

SEATTLEU

Standing Advisory Committee
February 6, 2018

Center for Science and Innovation New Building Progress Update

Agenda

- Introductions
- MIMP Highlights Review
- Design Progress Update
 - Site
 - Building Plans and Uses
 - Building Exterior

CSI Vision Statement

The Center for Science and Innovation (CSI) is not just a new facility: It is a *reimagined* science and engineering complex.

The CSI will pivot the orientation of *science as a cornerstone* of Seattle U's overall education.

The CSI complex will become *the new gateway* to campus.

The CSI complex will be the *lever of enrollment*, to attract those students who are responding to larger forces of career and global opportunity.

The new CSI will drive Seattle U's *connection to* its thriving urban location, leading in this vibrant city where *major corporations* -- Amazon, Microsoft, F5, Expedia -- are working at the *edge of innovation*.

The CSI will be *future-focused* rather than adjusting to or accommodating the present.

MIMP Highlights

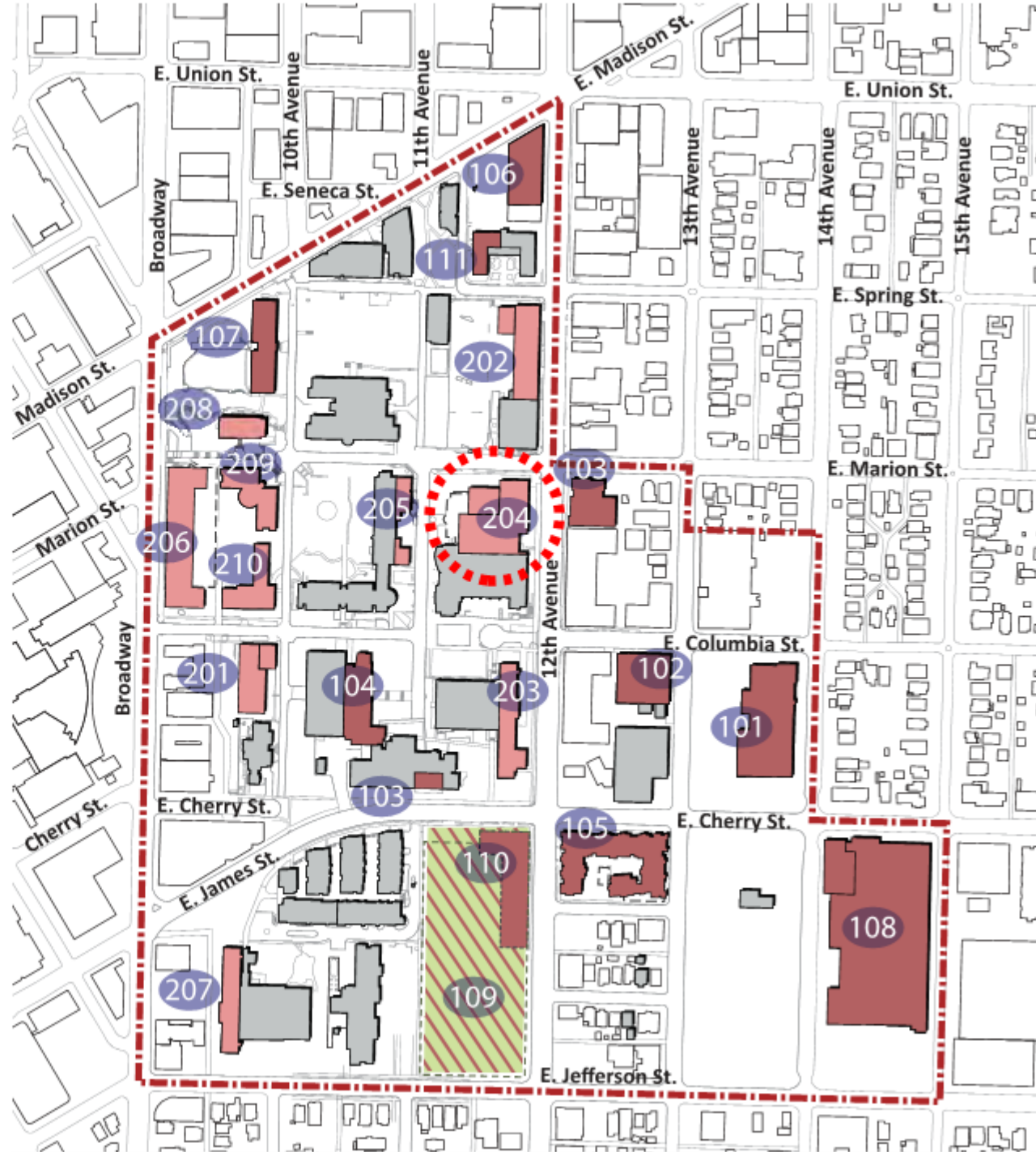
MIMP HIGHLIGHTS

Near-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
- Buildings to be Demolished
- Surrounding Buildings
- Proposed MIO Boundary



Near – Term Plan

- Site: #204
- Use: Academic and Law School Expansion

MIMP HIGHLIGHTS

Planned and Potential Near-Term Development Plans

Planned Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Expected Completion
101 1313 E Columbia Renovation*	0	40	Renovation	2009
102 1215 E Columbia / Academic (Seaport Building) *	5,000	30	Both	2010
103 824 12th Avenue Building (Admissions & Alumni Bldg)*	5,000	15	Both	2009
104 Library Addition *	35,000	40	Both	2010
105 12th & E Cherry Housing *	160,000	50	New	2011
106 Academic & Housing at 12th & E Madison	55,000	105	Both	2011
107 Administration Building (10th & E Madison)	0	45	Renovation	2011
108 Connolly Center at E Cherry & 14th	80,000	40	Both	2011
109 New Logan Field Underground Parking	130,000	40	New	2012
110 New Logan Field Retail	30,000	40	New	2012
111 Xavier Global House	5,000	35	Both	2013
Total New SF	505,000			

* These projects are permitted under the existing 1997 MIMP.

Potential Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
201 Academic Building at 10th & E Columbia	100,000	65	New	2011
202 Academic & Housing on 12th Ave & E Spring	95,000	105	New	2012
203 Bellarmine Hall on 12th Ave	0	105	Renovation	2013
204 Academic & Law School Expansion	120,000	75	New	2013
205 Bannan Science	50,000	65	New	2013
206 Columbia and Broadway Building	350,000	160	New	2015
207 Champion Hall Renovation	0	130	Renovation	2014
208 Garrard	0	45	Renovation	2016
209 Casey	0	65	Renovation	2016
210 Loyola	0	55	Renovation	2016
Total New SF	715,000			








Planned and Near-Term Development Summary

Underlying Zoning per MIMP is MIO 105

SDCI has determined that a Minor Amendment is required to reconcile the difference between this table and MIO 105 designation.

MIMP HIGHLIGHTS



-  Existing MIO Boundary
-  Existing MIO Zoning Designation
-  Proposed MIO Boundary
-  Proposed MIO Zoning Designation
-  MIO Boundary Expansion Areas

* Lights associated with sports field allowable up to 105' height limit.

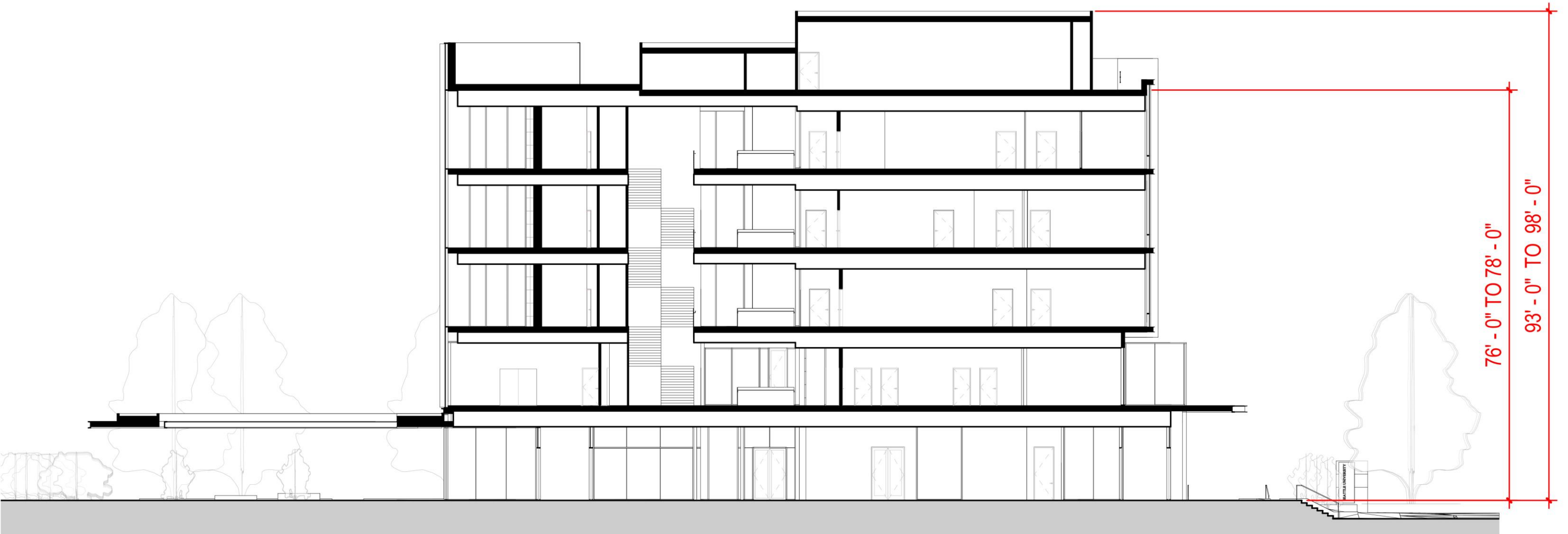
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**Major Institution Master Plan, City Council Amendments #1.A.3 & #1.A.4

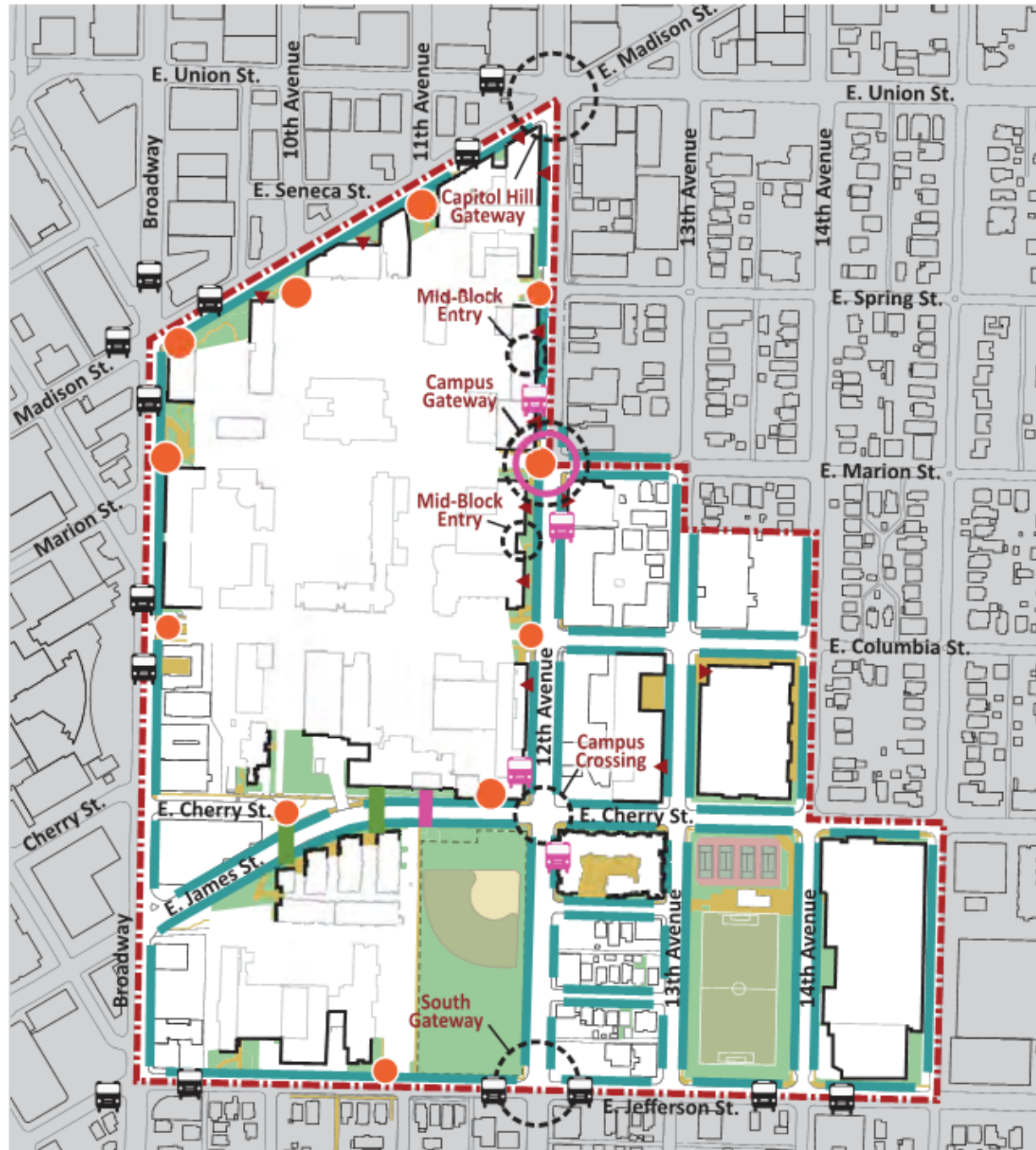
Building Height

- The project site is zoned MIO 105, allowing building height of up to 105 ft.
- MIMP indicates that “buildings with academic uses are now averaging larger floor-to-floor dimensions than in the past to allow for a more flexible structure, the demands of information technology, and sustainable features...”



- Laboratory science buildings require significant amount of mechanical equipment on the roof.
- Resiliency principles don't allow the use of basement for building infrastructure due to history of flooding along 12th Avenue and high groundwater.
- The proposed overall height, including the mechanical penthouse is below the building height limit of 105 ft.

MIMP HIGHLIGHTS



Campus Edge Improvements

The diagram on this page shows the location of proposed improvements to the edges of campus, as described throughout this master plan.



Legend

- Building Facade Along Campus Edge
- Streetscape Improvement Areas
- Conceptual Building Entries
- Existing Pedestrian Crossings
- Proposed Pedestrian Crossings
- Primary Pedestrian Access
- Proposed Traffic Light
- METRO Bus Stop
- Desired METRO Bus Stop
- 12th Avenue Focus Areas
Refer to Urban Design Strategies Diagram for 12th Avenue
- Proposed MIO Boundary

Campus Edge / 12th Avenue Improvements:

Elements applicable to the project site

- Campus Gateway
- Façade along campus edge;
- Streetscape improvement area;
- Building entry along 12th Avenue;
- Campus primary pedestrian access at 12th and Marion;
- Proposed traffic light (likely installation by SDOT in 2018).

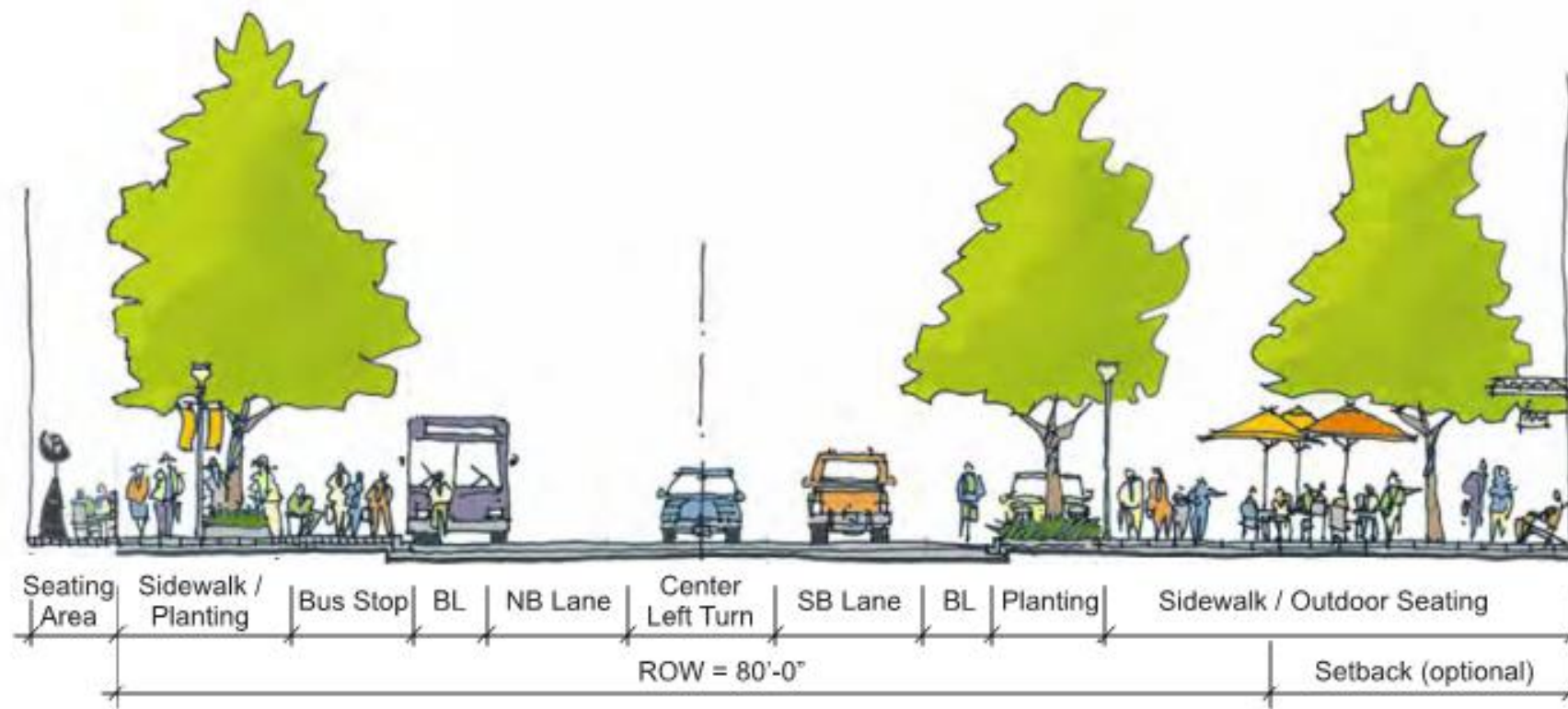
MIMP HIGHLIGHTS



Urban Design Strategies along 12th Avenue

MIMP HIGHLIGHTS

12th Avenue Focus:
Street Section through
12th Avenue at the
Project Location

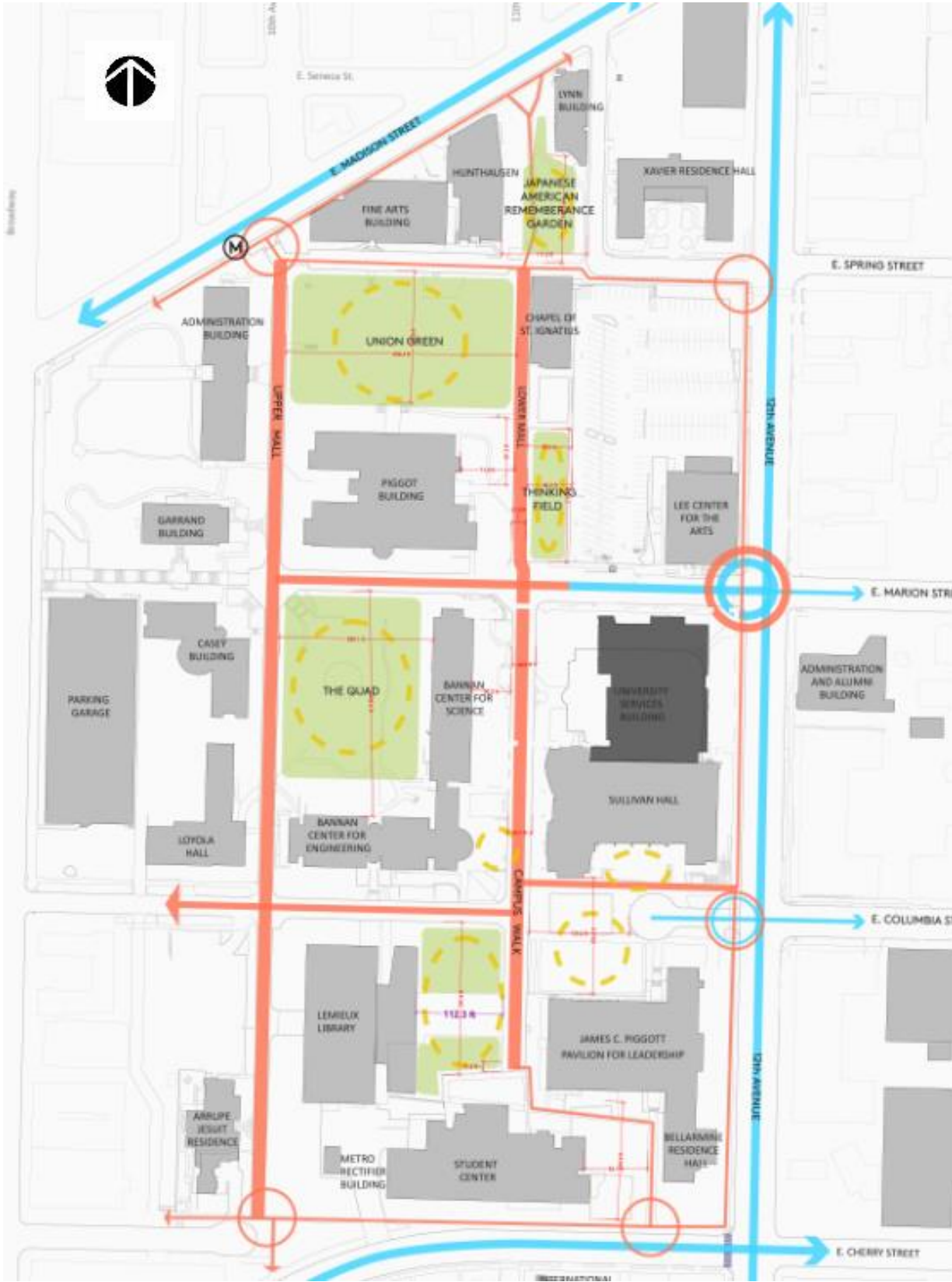


Section C

Design Progress Update

Project site

SITE



Site Context

- Campus Gateway
- Campus Pedestrian Access Point at 12th and E Marion
- Future Signal
- Campus Edge Building

SITE

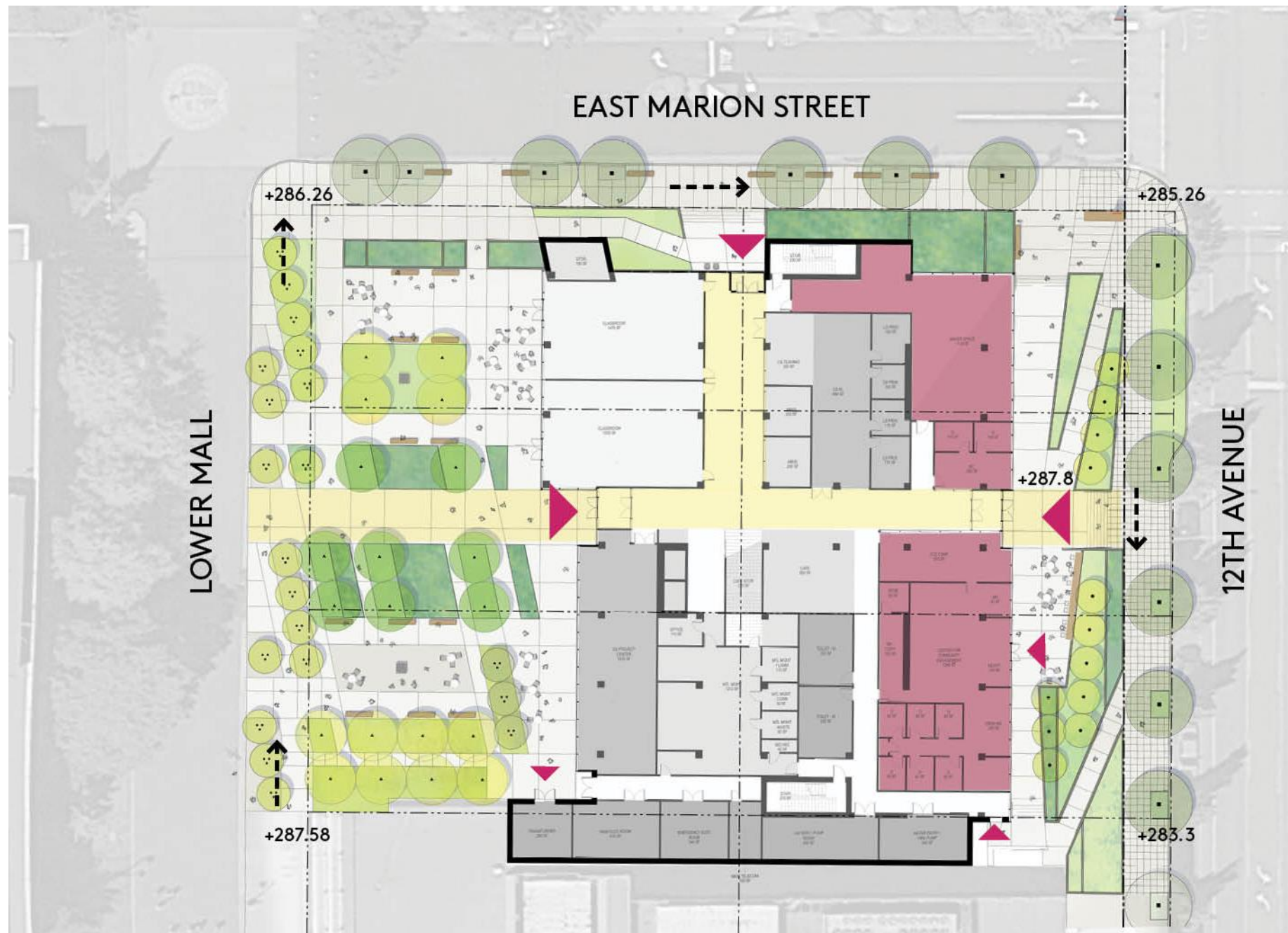


Circulation, Access, and Open Space

- Campus gateway
- Convenient, safe and direct pedestrian circulation
- Sunny and shaded open areas
- Opportunities for public art
- Vehicular access and loading along existing vehicular route



SITE



Pedestrian Mid-Block Entry

- Concealing the “scar” on north side of Sullivan Hall with services bar
- Opportunity for exposure to STEM along the path
- Access to Coffee Shop

SITE

Pedestrian Mid-Block Entry

- Opportunity for exposure to STEM along the path
- Access to Coffee Shop



SITE



Marion Street Frontage

- Clear separation between pedestrian and vehicular circulation
- Elevate visibility of the sign at gateway entry
- Opportunity for sustainable drainage design utilizing rain gardens
- Increased circulation width and opportunities to pause along Marion



SITE

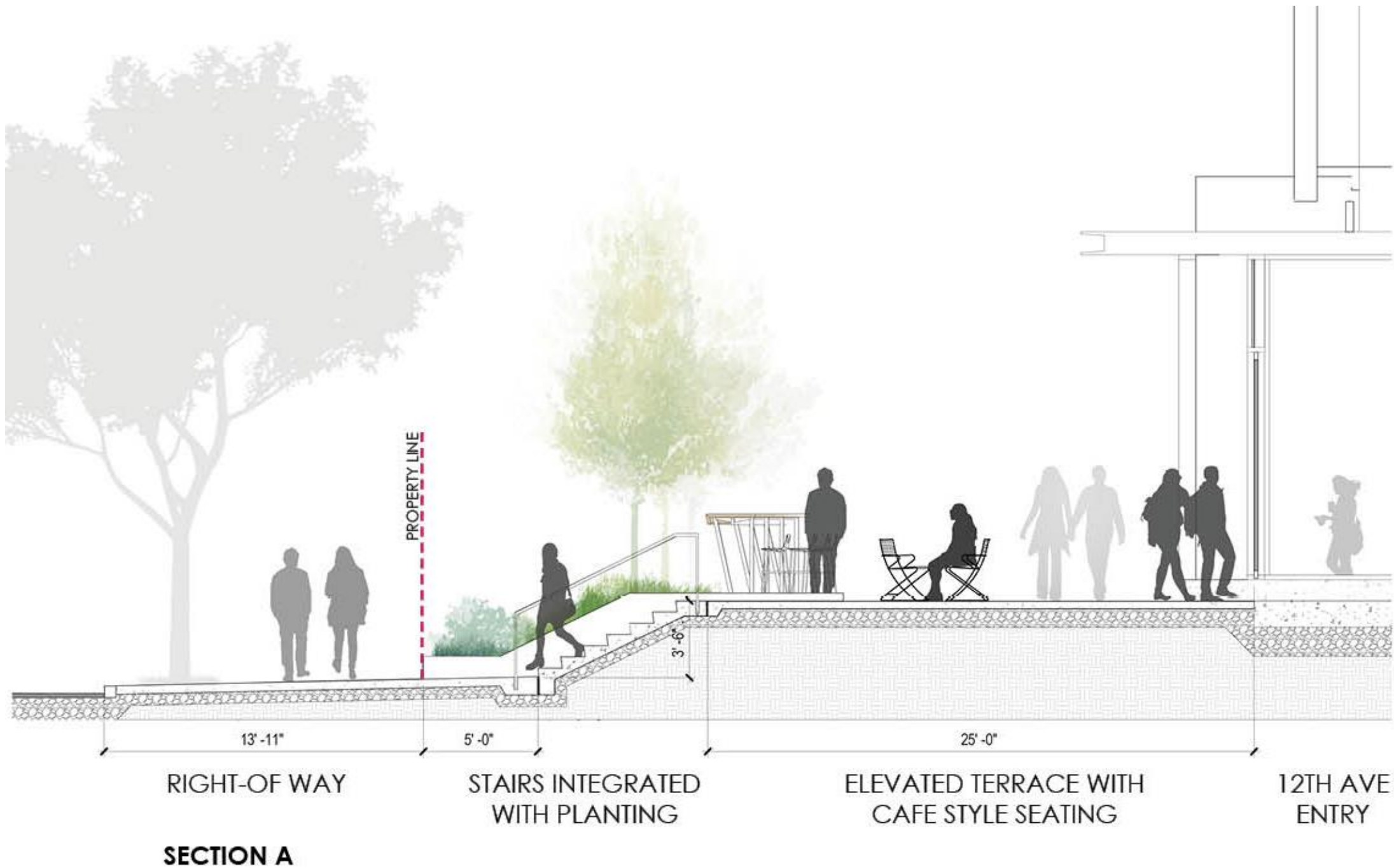


12th Avenue Frontage / Streetscape

- **Improve pedestrian connection at corner**
 - Stairs and accessible sloped sidewalk oriented to address the corner, landscape reduced at the corner
- **Reinforce entry/mid-block connector**
 - Architecture clearly identifies mid-block entry; stairs and terrace landing support hierarchy at the entry
- **Create defensible space at the service entry**
 - Multiple entry/exit points; low vegetation, clear sight lines to entries provided



SITE



12th Avenue Frontage / Streetscape

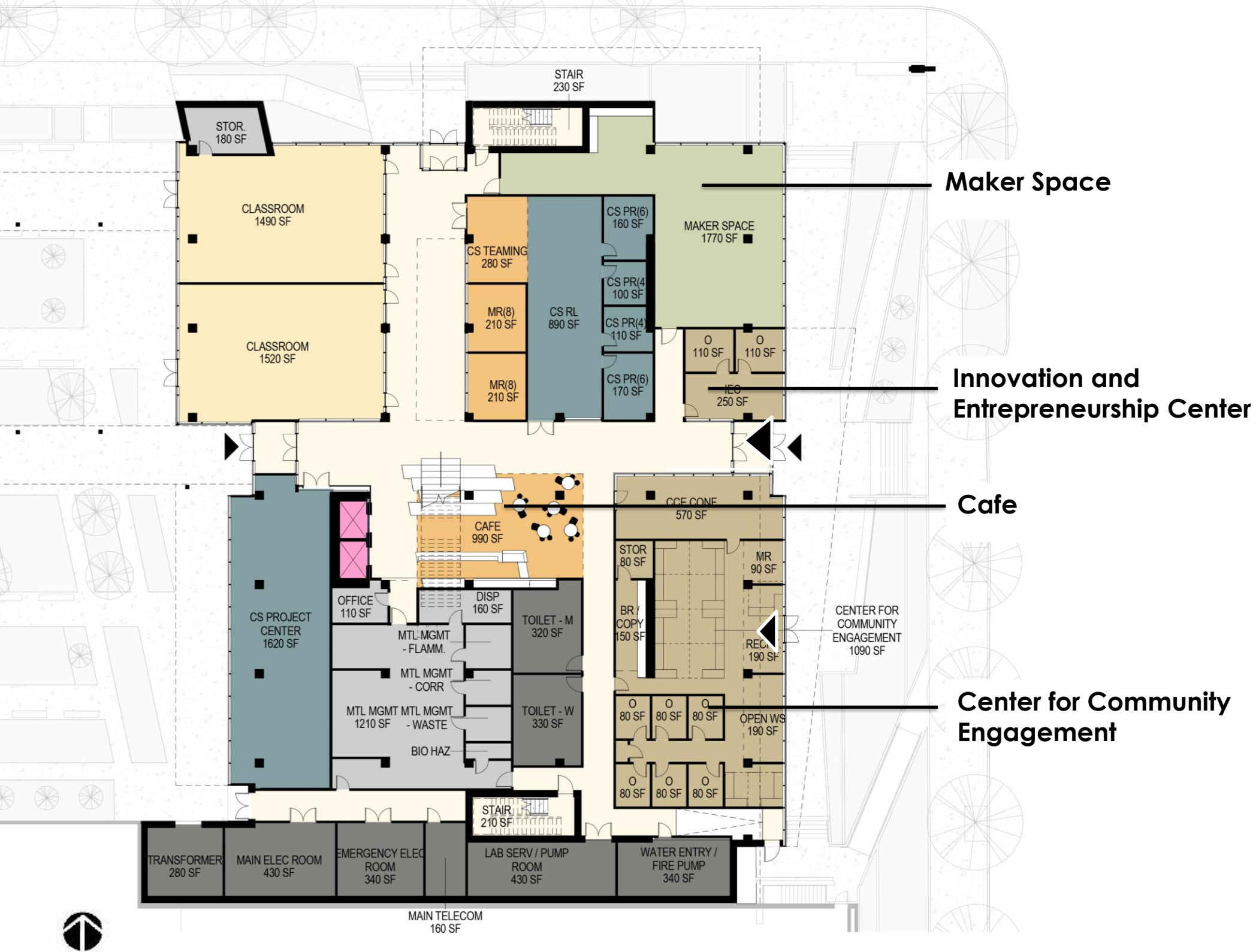
- **Elevated Café Terrace at mid-block entry**
 - building elevation raised to address high water table and to meet University's resiliency objectives
 - allows for outdoor gathering space, 'eyes on the street', and vibrant activity along 12th Ave
 - Elevated terrace at Café Press is an adjacent precedent
- Minor MIMP amendment will include a request for approval of elevated entry

Building Plans and Uses

New Building Anticipated Program

- Biology Department
- Chemistry Department
- Computer Science Department
- Classrooms
- **Maker Space**
- **Innovation and Entrepreneurship Center**
- **Center for Community Engagement**
- **KXSU Coffee Shop**

BUILDING PLANS AND USES



First Floor Plan and Street Activating Uses

- Center for Community Engagement (CCE);
- Innovation and Entrepreneurship Center (IEC);
- University radio station KXSU (on Second Floor) Café
- Maker space

BUILDING PLANS AND USES

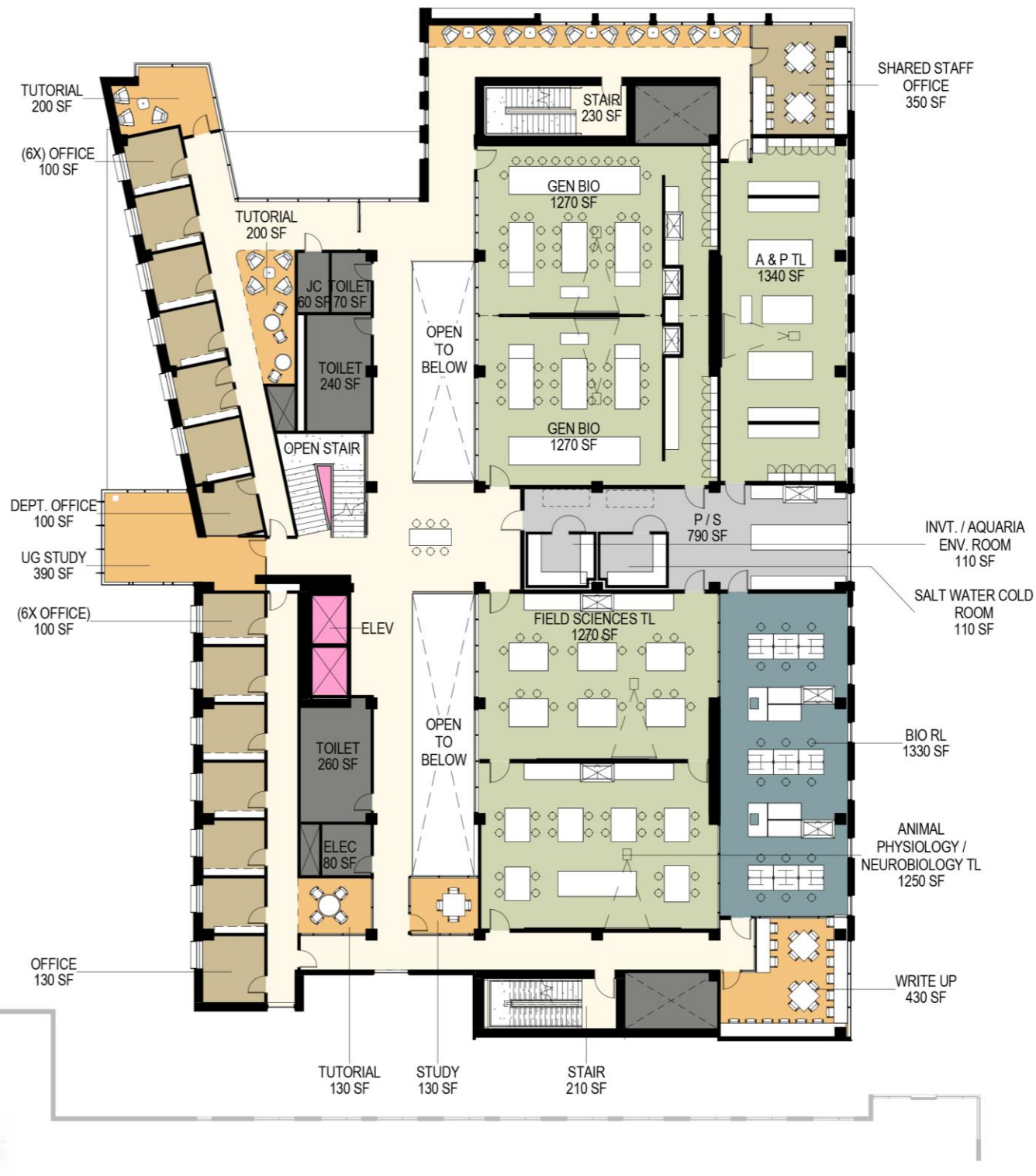


Second Floor Plan

- Function expressed in two blocks:
 - Science labs
 - Faculty offices
- Street activating uses:
 - KXSU radio station
- Expressed places of Gathering:
 - University Commons
 - Presidential Dining Room



BUILDING PLANS AND USES



Third, Fourth and Fifth Floor Plans

- Science labs, offices, student spaces
- Function expressed in two blocks:
 - Science labs
 - Faculty offices
- Expressed places of Gathering

Building Exterior

BUILDING EXTERIOR

Campus Gateway Building

- Building functions as campus gateway marker
- Building setback provides relief along 12th Avenue and creates an outdoor gathering space
- Glass corners with shared spaces provide visual connection between indoor and outdoor spaces



BUILDING EXTERIOR

12th Avenue Entry



- Outdoor gathering space
- 'Eyes on the street'
- Similar to Café Presse precedent

BUILDING EXTERIOR

Enhance prominence of 12th Avenue entry

- Strengthened alignment between the full-height “glass gasket” and the main entry.
- Enhanced lower canopy articulation to signal building entry.



12th AVENUE ENTRY

Relationship of New Development to Surroundings

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.

Due to grade changes across the site, both east-west and north-south, SU would like a Minor Amendment allowing this entry to be set at the level of the Lower Mall, resulting in a raised terrace entry on 12th Avenue.

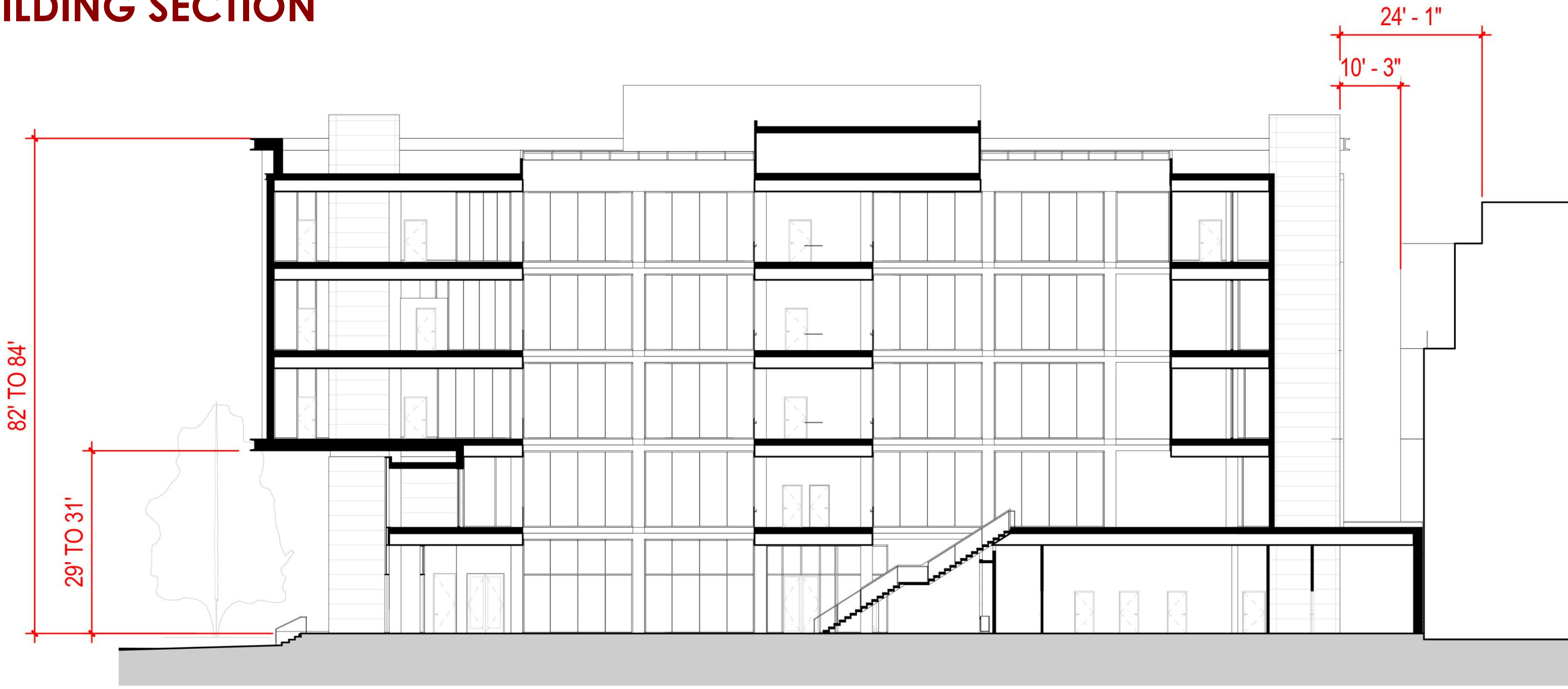


Relationship between the new building and Sullivan Hall

- **Create defensible space at the service entry**
 - Multiple entry/exit points; low vegetation, clear sight lines to entries provided
- **Access to daylight**

BUILDING EXTERIOR

BUILDING SECTION



Relationship between the new building and Sullivan Hall

- **Address access to daylight in the courtyard between the two buildings**
 - Minimum distance between the new building and Sullivan Hall is at least 10 ft, and the distance increases starting at the Third Floor as the wall of Sullivan Hall steps back.

BUILDING EXTERIOR



- **Reinforce Marion Street Entry**
Placement of Marion Street entry in the glass “gasket” between two solid building blocks highlights the entry location.
- Functions and places of gathering are expressed in building organization
- Portico canopy creates a year-round outdoor gathering space

BUILDING EXTERIOR

- Glass tower articulates the west entry location.
- Portico creates a year-round outdoor gathering space



New Building Next Steps

- Complete Schematic Design
 - Apply for Minor Amendment to the MIMP
- Design Development Phase
- Permit Submittals Summer 2018
- Construction Start Late Spring 2019

Conclusion

Comments or Questions?