

# SEATTLEU

Standing Advisory Committee

1107 East Madison Design

October 25, 2016



# Background

## **Seattle University's Mission**

- Educating the whole person, to professional formation, and to empowering leaders for a just and humane world
- Seattle University is not a developer seeking the highest rents that the housing market will bear
- Seattle University seeks to charge the lowest rents that the project will bear to provide affordable housing for students

## **Major Institution Master Plan adopted in 2013**

- Extensive community engagement on future development to meet University's goals and enhance the neighborhood; new student housing does both
- Adopted by City Council



# 12<sup>th</sup> and Madison Projects

**Goals are consistent with the Mission and MIMP:**

- Balances need for growth while enhancing neighborhood
- Develop student housing for Juniors, Seniors, Grad/Law reducing impact on neighborhood housing stock
- Provide campus gateway
- Activate streets with the Campus Store and Enrollment Services on Madison and 12<sup>th</sup> Avenue
- Primary entrances on Madison and 12<sup>th</sup> Avenue facing the community
- New student housing reduces commuter trips and carbon emissions



# 1107 Madison Schedule

## Schedule

- MUP Permit Submittal: June 27, 2016
- Building Permit Submittal: September 22, 2016
- Construction: April 2017 - August 2018
- Building opening for Fall Quarter 2018

Goal to develop at 1107 Madison and provide affordable student housing for Fall Quarter 2018 will be jeopardized by any delay to schedule which will impact financial feasibility



# SAC Comments

## Conditions in June 26, 2016 letter to SDCI

1. Preserve allowable height under the MIMP to be built at the adjacent properties.
2. Widen sidewalks while mitigating transition at Storage building to avoid an abrupt change in width
3. Minimize the curb cut width off of 12th Ave.

# → Conditions and Current Design

Condition 1: The 1107 Madison development preserves building to the allowable height under the MIMP at the adjacent properties.

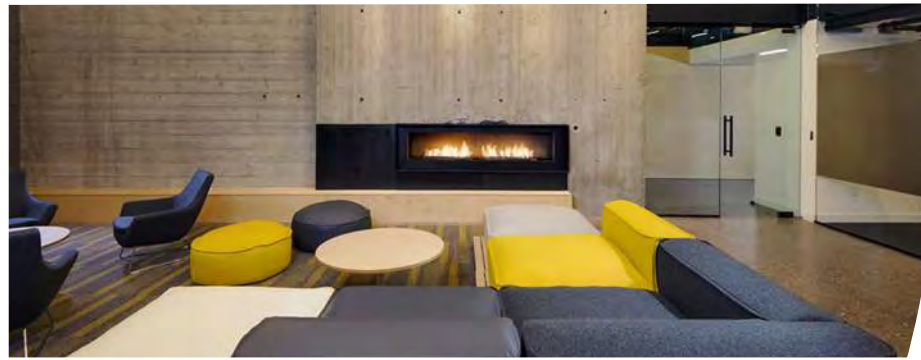
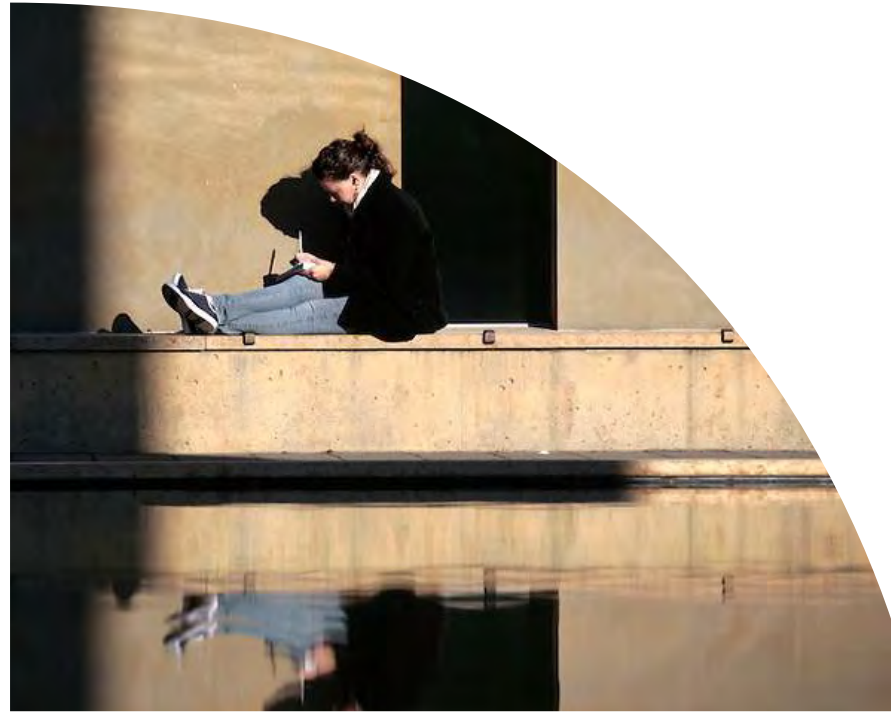
Condition 2: In response to SAC guidance, the design includes a voluntary setback of 2' 6" providing a wider pedestrian zone of 6'6" and improving existing conditions.

Condition 3: In response to SAC comments, the project team investigated reducing the curb cut dimension at 12<sup>th</sup> Avenue. The findings are that reducing the proposed curb cut is less safe and will cause back-up on 12<sup>th</sup> Avenue.



# 1107 Madison Building Design Conclusion

- Project is consistent with MIMP
- Request your support in a letter to SDCI so that affordable housing can be built for students for fall quarter of 2018
- Comments or Questions?



# SEATTLE UNIVERSITY

STANDING ADVISORY COMMITTEE (SAC)  
MEETING #3 - 2016-10-25



**EMBRACING THE CAMPUS AND SURROUNDING NEIGHBORHOOD**

**CURB CUT OFF 12TH AVENUE**

**SIDEWALK ALONG EAST MADISON STREET**

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**SUMMARIZED THE CONDITIONS SET FORTH BY THE COMMITTEE**

2016-10-25



Architecture  
Interiors  
Urban Design  
Branding & Identity  
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**RESPECT THE CONTEXT OF THE CAMPUS AND URBAN FABRIC**

**WELCOMING ENTRIES ON MADISON AND CAMPUS**

**ACTIVE GROUND FLOOR**

**QUALITY MATERIALS THAT ARE CONSISTENT WITH THE CAMPUS ARCHITECTURE**

**DESIGNED FOR RESILIENCY**



**SITE DIAGRAM**

- SITE BLOCK
- SEATTLE UNIVERSITY CAMPUS
- PEDESTRIAN STREET IMPROVEMENTS
- CONTEMPLATIVE SPACE
- OPEN GREEN SPACE
- PEDESTRIAN CAMPUS ENTRY POINTS
- POTENTIAL PLAZA
- ▲ PARKING ENTRY
- CAMPUS EDGE
- ⋯ CONNECTIONS FROM SITE TO CAMPUS
- - - BUS LINES
- PEDESTRIAN ROUTS
- TRAFFIC ROUTES

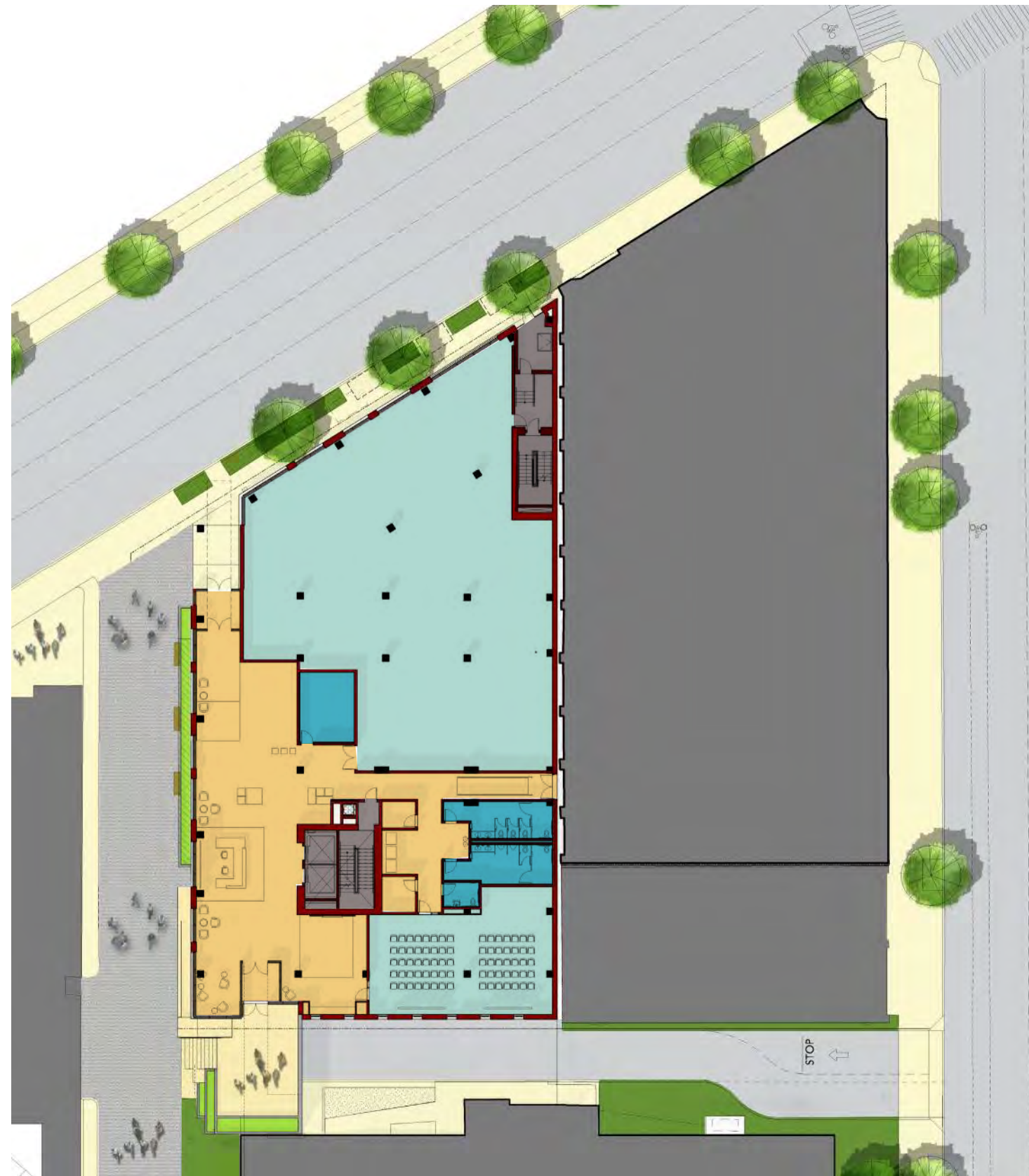


**SITE DIAGRAM**

2016-10-25



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Interiors  
Urban Design  
Branding & Identity  
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# SITE PLAN

2016-10-25



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Interiors  
Urban Design  
Branding & Identity  
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NEIGHBORHOOD

CAMPUS

EMBRACE

DESIGN CONCEPT

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# NORTH ELEVATION

2016-10-25



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# WEST ELEVATION

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- PARAPET HEIGHT 409.00
- ROOF 405.50
- LEVEL 10 394.33
- LEVEL 9 385.08
- LEVEL 8 375.83
- LEVEL 7 366.58
- LEVEL 6 357.33
- LEVEL 5 348.08
- LEVEL 4 338.83
- LEVEL 3 329.58
- LEVEL 2 315.58
- LEVEL 1 307.58
- LEVEL GP1 286.58

SOUTH ELEVATION

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# EAST ELEVATION

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Urban Design  
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VIEW LOOKING SOUTH EAST

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Urban Design  
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## VIEW LOOKING NORTH WEST

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VIEW LOOKING SOUTH WEST

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VIEW LOOKING SOUTH EAST

2016-10-25



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VIEW LOOKING AT EAST MADISON STREET ENTRY

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VIEW LOOKING AT MADISON COURT ENTRY

2016-10-25



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VIEW LOOKING AT MADISON COURT ENTRY

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Interiors  
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VIEW LOOKING NORTH WEST ON 12TH AVE

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Interiors  
Urban Design  
Branding & Identity  
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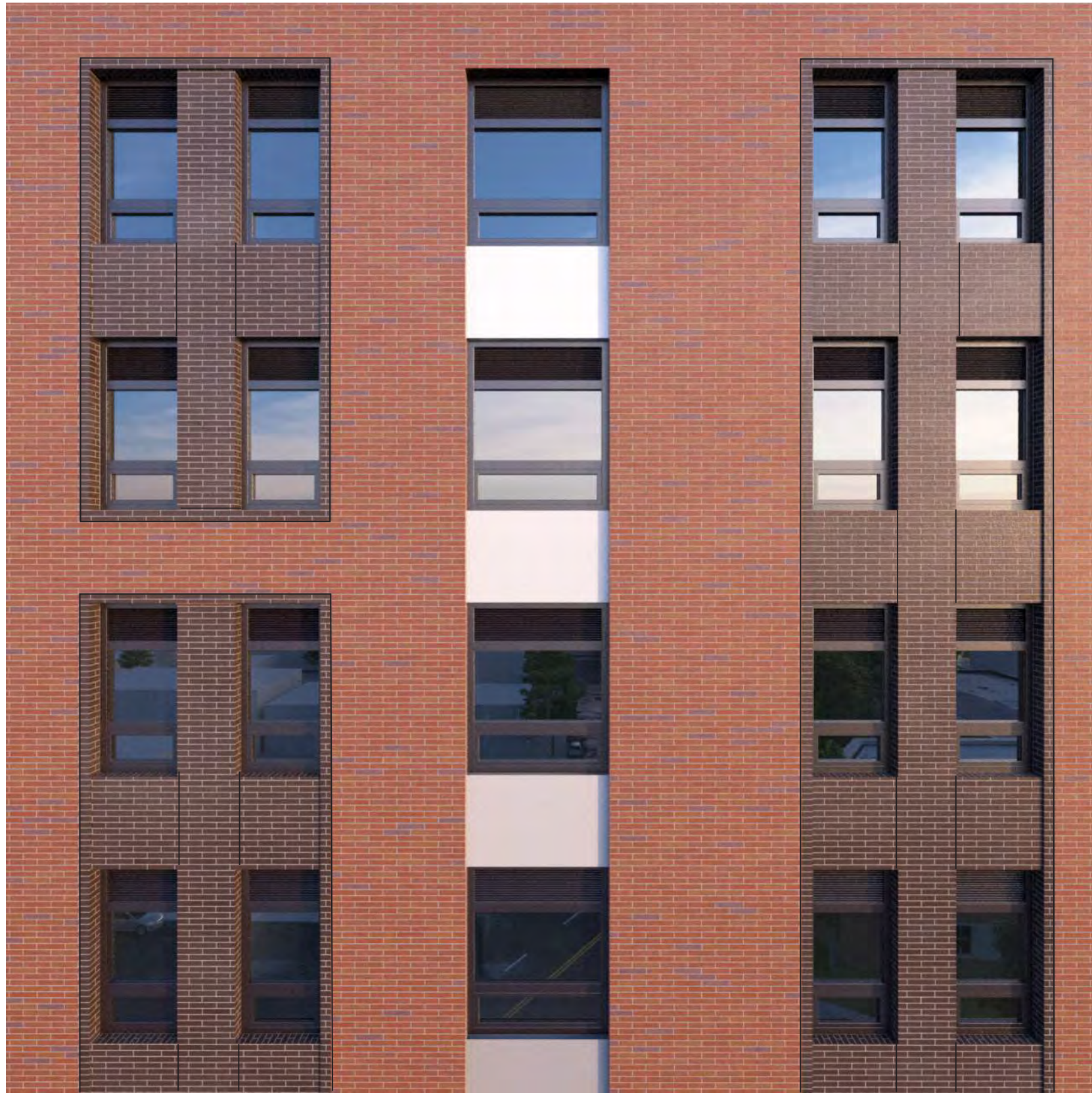


## NIGHT VIEW ON EAST MADISON STREET

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Interiors  
Urban Design  
Branding & Identity  
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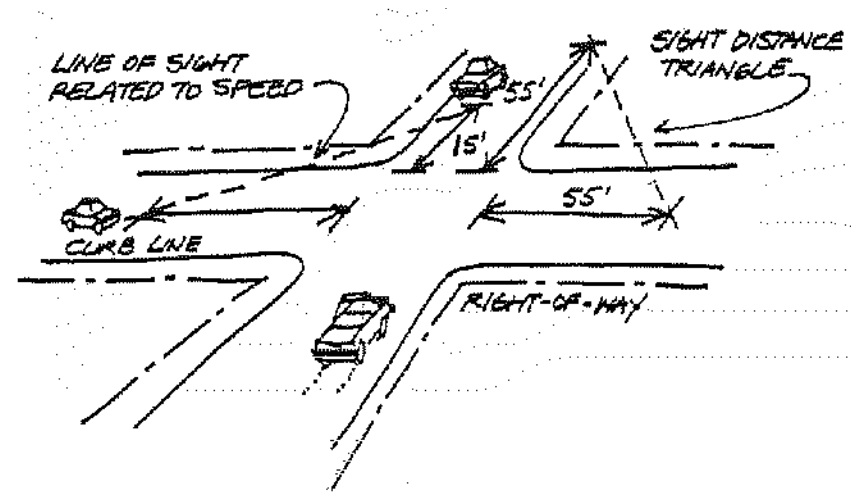


## BRICK DETAILING AND MATERIAL

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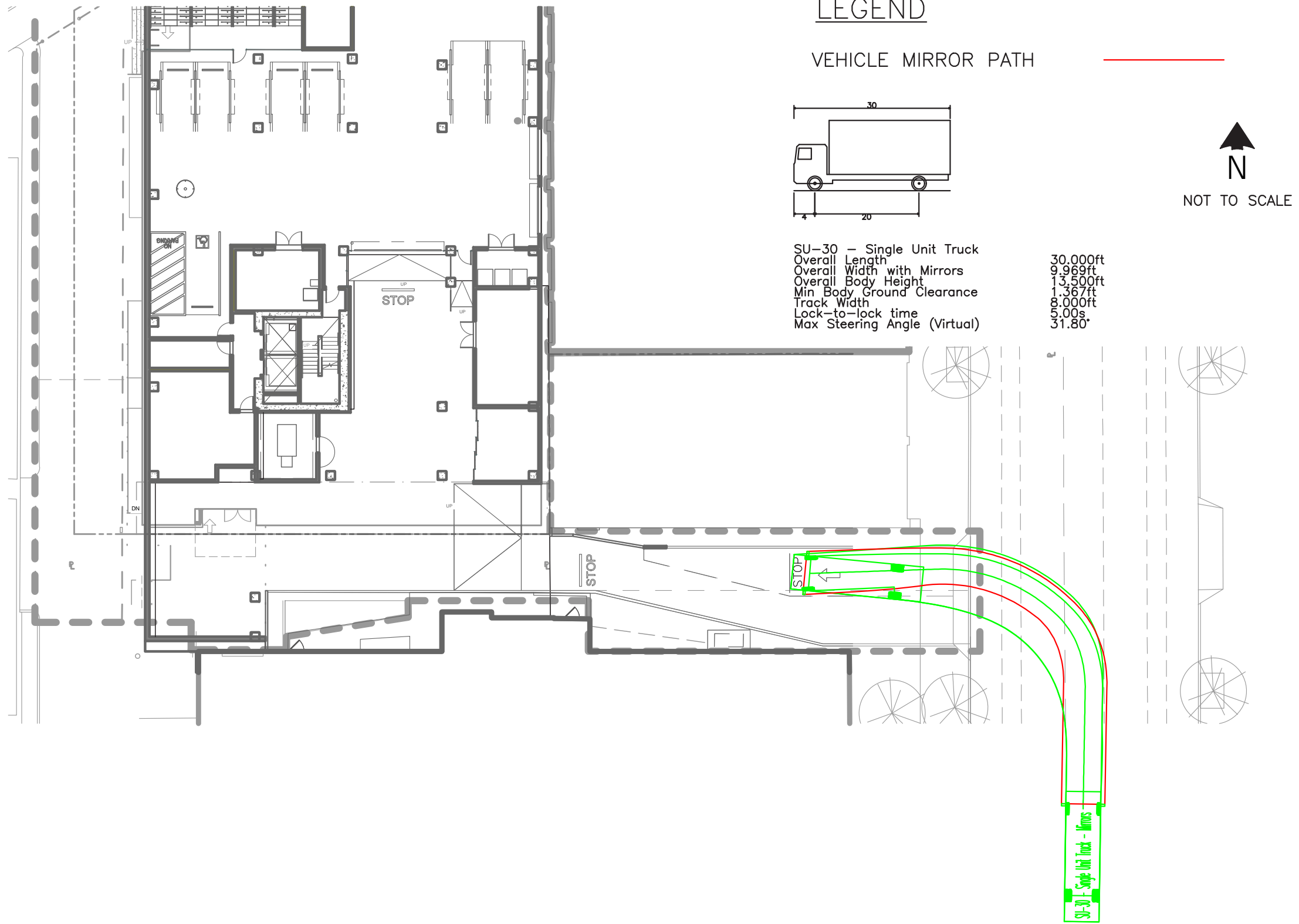


# CURB CUT

## **CURB CUT ON 12TH AVE** **TRANSPO GROUP ANALYSIS RESULTS**

1. A REDUCED CURB CUT WILL NOT PROVIDE ENOUGH WIDTH FOR VEHICLES TO PASS BY ONE ANOTHER AND RESULT IN A COLLISION.
2. A REDUCED CURB CUT WOULD REQUIRE THE PROJECT TO PROVIDE ONE WAY IN AND ONE WAY OUT RESULTING IN CONGESTION AND BACK UP ON 12TH AVENUE
3. WITH A REDUCED CURB CUT THE DESIGN TEAM WOULD REQUIRE AUDIO CENSORS /STROBES BE INSTALLED.
4. WITH THE CURRENT DESIGN PROPOSAL THE CURB CUT WILL ALLOW FORTRUCKS TO PULL INTO THE PRIVATE DRIVE AND NOT BLOCK THE SIDEWALK SO THAT PEDESTRIAN CAN TRAVEL SAFELY PAST THE ACCESS POINT.





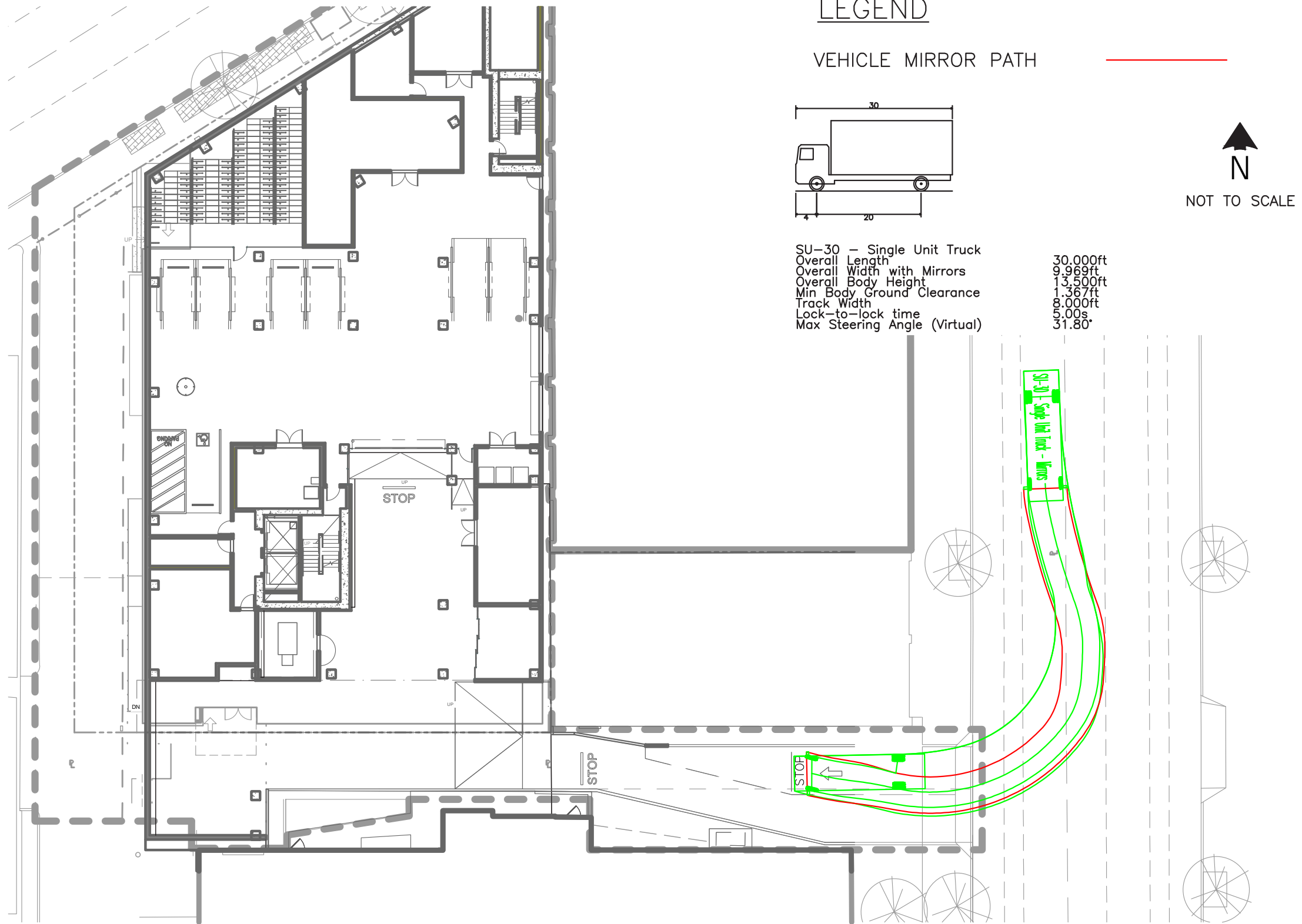
ENTERING SITE - LEFT TURN

CURB CUT ON 12TH AVENUE

2016-10-25

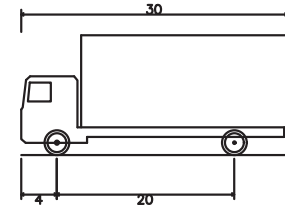


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LEGEND

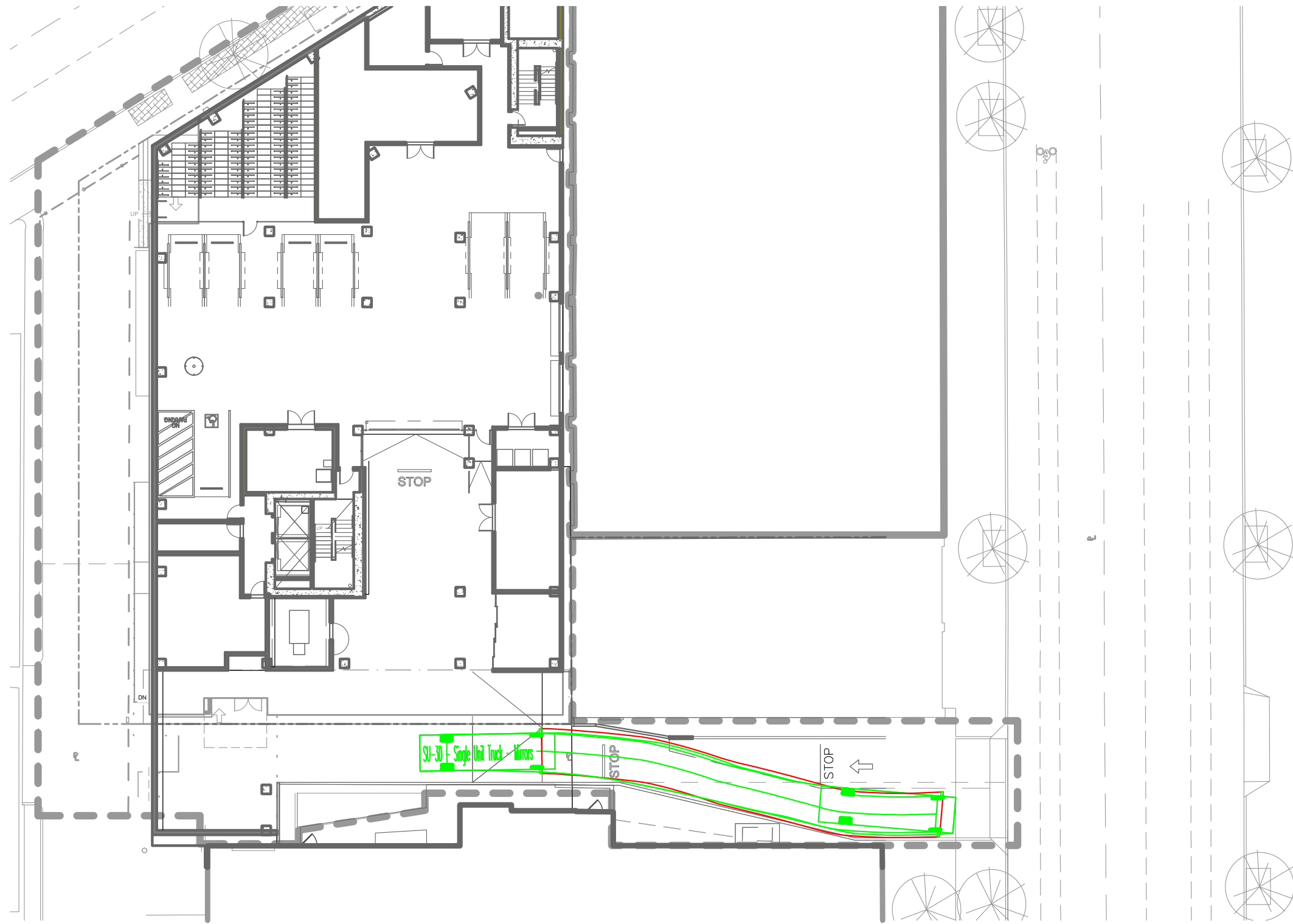
VEHICLE MIRROR PATH



NOT TO SCALE

SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width with Mirrors	9.969ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

ENTERING SITE - RIGHT TURN



EXITING SITE

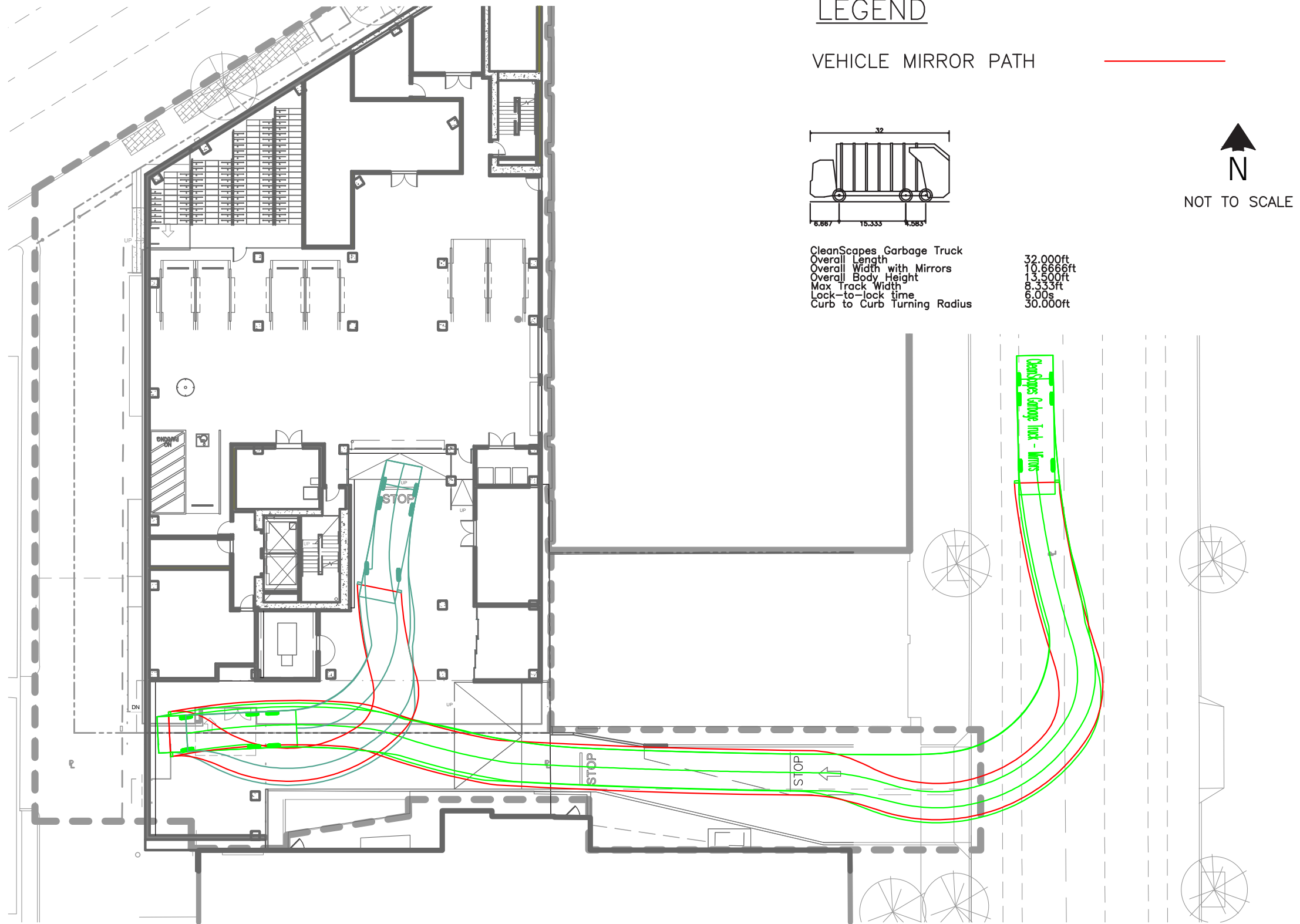
CURB CUT ON 12TH AVENUE

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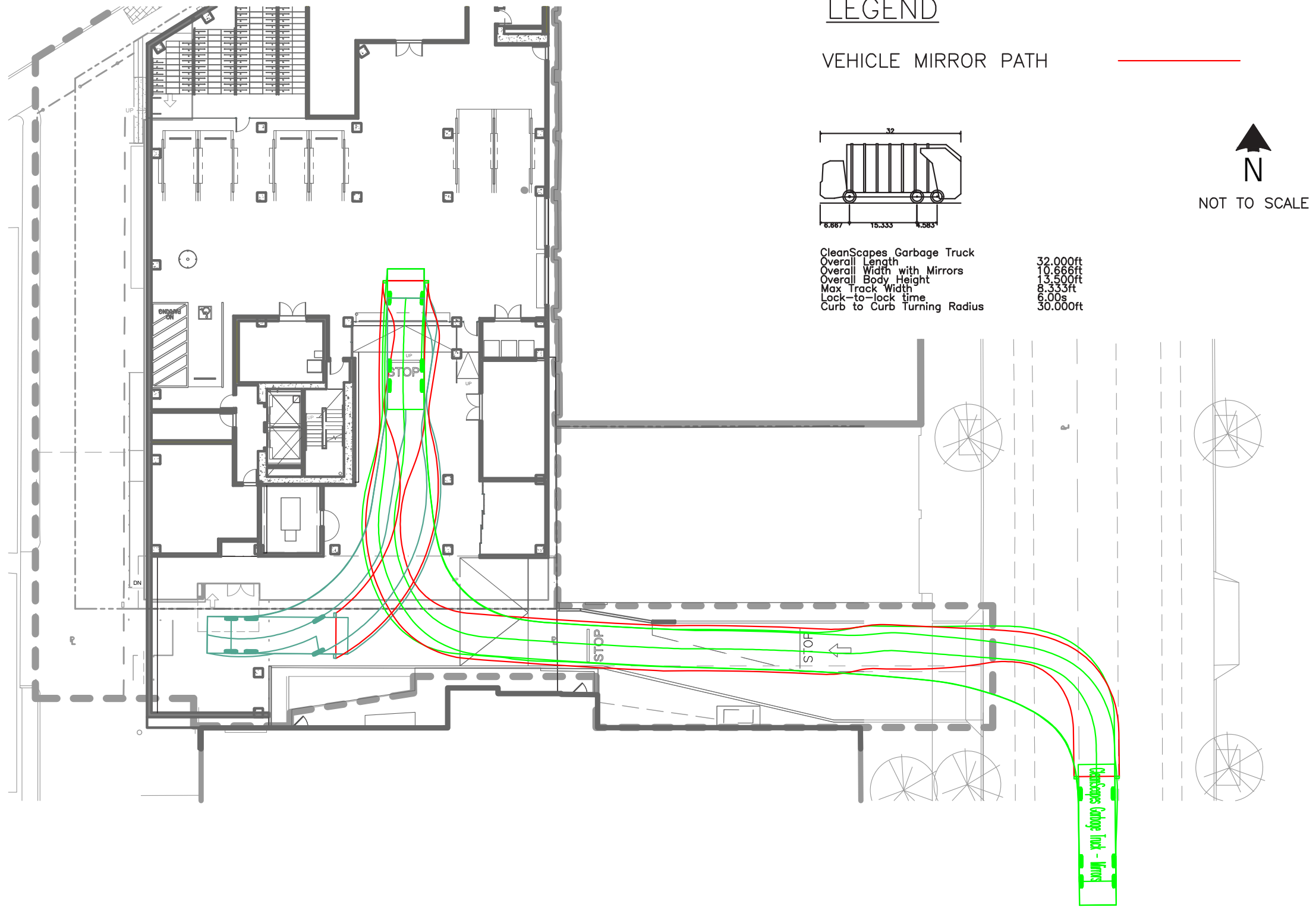
ENTERING SITE

CURB CUT ON 12TH AVENUE

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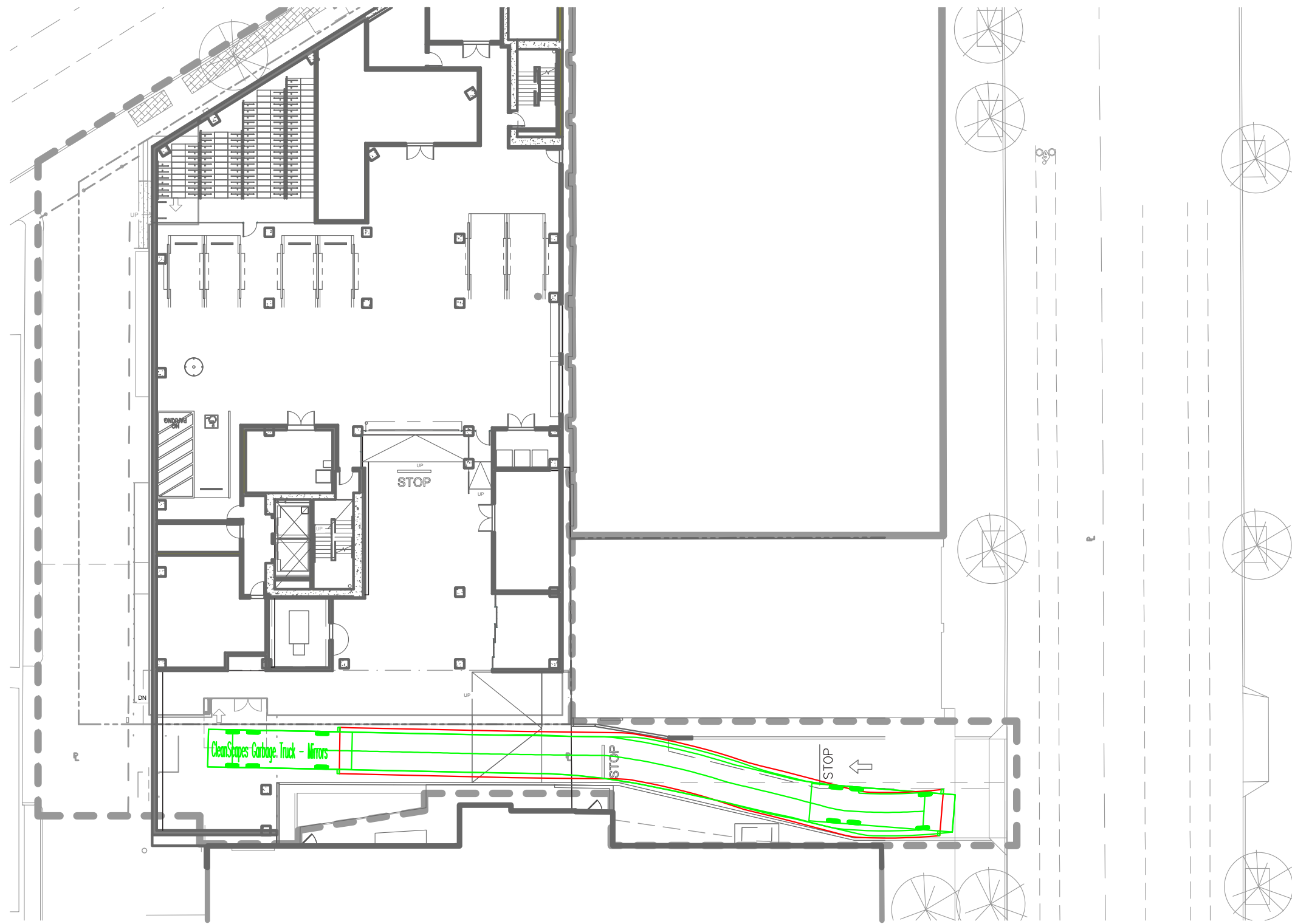
ENTERING SITE

CURB CUT ON 12TH AVENUE

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EXITING SITE

CURB CUT ON 12TH AVENUE

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# SIDEWALK

## SIDEWALK ALONG EAST MADISON STREET

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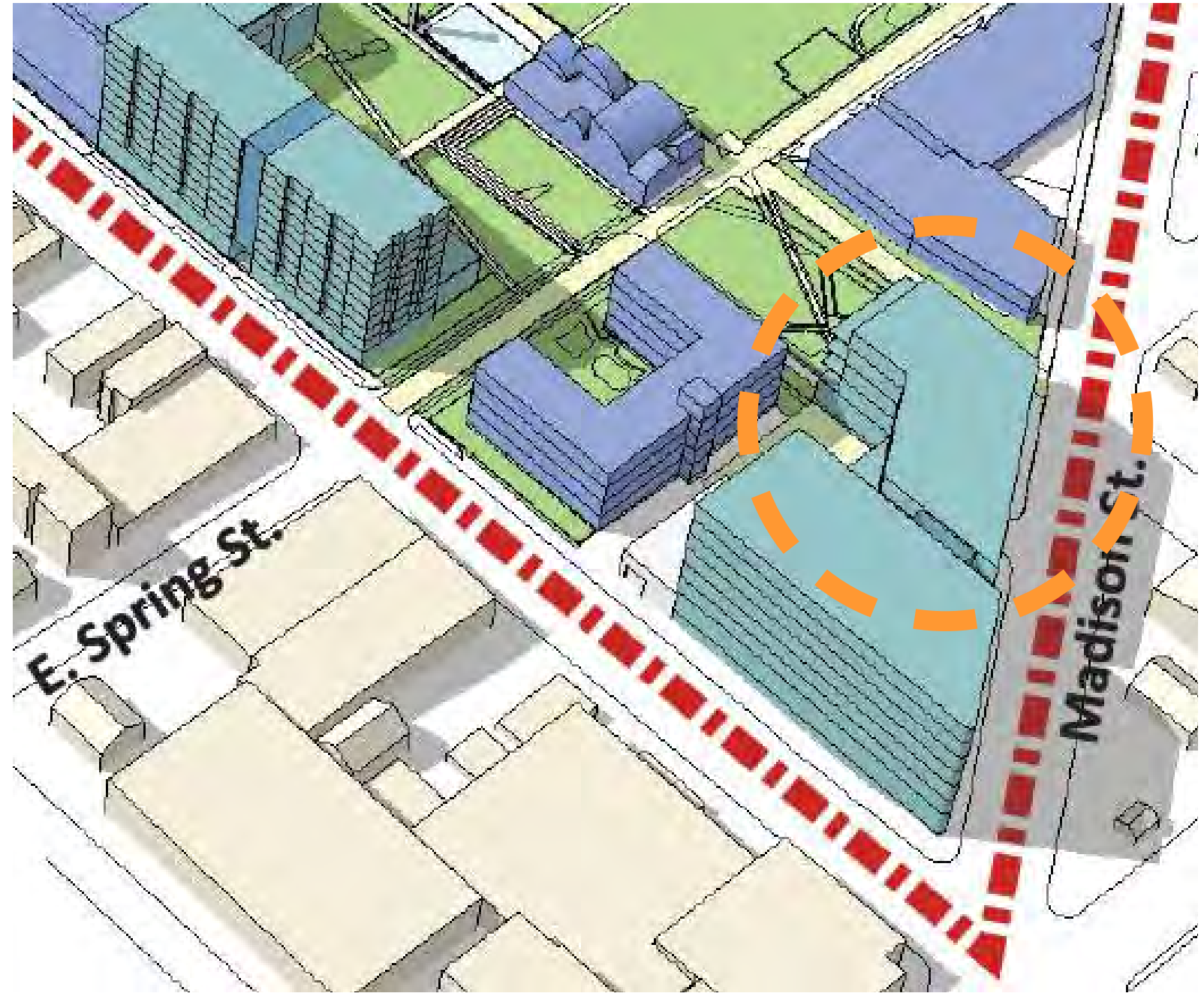
# MAJOR INSTITUTION MASTER PLAN

MARCH 2013 - PAGE 112-113

BUILDING SETBACKS FOR STRUCTURES IN LIEU OF 23.45.096 AND 23.47A.014, THE FOLLOWING SETBACK REQUIREMENTS SHALL APPLY:

STREET-LEVEL SETBACKS ARE PROPOSED ALONG BOUNDARIES WITH RESIDENTIAL USES. WHERE UNIVERSITY-OWNED PARCELS ARE SITUATED DIRECTLY ACROSS FROM ONE ANOTHER ON A RIGHT-OF-WAY OR WHERE ADJACENT TO OTHER COMMERCIAL OR INSTITUTIONAL USES, A ZERO FOOT (0') SETBACK IS APPROVED.

ONE PURPOSE OF A 0' SETBACK IS TO MAINTAIN A STRONG PEDESTRIAN STREET-SCAPE EXPERIENCE ALONG ARTERIALS. ALL REQUIRED SETBACKS ARE 0' FROM THE PUBLIC RIGHT-OF-WAY EXCEPT WHERE NOTED ON THE APPROVED SETBACKS FOR STRUCTURES DIAGRAM ON THE FOLLOWING PAGE.









### Approved Setbacks for Structures

The plan on this page shows the location of building setbacks for major structures. The solid green bars represent setbacks at street level, measured from the right-of-way (ROW). The total required street-level setback is indicated next to each green bar.

Upper level setbacks are shown in parentheses and are represented by a dotted line. These setbacks begin at 40' above street level and are measured from the right-of-way.

Section drawings showing how this impacts the 1313 E Columbia and 1300 E Columbia (Laundry Services Building) sites in particular are provided in the Street Sections diagrams beginning on the next page.

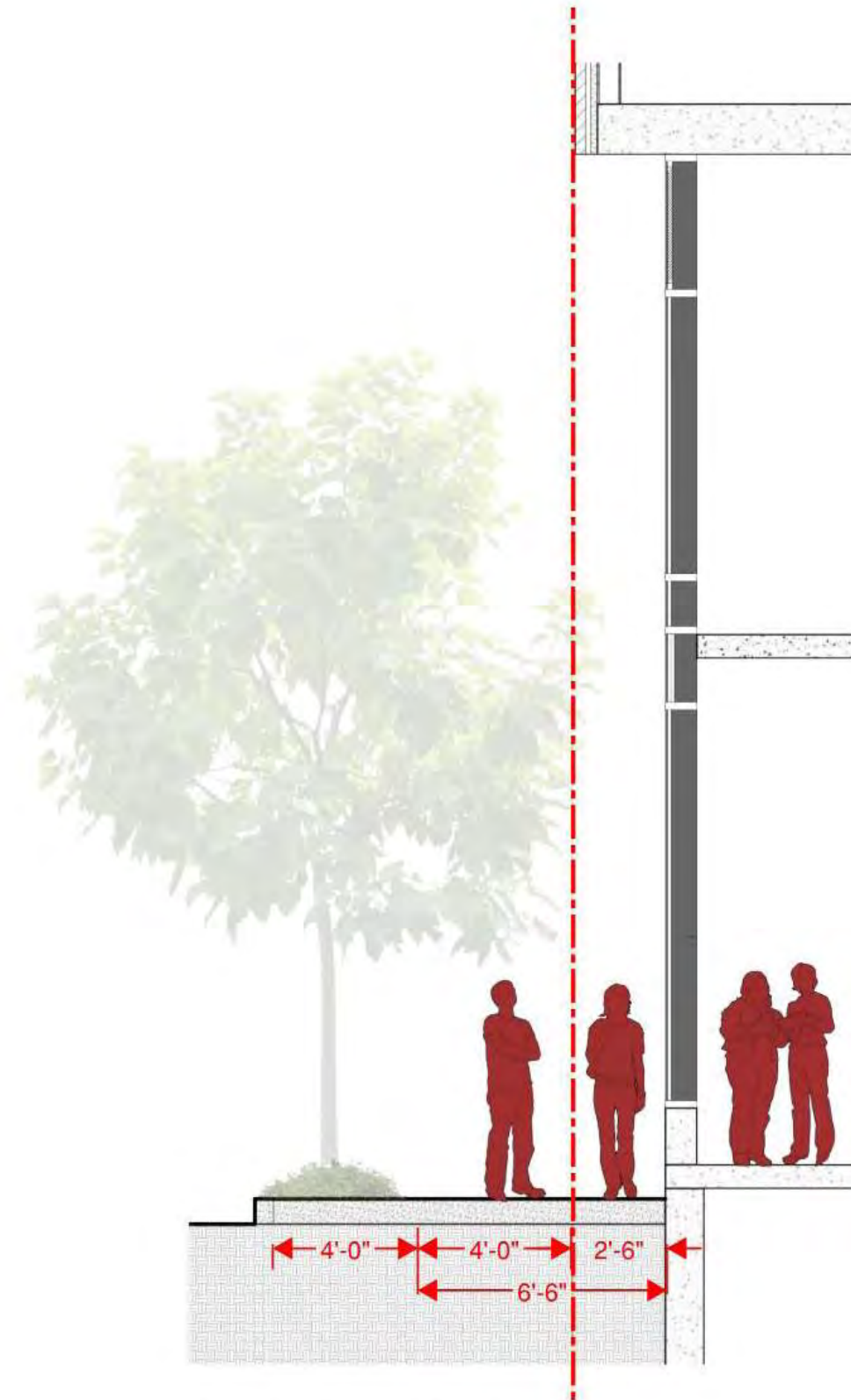
#### Legend

-  Proposed Campus Buildout
-  Street Level Setbacks from ROW
-  Upper Level Setbacks from ROW
-  Location of Section Cut Drawings
-  Public Rights-of-Way
-  Proposed MIO Boundary



\*Major Institution Master Plan, City Council Amendment #1.A.8

March 2013



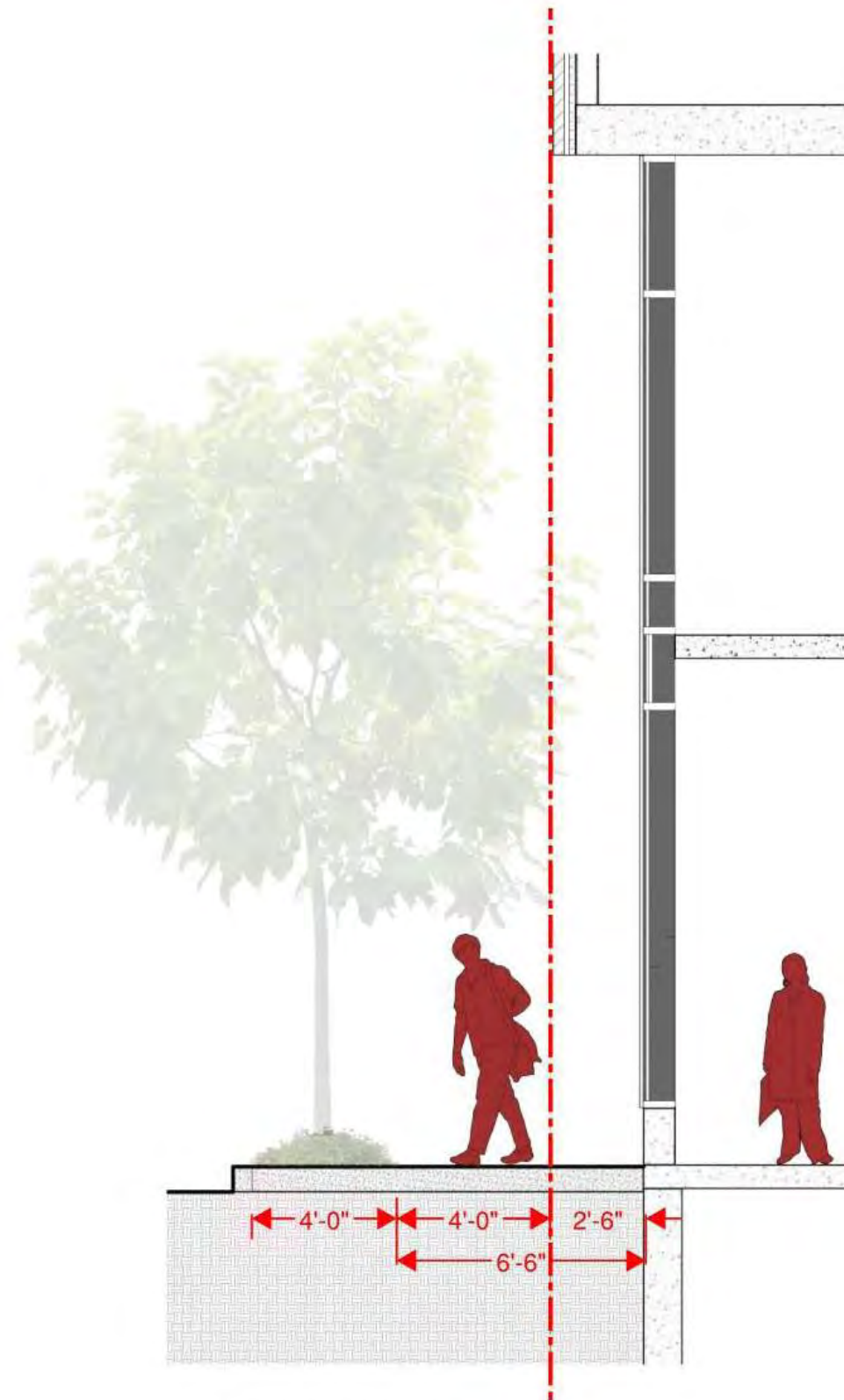
Section @ Madison (Entry)

## SIDEWALK ALONG EAST MADISON STREET

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Section @ Madison (Mid)

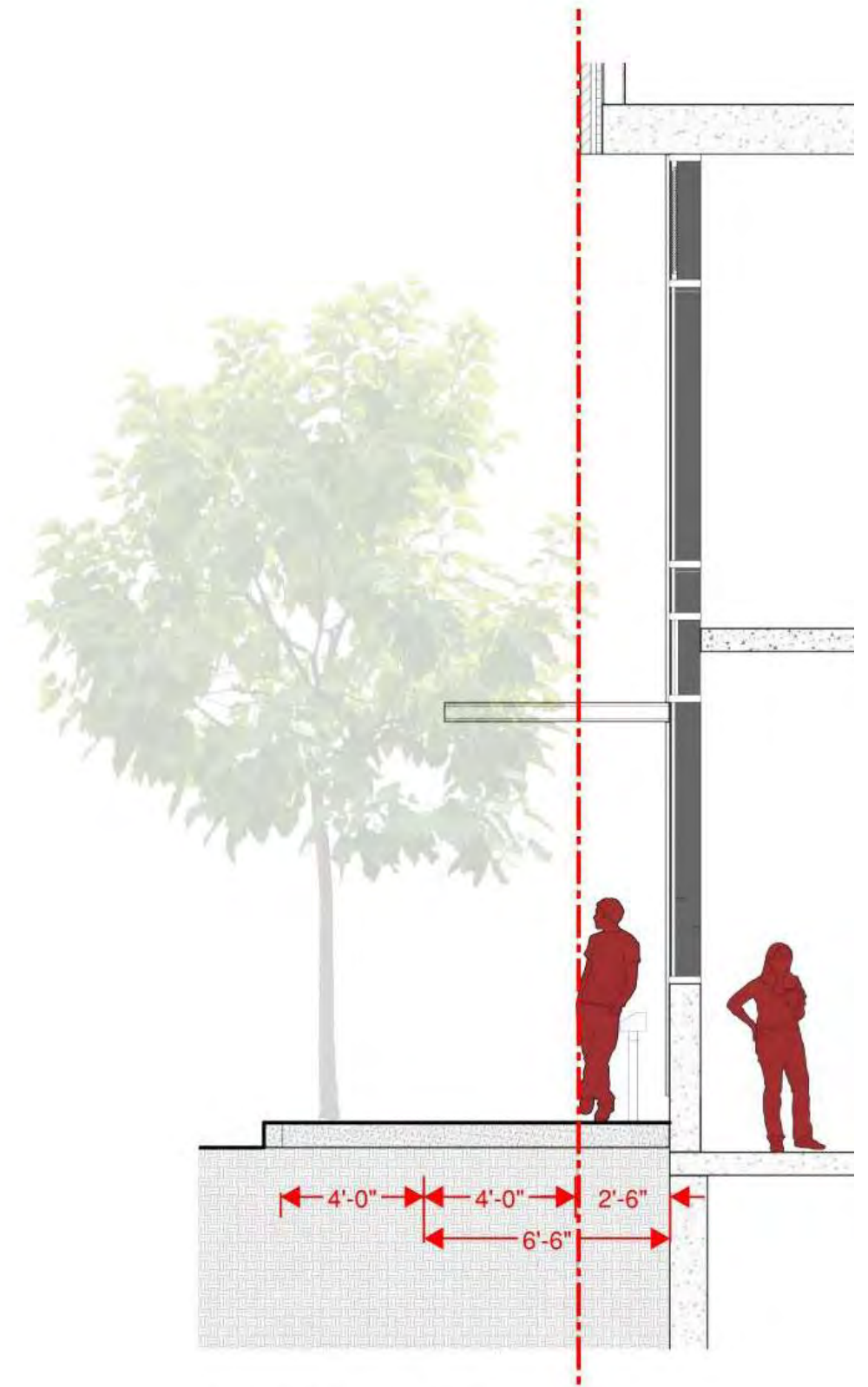
# SIDEWALK ALONG EAST MADISON STREET

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Section @ Madison (Bus)

39a | 1/2"=1'-0"

## SIDEWALK ALONG EAST MADISON STREET

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## SIDEWALK ALONG EAST MADISON STREET

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# THANK YOU



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