



MEMBERS

David Arnesen
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Loyal Hanrahan
James Kirkpatrick
Wolf Saar
Pam Stewart
Mark Stoner
Bill Zosel
Denise Matz

Ex-Officio Members

Maureen Sheehan,
Department of Neighborhoods

Colleen Pike,
Seattle University, Facilities Planning
and Real Estate

**Seattle University
Standing Advisory Committee (SAC)**

Meeting Minutes

Meeting #7

February 6, 2018

Adopted September 13, 2018

Seattle University
Casey Commons, Room 518
Seattle, WA 98122

Members and Alternates Present

David Arnesen	Wolf Saar	Bill Zosel
Loyal Hanrahan	Pam Stewart	Denise Matz (alternate)
James Kirkpatrick	Mark Stoner	

Staff and Others Present

Maureen Sheehan	DON
Carly Guillory	SDCI
Colleen Pike	SU, Facilities Planning & Real Estate
Lara Branigan	SU, Design & Construction
Amy Lindemuth	Mithun
Toni Loiacano	EYP Architecture & Engineering
David Thomas	EYP Architecture & Engineering

I. Opening and Introductions

Ms. Pam Stewart opened the meeting. Brief introductions followed.

II. Housekeeping

Ms. Stewart opened the discussion by proposing Ms. Denise Matz be converted from an alternate to a voting member of the committee. A motion was made to convert Ms. Matz to a voting member, and it was seconded. The Committee voted, and the motion passed.

Ms. Maureen Sheehan announced that a solicitation for new members of this committee was sent. She will work with the SU staff to interview the applicants and select a few members, and this will occur in the next couple of weeks.

There was a motion to adopt the January 9, 2018 minutes, and it was seconded. The Committee voted, and the motion passed.

III. Center for Science and Innovation – New Sciences Building Schematic Design

Ms. Lara Branigan was present to discuss the updates on the New Sciences Building Schematic Design. She began by highlighting the MIMP requirements and addressed some of the comments and feedback they heard at the last meeting.

Ms. Branigan mentioned that SDOT will likely install a proposed traffic light along 12th Avenue before the end of the calendar year.

Ms. Amy Lindemuth provided a design progress update.

She showed conceptual images on how a pedestrian mid-block entry would look and the frontage and streetscape along Marion Street and 12th Avenue. She added that they addressed some of the comments about the 12th Avenue frontage/streetscape by improving the pedestrian connection at the corner, reinforcing the entry/mid-block connector, and creating a defensible space at the service entry.

Ms. Toni Loiacona then presented the building plan and its uses. Ms. Loiacona discussed the anticipated building programs that would contribute to street activation including: a Maker Space, Innovation and Entrepreneurship Center (IEC), Center for Community Engagement (CCE), a café, and the KXSU radio station.

The design team tried to ensure the 12th Avenue entrance has uses beyond 9 am to 5 pm and has spaces open after typical working hours. At the corner of 12th and Marion is a Maker Space and to the south is the IEC and the CCE. These centers provide extensive outreach to the community and they will be used extensively by students afterhours.

She noted that the Committee had asked the design team to look at moving the café forward, but they learned from the University that their contract with their food service provider would not allow them to keep the café open after 5:00 pm. The design team looked at having the café located at the heart of the building, to be inviting to the community during business hours.

The upper floor plans include the radio station on the second floor, and science labs, offices, student spaces, and gathering spaces on the third, fourth and fifth floors.

With regard to the building exterior, Ms. Loiacona showed a design of the building that addressed the critical concerns voiced at the last meeting. At the corner of 12th Avenue and Marion there is a two-story Maker Space that encourages pedestrians to go towards the building and a sloped sidewalk that comes up to the building entrance. The building entry signals a change in materiality on 12th.

A question was asked if the new building has a basement, and Ms. Loiacona noted that it has a partial basement and that the ground water profile between the Sullivan building and this site is significantly different.

Ms. Stewart highlighted the safety and security access to the building since the radio station will be 24/7. The building will be locked down at certain hours and only students can access the building by using their campus cards. There are also cameras outside the building. The new building will be treated the same as other campus buildings, but with a more modern system.

Mr. Wolf Saar asked about the building activities happening along 12th Avenue, and Ms. Loiacona mentioned that the Maker Space is envisioned to be used throughout the day and evening, especially by students. The IEC will be open from 9-5 and students and community members can use the space after hours. The CCE will be open from 9-5 with student activity after hours for students that are involved in community outreach.

Mr. Saar asked if there is a way that the coffee shop could be moved in the front to bridge the activation gap between the shop and the Maker Space.

Ms. Branigan commented that the design team thought about it, but their concern is that it will remain dark once the café shuts down for the day. They are working with IEC and CCE regarding their programs to make sure that the space will be active for students after typical working hours.

Mr. Saar commented about the grade change that may put pressure on the activation since it is not at street level. Ms. Loiacona mentioned that they will be looking at different ways to make sure that the entrance to the building is inviting and welcoming with its different walking and entry points.

Mr. Saar suggested they consider moving the location of the café to the west end of the conference area where it will be more visible and active, or extending its hours to support more activity in the building.

Ms. Stewart commented that the primary use of the café is for the people in the building, and is not designed to be a public café. The proposed location of the café will accommodate students and the people that will be using the building.

Mr. Saar commented that it is not about the location of the café but its activation. He noted that if the CCE develops a program that is tangible, it will be a great activity for the space.

Mr. Bill Zosel commented that having a building that is designed to put uses on 12th Avenue will help the commercial spaces on the other side of the street.

Mr. Loyal Hanrahan stated that he appreciates the balance of activating the space and maintaining the safety and security of the building, and it appears this design does that.

Ms. Loiacano addressed the relationship between the new building and Sullivan Hall, where the design creates a defensible space at the service entry as well as addressing the issue of daylight access.

Regarding next steps, the team will be completing the schematic design by mid-March and apply for the MIMP minor amendment. Permit submittals will be in Summer 2018, with construction slated to begin late Spring 2019.

IV. Public Comment

Ms. Stewart opened the meeting for public comments.

(Editor's Note: The comments shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in voice recording (.mp3) format)

Comment from Mary Pat DiLeva: Ms. DiLeva asked why the radio station is located on the second floor. Ms. Branigan responded that the radio station is a low power station, it is licensed to broadcast within six miles, and people often stalk radio stations like these. The radio station director wants to make sure that the location is safe and secure.

V. Committee Deliberation

Ms. Stewart opened the meeting for Committee deliberation. She mentioned that the Committee has provided feedback about the project and asked the Committee if they believe that the team can move forward to the next stages of design.

Mr. Saar asked what moving forward implies, and Ms. Stewart interpreted that as making sure that all the comments from this Committee are heard by the consultants and the design team and addressed in the project. Ms. Sheehan added that if the Committee decides to move the project forward, a letter from the Committee will be sent to SDCI summarizing items that were raised and those that were incorporated and not incorporated. SDCI will then work with the design team to address these issues.

Mr. Saar commented that he is in favor of moving forward, but added that there should be more discussion about the activation along 12th Avenue, i.e. the café location and operating hours, having more activity and engagement that ties the café and outdoor area, and the intended activity level of the CCE.

Ms. Stewart noted that the Committee will draft a letter to incorporate these points of emphasis.

A comment was made that the nature of the landscape between the sidewalk and the elevated space is also important.

A comment was made that the building design has progressed well, in particular strengthening the connection to 12th Avenue, and the project should move forward.

Ms. Sheehan raised the topic of the two minor amendments (additional height by using the underlying MIO of 105' and the mid-block entry not being at grade level) that the University is requesting the Committee to support.

A question was asked about the requirements for a minor or major amendment. Ms. Sheehan summarized the conditions for a minor amendment, [SMC 23.69.035; Section D](#).

A comment was made to add more street activation, clear connections to the cafe, and a sloping sidewalk in lieu of a ramp as conditions in granting a minor amendment.

Ms. Sheehan mentioned that she and Ms. Stewart will draft a letter for the Committee to review and comment based on the following: street activation, clear connections to the cafe, and a sloping sidewalk in lieu of a ramp as conditions in granting a minor amendment.

A motion was made to adopt the minor amendments and to have the project move forward to the next phase, and it was seconded. The Committee voted, and the motion passed.

VI. Adjournment

Ms. Branigan noted that she will have a meeting with the design team and develop more detail on the drawings and renderings that was discussed at this meeting and will be happy to present them in the May/June 2018.

Ms. Sheehan suggested that the Committee discuss the updated design as well as review the annual report at the next meeting.

No further business being before the Committee, the meeting was adjourned.