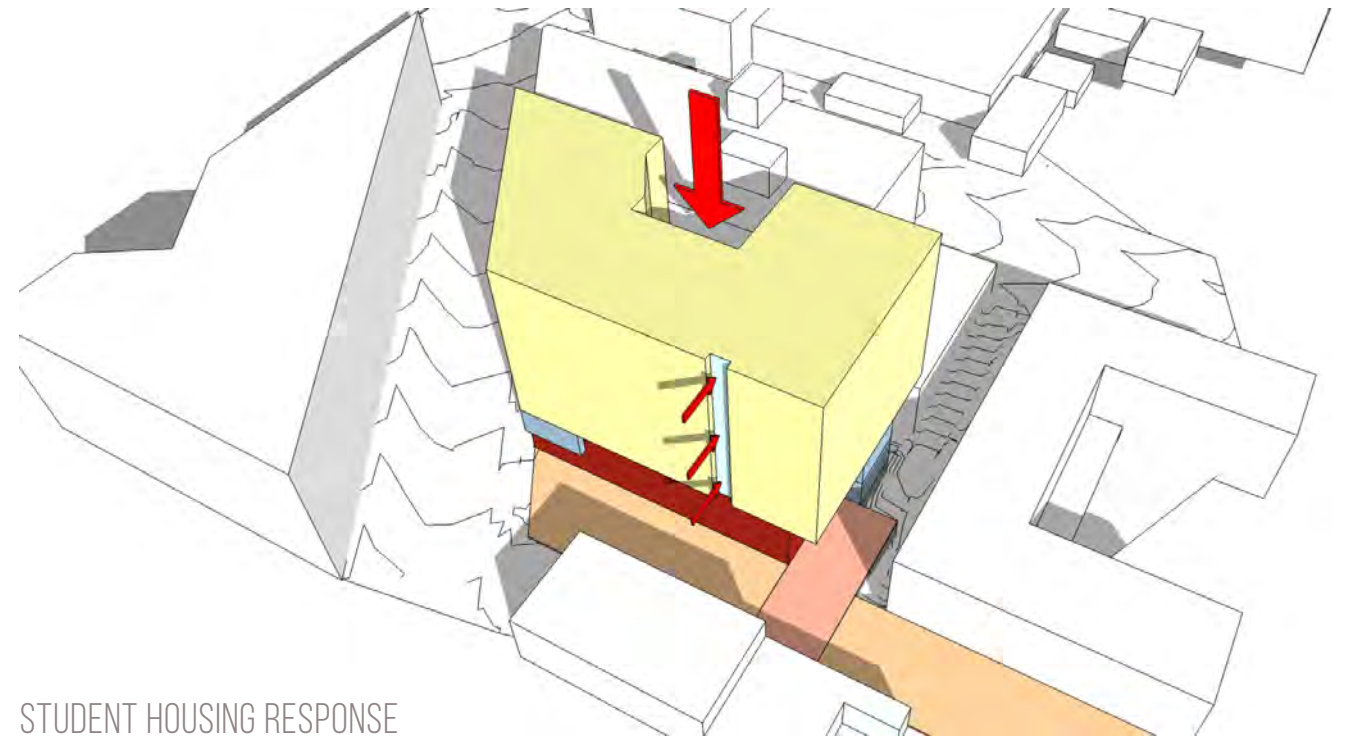
MADISON COURT RESPONSE



ACTIVE STREET RESPONSE



CAMPUS RESPONSE



STUDENT HOUSING RESPONSE

LEVEL 00 - BASEMENT



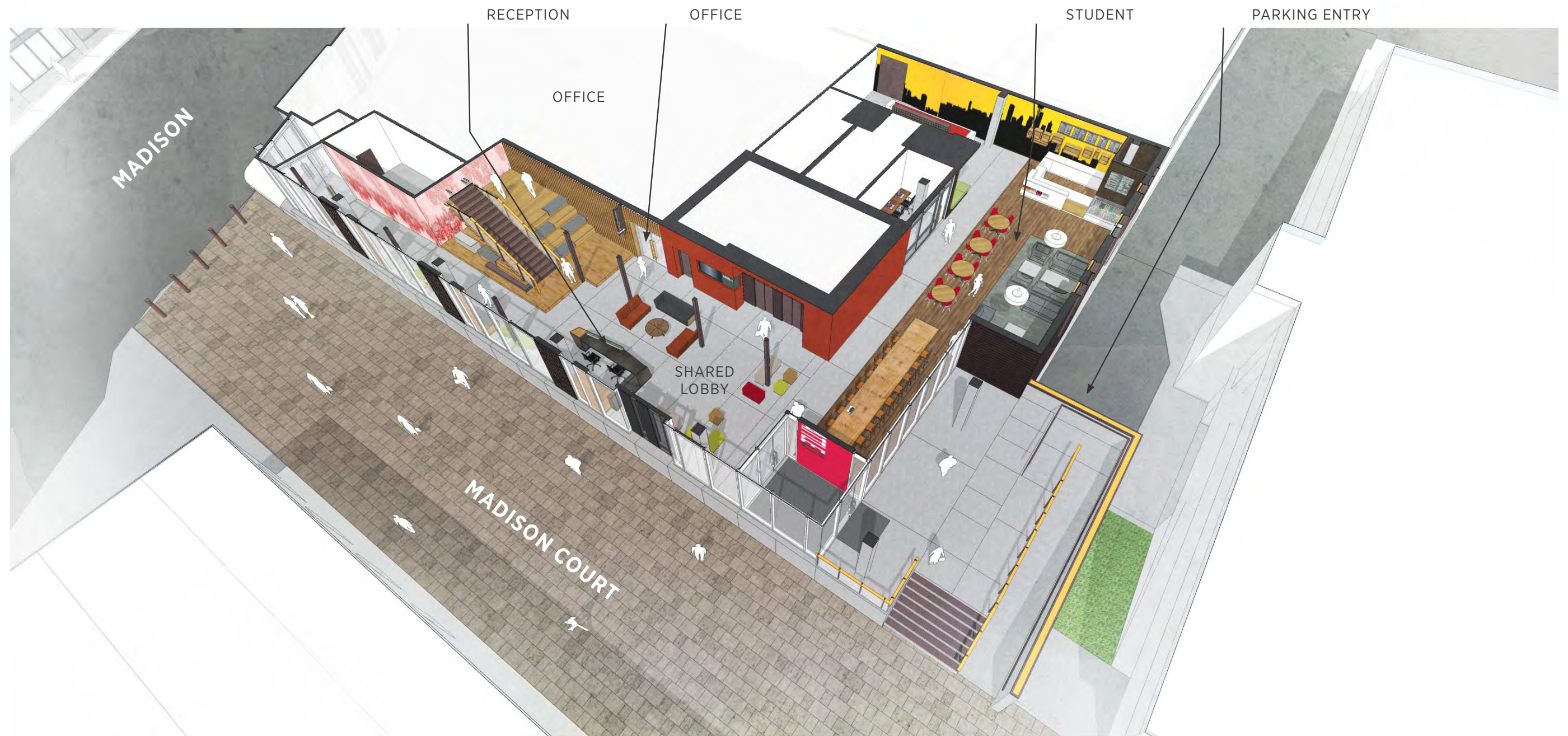
SPACES
Bike Spaces: 88
Vehicle Spaces: 16

LEVEL 01 - GROUND FLOOR

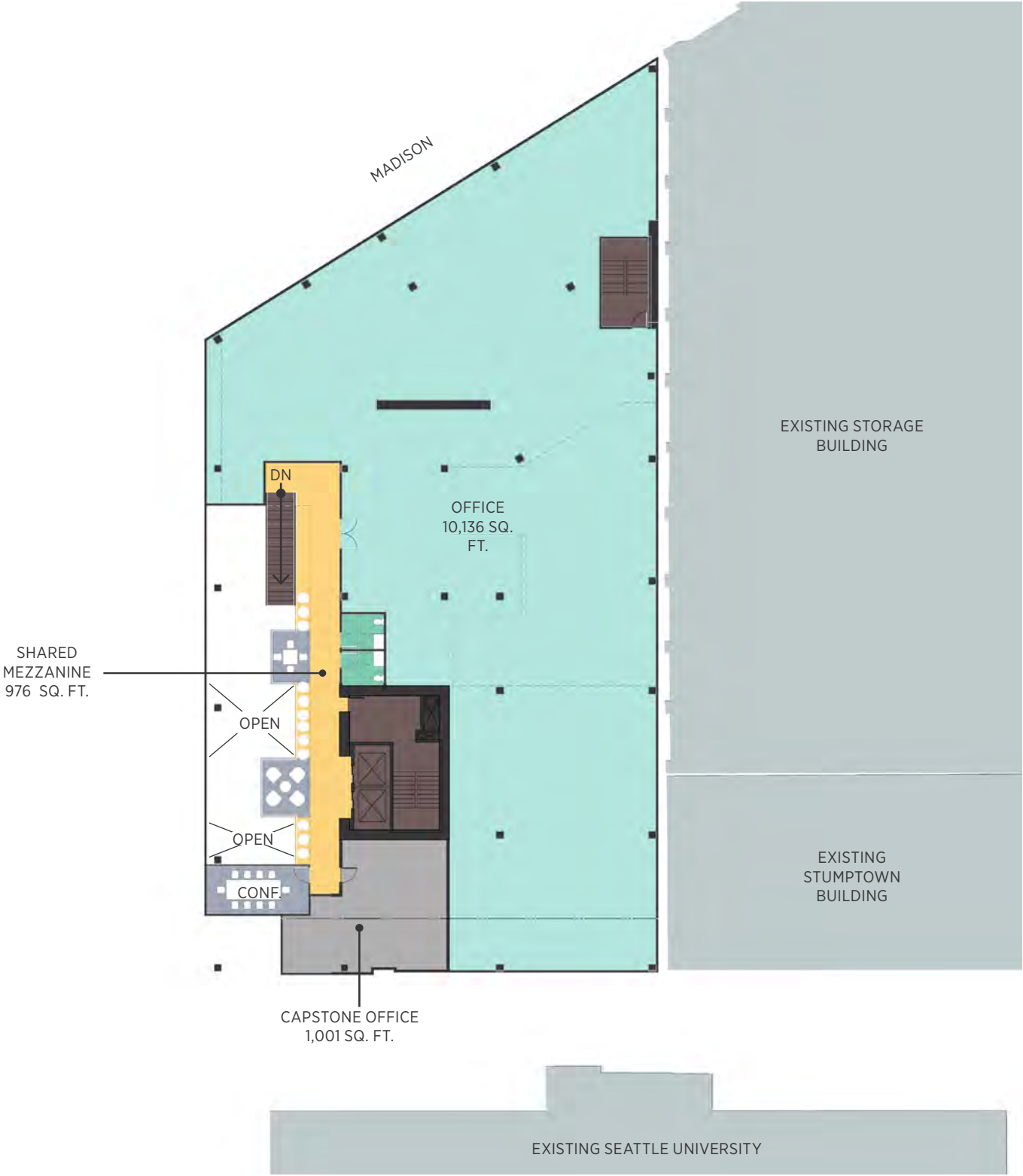


OVERVIEW

LEVEL 01



LEVEL 02



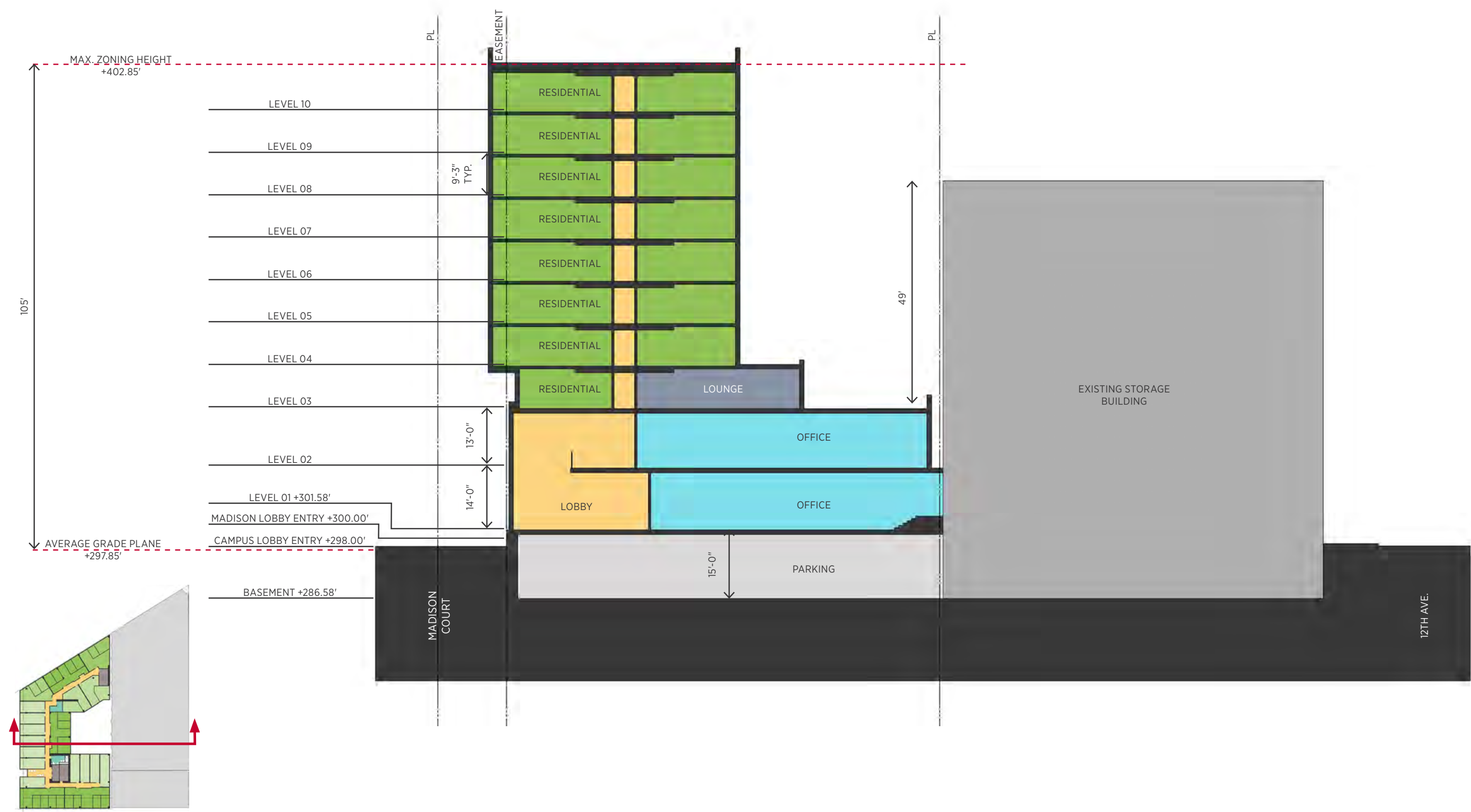
LEVEL 03



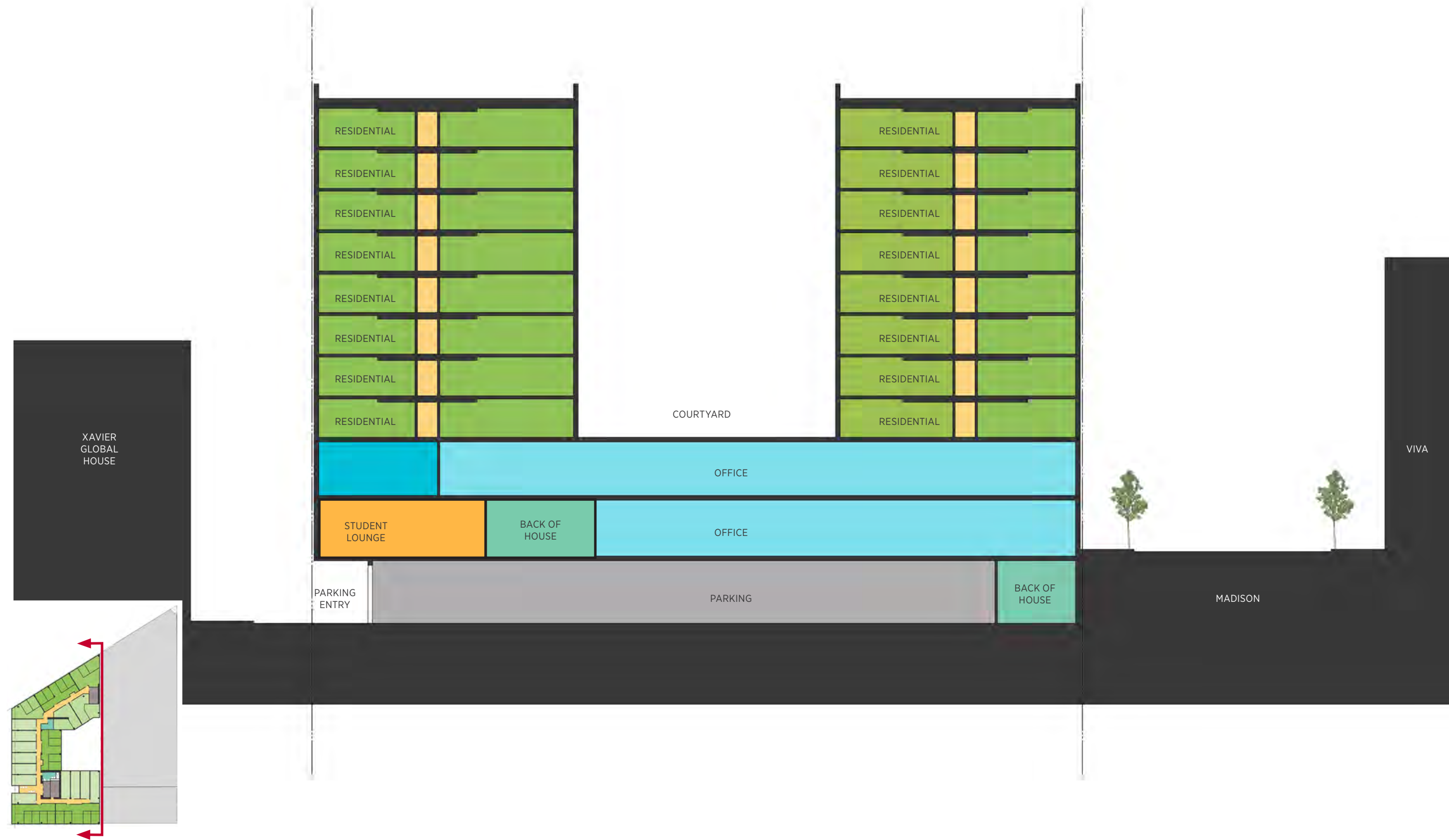
LEVELS 04-10



SITE SECTION



SITE SECTION





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RENDERING LOOKING NE

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MAIN ENTRY ON MADISON

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MAIN CAMPUS ENTRY

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