

SEATTLEU

Standing Advisory Committee
1107 East Madison Development Proposal
March 16, 2016

» University Campus Context

- Located on 50 acres
- 39 buildings comprising 2.2 million square feet
- Major Institution Master Plan (MIMP) approved in March of 2013



→ 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 Admissions/Enrollment Services
- Entrances on the street facing the community

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

→ 12th and Madison Current Site



Area behind Self Storage

Proposed Building



North and West elevations

ANKROM NISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE BUSINESS CENTER BUILDING

Proposed Building



West and South Elevations

ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING

Proposed Building



Campus Entry from Madison Court

ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING

Proposed Building



View East on Madison

Proposed Building



View West on Madison

Proposed Building



Night View from Madison

Proposed Building



Main Lobby

ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING

Proposed Building



Student Gathering Space off Main Lobby

ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING

Proposed Building



Mezzanine level

ANKROM MOISAN ARCHITECTS & CAPSTONE DEVELOPMENT
SEATTLE UNIVERSITY STUDENT HOUSING

Campus Store Concept



1107 Madison Potential Schedule

- Currently in Feasibility Phase – Tentative Schedule
- Design start in April 2016
- Construction start in April 2017
- Building opening for Fall Quarter 2018

Proposed Development Team



**Cornish College of the Arts
DJC 2015 Building of the Year**



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 Champion 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

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

1107 Madison - MIMP

Use: No change – “Academic and Housing”

Height: No change – “105 feet”

Site: Revised - Covers less area than allowed by the MIMP, 1103 E Madison and rain garden to remain.

Size: Revised – MIMP lists net square feet (nsf) as 75,000, or approximately 116,000 gross square feet (gsf). The proposed project is 129,000 gsf or an increase of 11% or 13,000 gsf, which is within the limits for exempt changes.

Per SMC 23.69.035 Exempt Changes: “3. An addition to a structure not yet constructed but approved in the master plan that is no greater than twenty percent (20%) of the approved gross floor area of that structure or twenty thousand (20,000) square feet, whichever is less”.



Proposed Building

- Comments or Questions?