

SEATTLEU

Standing Advisory Committee
September 13, 2018

Agenda

- Annual Status Report Highlights
- Center for Science and Innovation Design

Annual Status Report Highlights

for July 1, 2017 through June 30, 2018

- MIMP Conditions
 - SAC reviewed Center for Science and Innovation (CSI) design
 - Comments incorporated into the design
 - SAC letter to SDCI provided comments and recommended two proposed changes be approved as minor amendments
 - 12th Avenue Entrance elevated 3.5 feet due to sloping grade
 - Building height up to 105 feet per MIO zoning designation
- Development Activity
 - Vi Hilbert Hall at 1107 Madison construction almost complete
 - CSI new building design development completed
 - Terminated lease of 176 square feet at the Bullitt Center
 - Renewed lease of 2,000 square feet at 1100 E. Union for art studio classroom

Annual Status Report Highlights

for July 1, 2017 through June 30, 2018

- Transportation Management
 - Commute Trip Reduction (CTR) survey and report completed
 - 37.8% SOV rate compared to 41.6% from 2015 CTR survey
 - Significant progress toward SOV goal of 35% in MIMP
 - Evaluated usage of transit passes for students to check out for off campus trips and increased check-out passes from 50 to 75
 - Traffic flow and pedestrian safety improvements
 - Provided funding to SDOT to install traffic signal at 12th & Marion
 - Added pedestrian safety flags at 10th & Madison and 12th & Marion
 - Completed peer comparison of policies on flextime, telecommuting, compressed workweeks and other programs
 - Vi Hilbert Hall will increase housing for 303 students for Fall 2018

Center for Science and Innovation New Building Progress Update

Agenda

- Introductions
 - Project Status Update
- Design Progress Update
 - Site
 - Building Plans and Uses
 - Building Exterior and Landscape

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*.

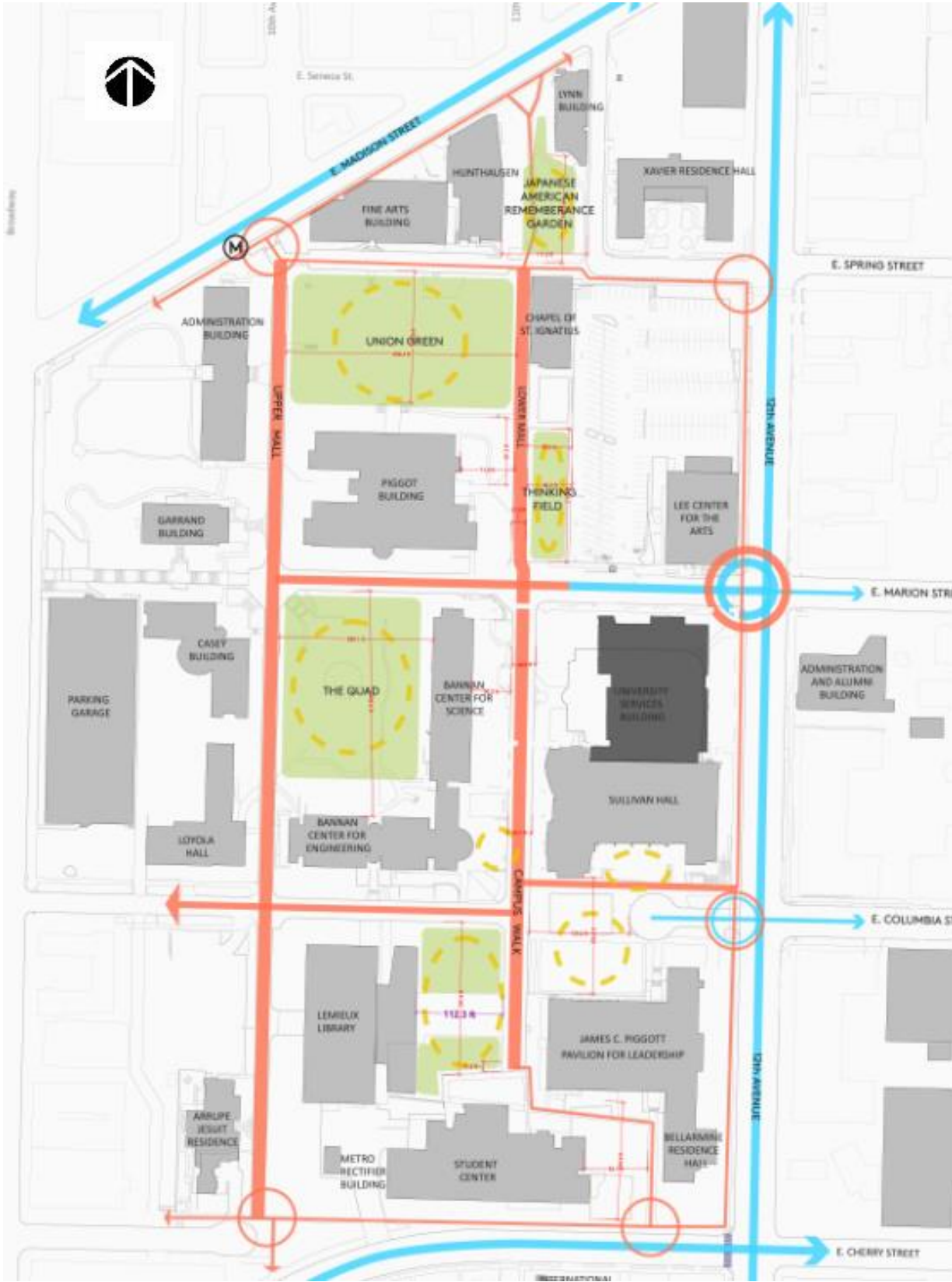
The CSI will be *future-focused* rather than adjusting to or accommodating the present.

Project Status Update

- Standing Advisory Committee (SAC) Recommendation was issued on March 20, 2018
- SAC recommended approval of two Minor MIMP Amendments and further development of four design areas
- Request for Minor MIMP Amendments was submitted to SDCI together with MUP application on July 23, 2018
- Construction Documents are underway
- Building permit application will be submitted on December 14, 2018

Project site

SITE



Site Context

- Campus Gateway
- Campus Pedestrian Access Point at 12th and E Marion
- New Signal (construction is in progress)
- Campus Edge Building

SITE

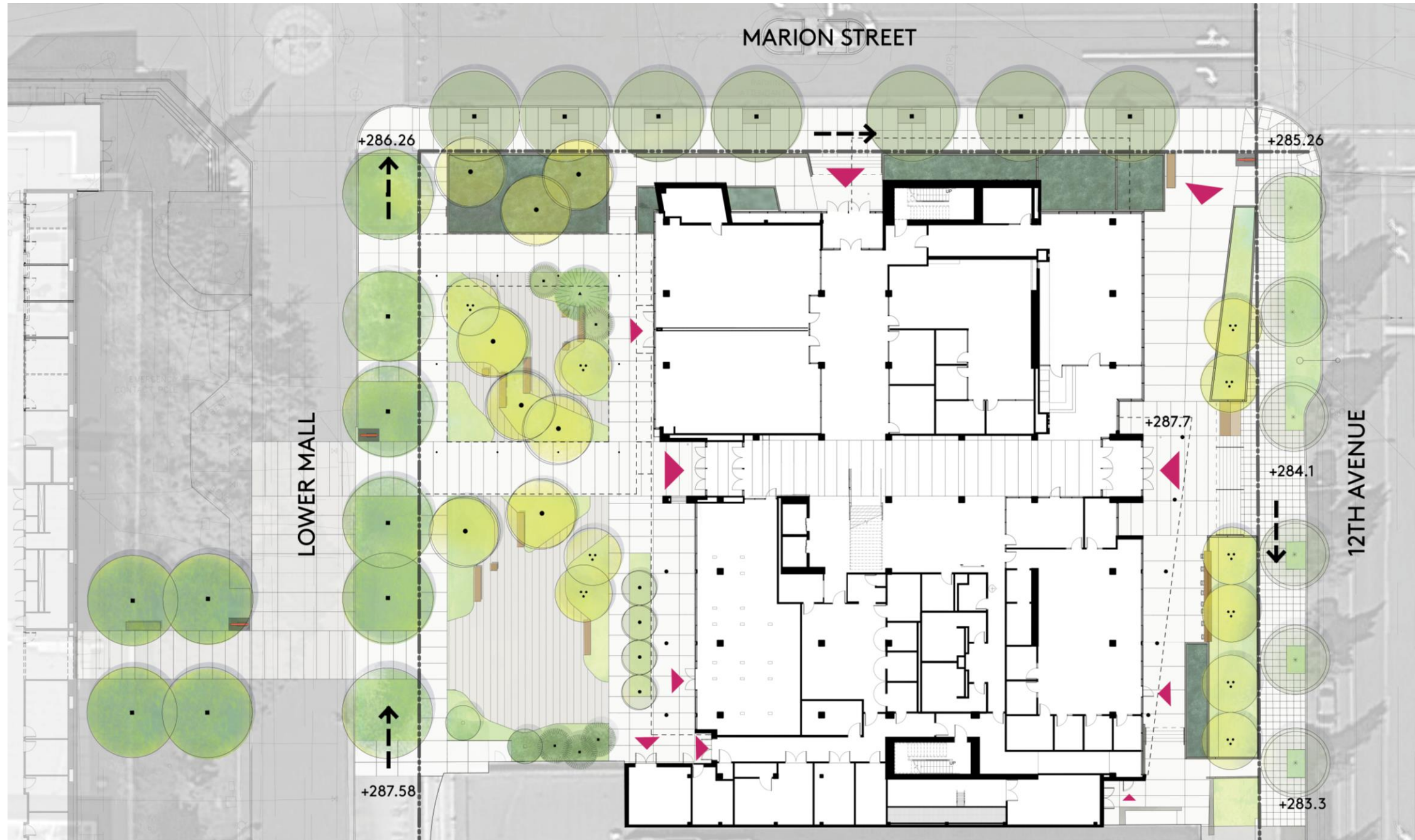
Existing Landform and Groundwater

Per the SAC recommendation, elevated entry is included in the request for Minor MIMP Amendment



- Approximately 3.5-ft grade change between 12th Avenue Sidewalk and building site at entry;
- Groundwater is 15 – 17 ft below the surface per 2017 exploration and as high as 8 ft below the surface per the 1996 exploration;
- 12th Avenue flooded in the past. Building resilience goal precludes use of basement.
- Elevated 12th Avenue terrace provides informal gathering and seating space and enhanced sense of security

SITE

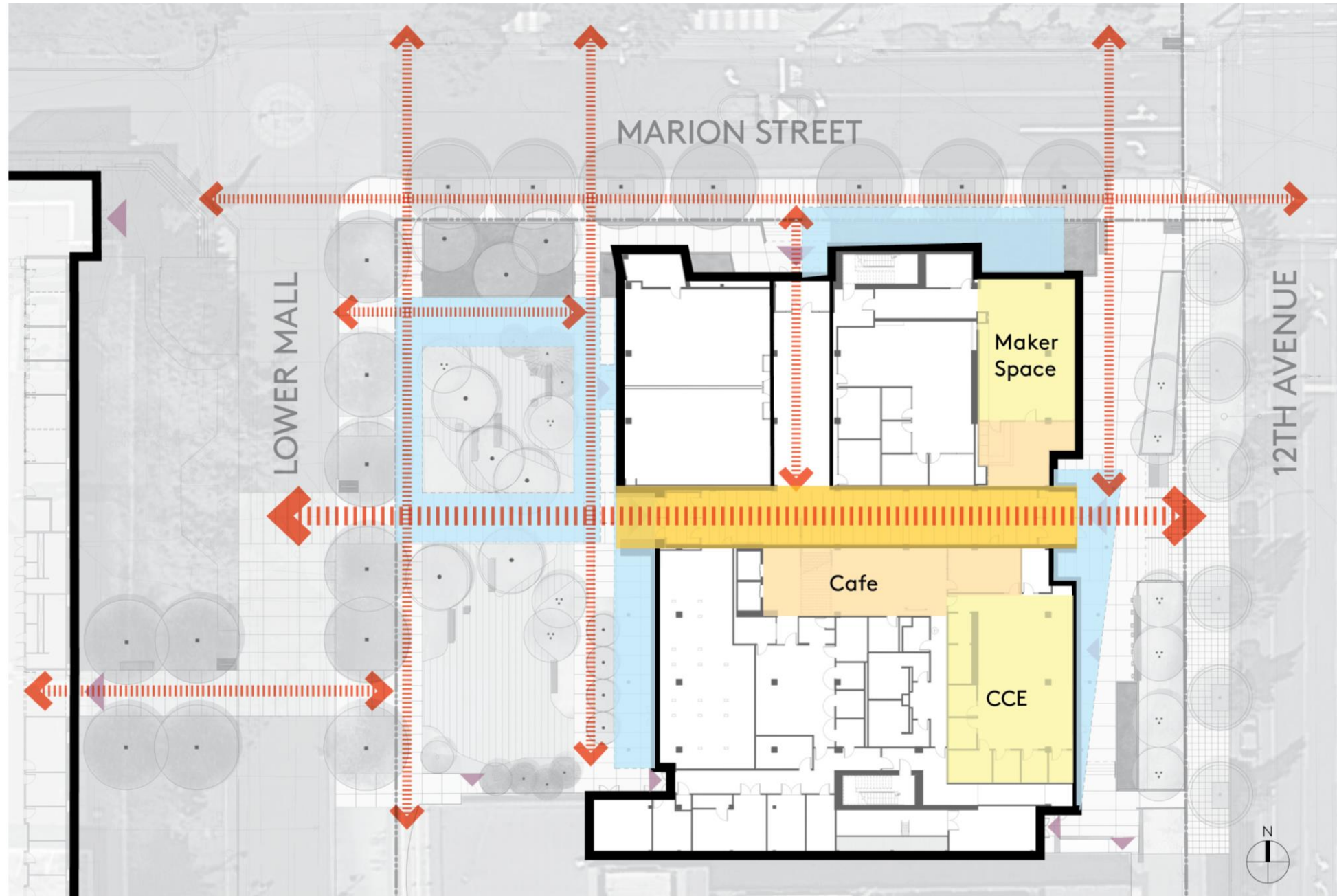


Circulation, Access, and Open Space

- 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

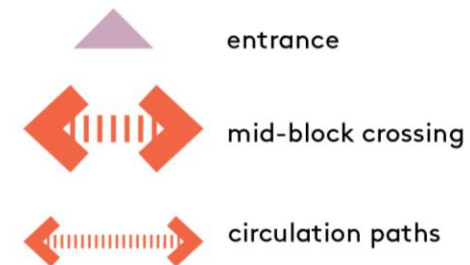


SITE



Pedestrian Mid-Block Entry and Primary Circulation

- Concealing the “scar” on north side of Sullivan Hall with services bar
- Opportunity for exposure to STEM along the path
- Access to Coffee Shop and gathering area in front of Maker Space entry



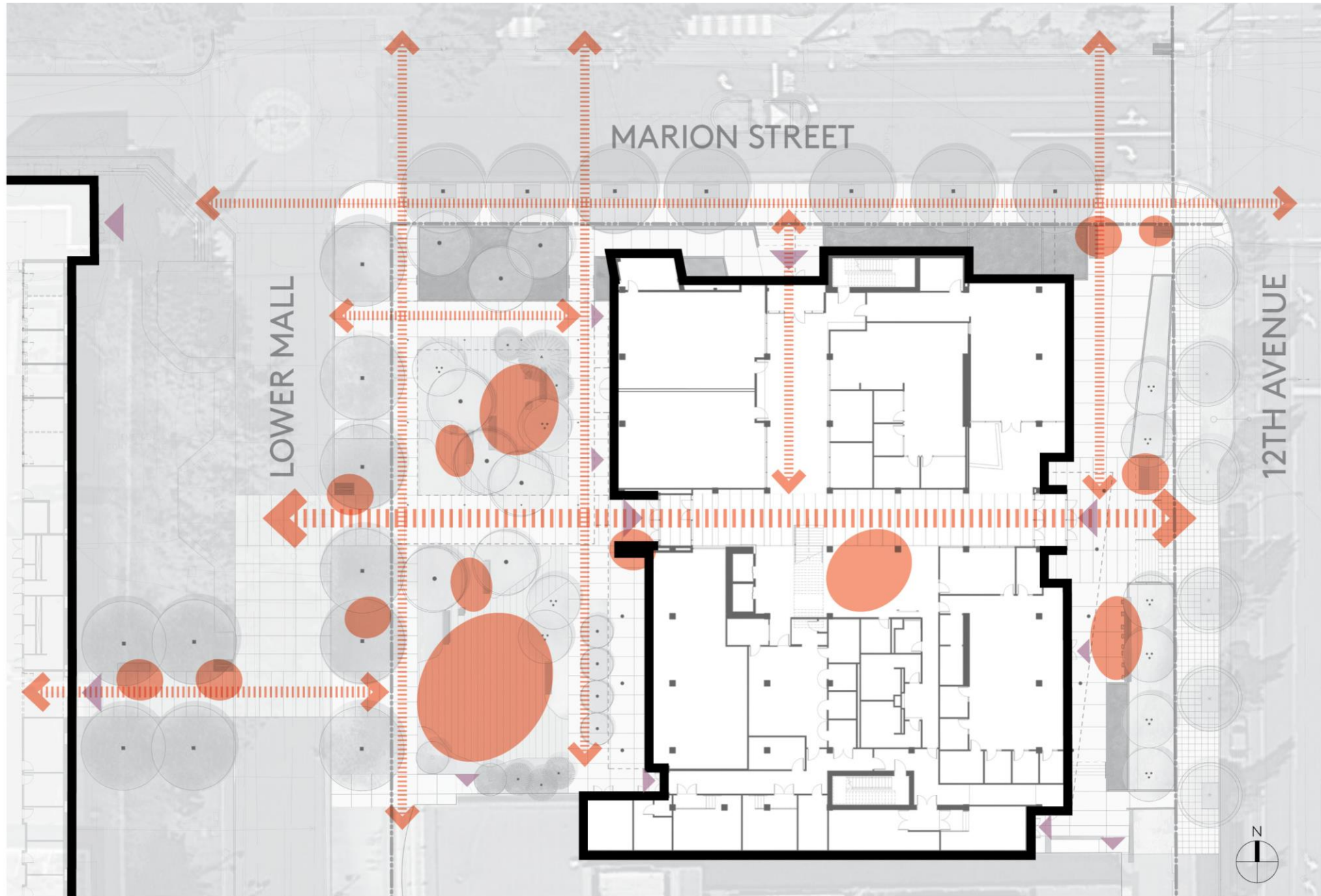
SITE



Pedestrian Mid-Block Entry

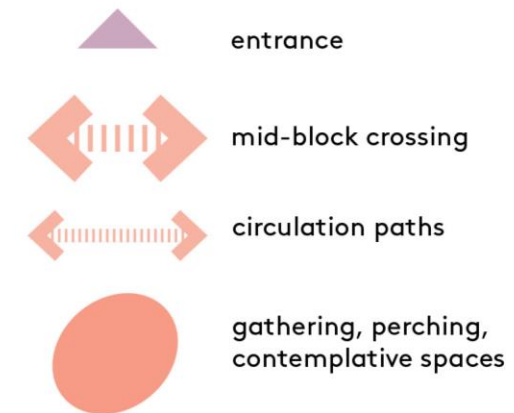
- Coffee shop along the Mid-block entry

SITE

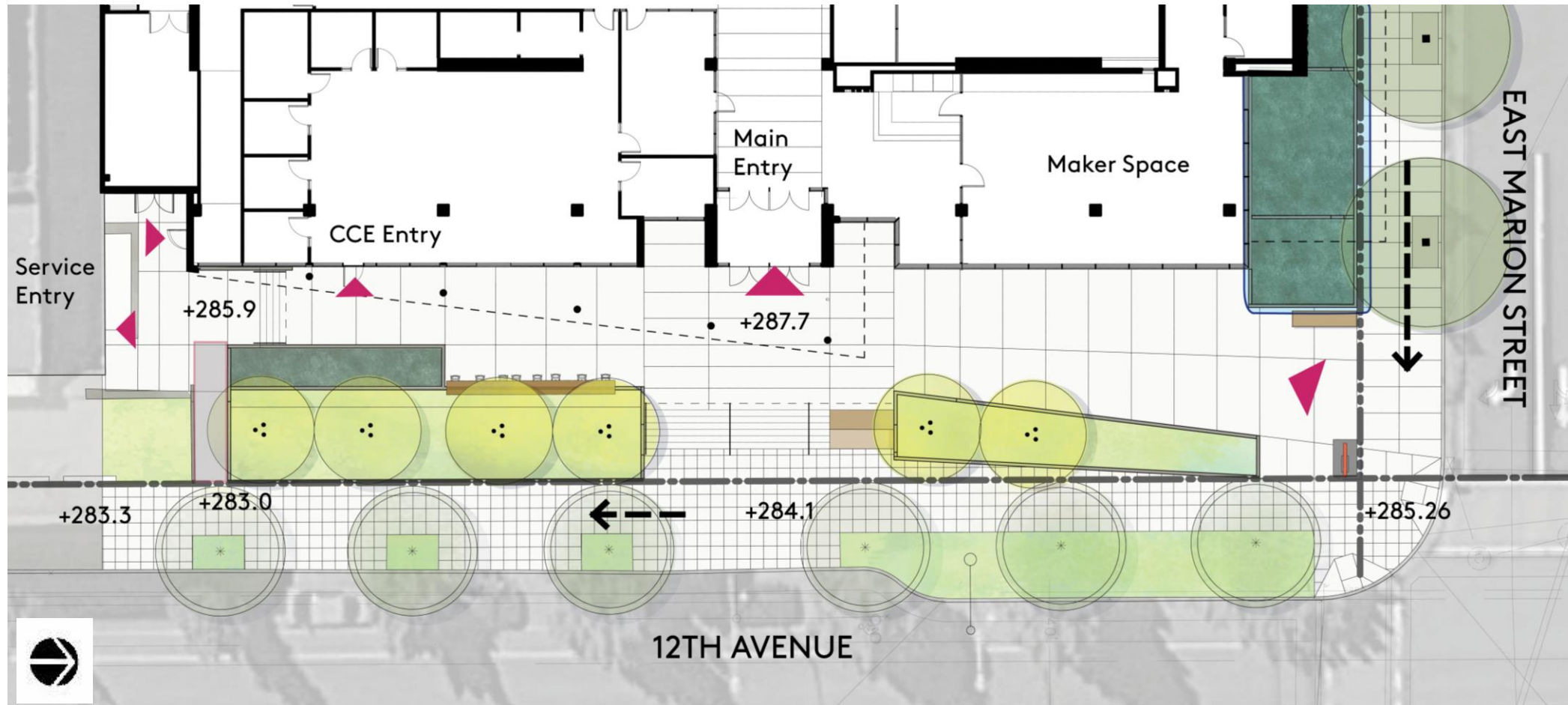


Gathering Spaces

- Outdoor and indoor gathering spaces along the major circulation paths
- Opportunities for gathering at 12th Avenue terrace and entry



SITE

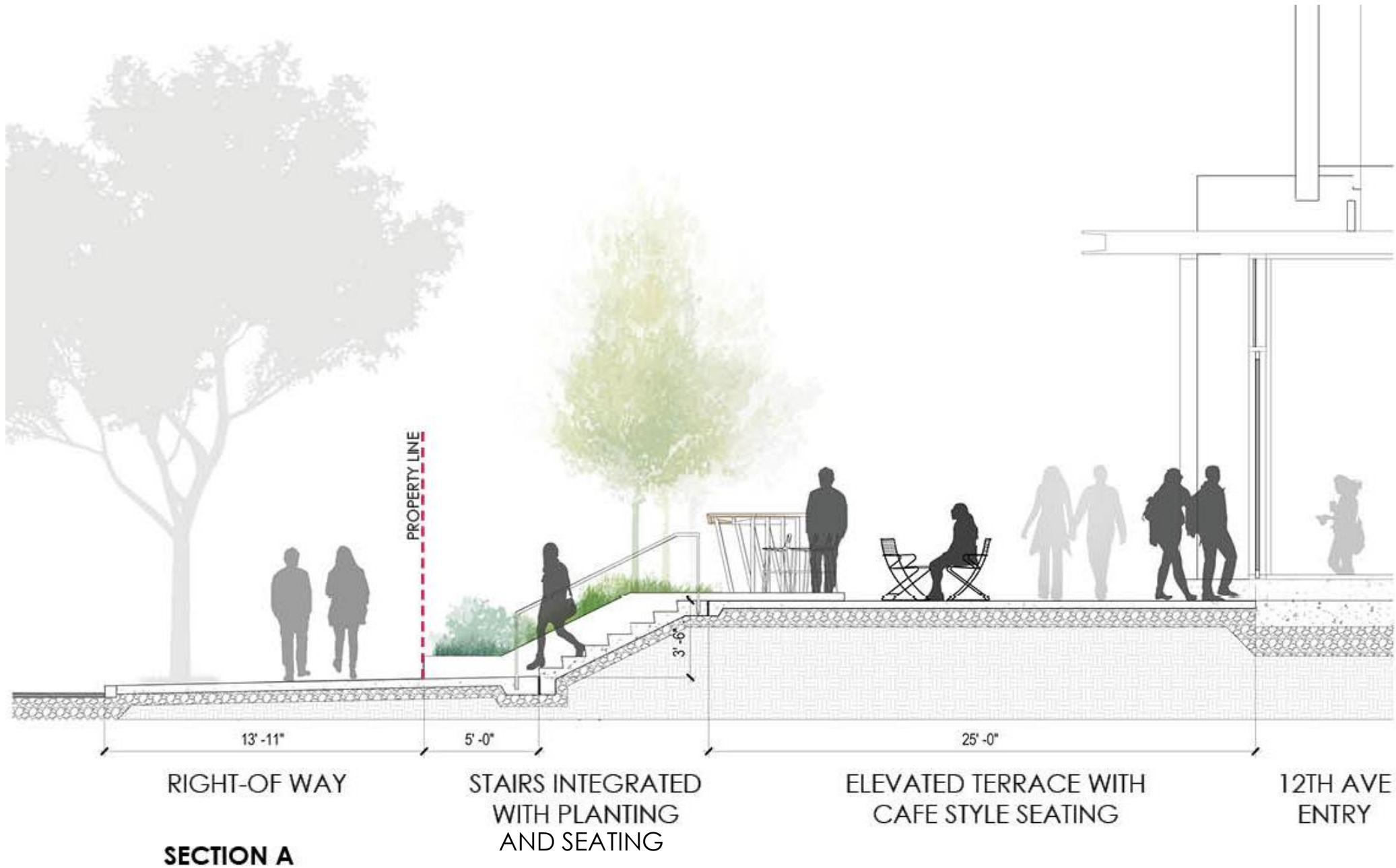


12th Avenue Frontage / Streetscape

- Per the SAC recommendation, clarified accessible path of entry:
 - Gently sloping sidewalk oriented to 12th and Marion corner, provides accessible path to the main building entry, the terrace, and CCE entry
 - Short existing service ramp is retained at the south end. “Service Entry” sign and directional signage will clearly signal service purpose of this ramp.
- Bridging of active spaces between 12th Avenue and the building interior (SAC recommendation)
 - Outdoor terrace will be accessible to the public and active in good weather during the day and in the evenings.
 - Activity on the terrace is generated independent of interior café hours of operation



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 entry is included in the Minor MIMP Amendment Request



Building Plans and Uses

New Building Anticipated Program

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

BUILDING PLANS AND USES



First Floor Plan

Street Activating Uses

- Maker space
 - Expanded toward main entry, into the former Innovation and Entrepreneurship Center area
 - Will be active during all times of day and in the evenings
 - Gathering area near entry is accessible to the public
- Center for Community Engagement (CCE)
 - Meeting room subdivided to maximize utilization
 - Larger meeting room with entry from central hallway will be available after hours for students or for campus meetings when not in used by CCE
- Bridging of active spaces between 12th Avenue and the building interior (SAC recommendation)
 - Increased street presence of Maker Space and related gathering area and increased utilization of meeting rooms will extend active time into the evenings

BUILDING PLANS AND USES

Maker Space



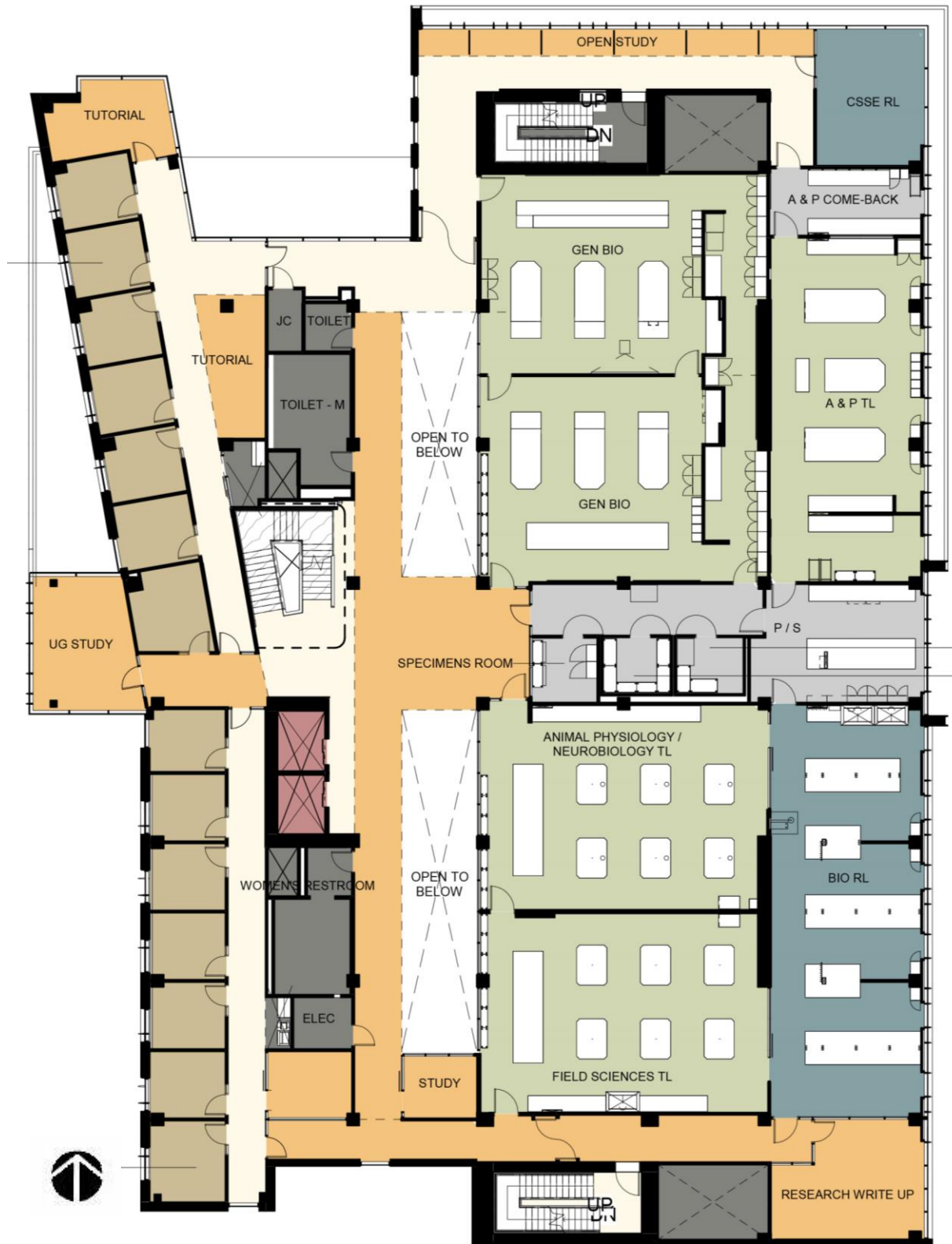
BUILDING PLANS AND USES



Second Floor Plan

- Street-activating use:
 - KXSU radio station visible from the street and active during the day and in the evening
 - Radio station provides “eyes on the street”
- Expressed gathering places:
 - University Commons
 - President's 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 and Landscape

BUILDING EXTERIOR AND LANDSCAPE



BUILDING EXTERIOR AND LANDSCAPE



12TH Avenue Entry

- Per the SAC recommendation, increased prominence of the main entry:
 - Widened glass “gasket”
 - Introduced bright color pattern full height of building above the entry as an abstract representation of a gene sequencing gel
 - Extended vestibule volume beyond the main façade plane
 - Aligned monumental stair with the entry
 - Added another pair of entry doors
 - Introduced Seattle U red on vestibule interior

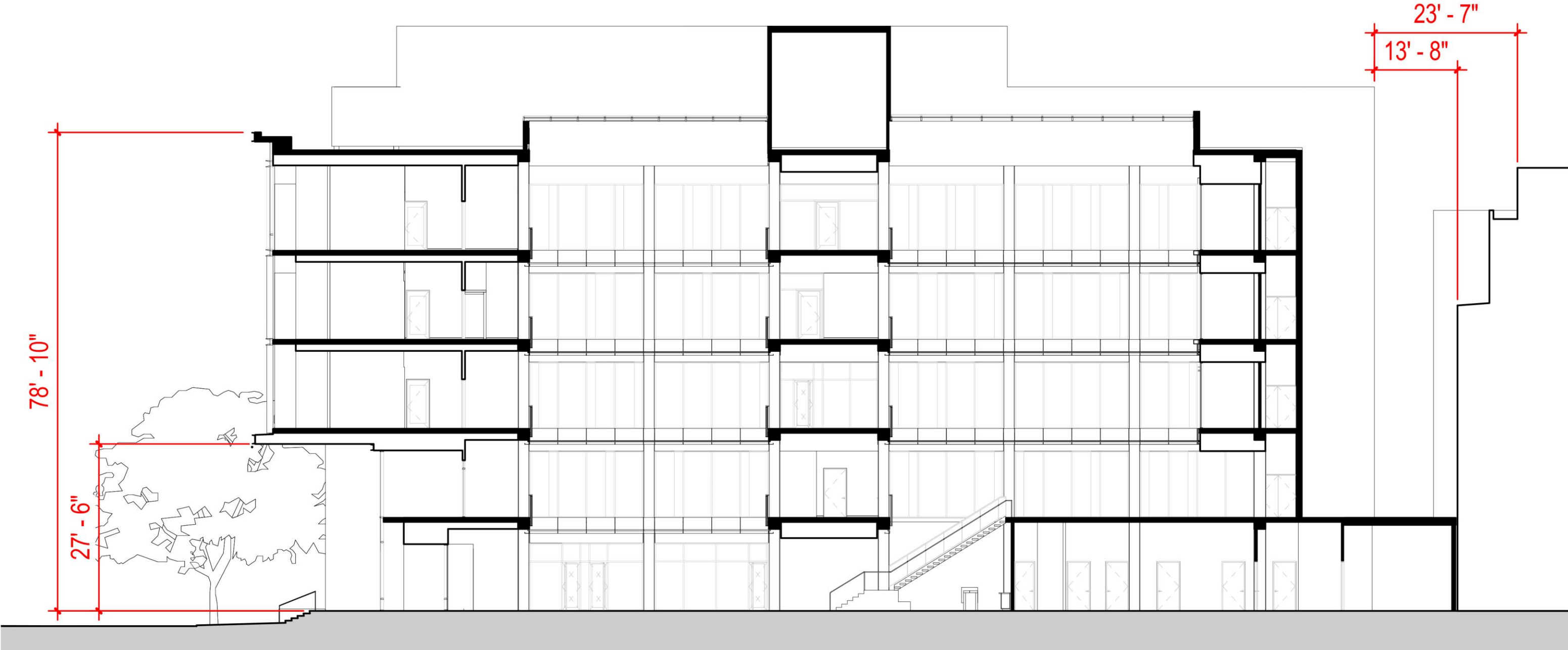
BUILDING EXTERIOR AND LANDSCAPE



12TH Avenue Facade Update

- Clarified and unified design by replacing alternating brick and glass bands with a continuous curtainwall with glass spandrel panels
- Strengthened three-dimensional articulation of major building blocks and clarified hierarchy of façade elements

BUILDING EXTERIOR



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.
 - The relationship between the two buildings is common in the urban environment.

BUILDING EXTERIOR AND LANDSCAPE



BUILDING EXTERIOR AND LANDSCAPE



BUILDING EXTERIOR AND LANDSCAPE



Campus Gateway Building

- Building functions as campus gateway marker
- Glass corners with shared spaces provide visual indication of building purpose
- Building setback provides relief along 12th Avenue and creates an outdoor gathering space
- Monument sign marks the campus entry
- Row of trees along E. Marion amplifies the sense of campus gateway
- Future development will replicate trees on the north side of E. Marion

BUILDING EXTERIOR AND LANDSCAPE



Gateway Planting Palette

BUILDING EXTERIOR AND LANDSCAPE

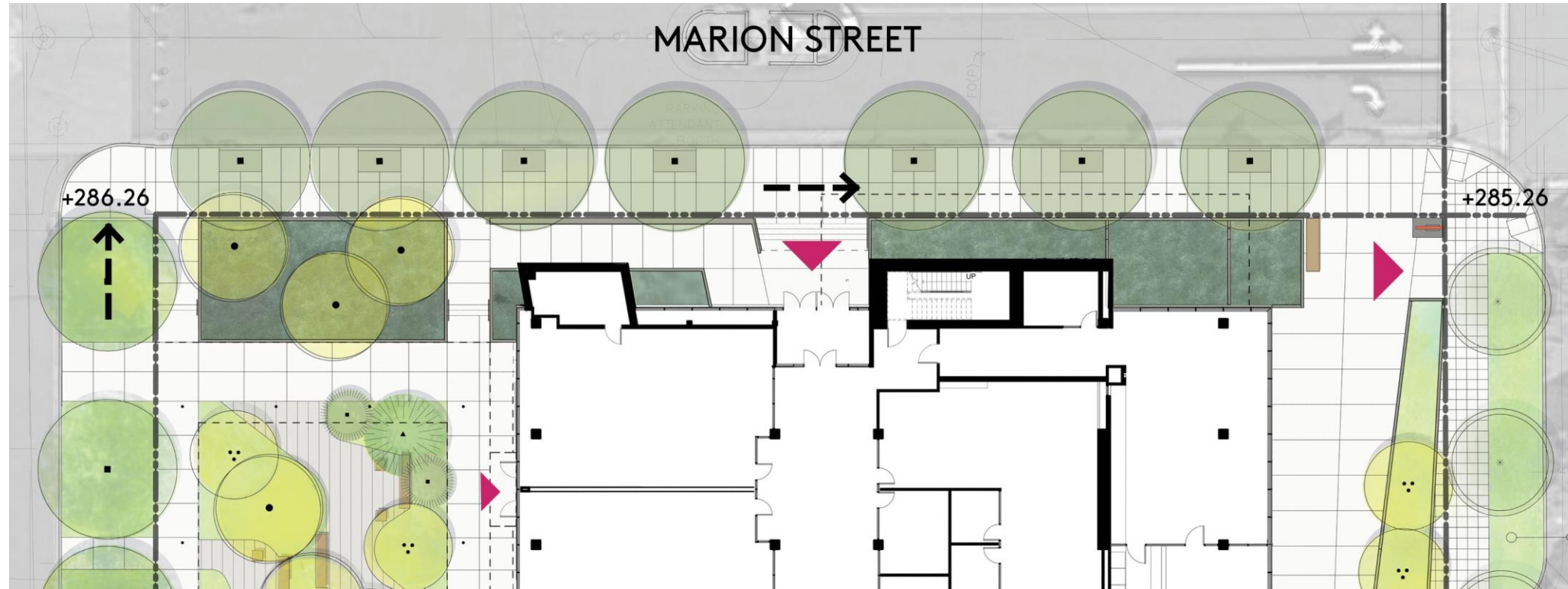


Marion Street and Courtyard Architecture

(Landscape hidden for visibility)

- Clearly identified Marion Street entry in the glass “gasket” between two solid building blocks highlights the entry location.
- Glass tower on the west façade identifies west entry
- Function and places of gathering expressed in building organization
- Pavilion canopy creates a year-round outdoor gathering space

BUILDING EXTERIOR AND LANDSCAPE



Marion Street Frontage

- Clear separation between pedestrian and vehicular circulation
- Increased circulation space with opportunities for pausing along the path
- Bioretention planters - sustainable storm drainage system



E Marion Street Planting Palette

BUILDING EXTERIOR AND LANDSCAPE



New Building Next Steps

- Respond to MUP Review Comments (once comments are issued)
- Complete Permit and Bid Documents
- Apply for Building Permit in December of 2018
- Construction Start Late Spring 2019

Conclusion

Comments or Questions?