

## Sheehan, Maureen

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**From:** Flo and John <flo.john.family@gmail.com>  
**Sent:** Thursday, November 12, 2020 9:10 PM  
**To:** Sheehan, Maureen  
**Cc:** PRC  
**Subject:** 1300 E. Columbia St. - Seattle University landscaping and open space required under Master Plan

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**CAUTION: External Email**

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Dear Ms. Sheehan,

I live at 810 - 14th Avenue, across the street from the former Hospital Laundry at 1300 E. Columbia Street, which property is now owned by Seattle University.

Seattle U has been using the lot for parking for all its construction workers. I understand that their plans to build on the block have been delayed. I followed the development of these plans for years and testified about them at hearings to get them to build in scale and character with the neighborhood. The City agreed on a plan of compromise with the neighborhood, about height limit, set-back, step-back, open space, public access, and landscaping.

I pointed out back then, and it is still evident, that Seattle U has created a lovely gem of a campus on in the inside, and turns its back on the surrounding community. Many of its edges on 14th, 15th, Jefferson, and 13th, are ugly and neglected. The Hospital Laundry parking lot is an example of this disregard.

I understand that SU has filed a request to maintain it as a parking lot, but they are trying to get out of the requirement to landscape the parking lot and make it welcoming and open to the public. Please don't let them abrogate their commitment to the community.

The Master Plan contains the following directive: ***“Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 E. Columbia Street consistent with the requirements of this condition (emphasis added). This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. ... “***

Even though they have been using it for years, the University never filed a permit to use property as a parking lot. Now the University has filed a request that they be permitted to maintain it as a parking lot and, most importantly, the University argues that the provision quoted above does not require them to establish a “high-quality, welcoming open space” unless and until they decide to build a new building on the site. This is contrary to the spirit and intent of the Master Plan. It is an important part of the Seattle U Master Plan that the University maintain its property near or adjacent to residences in a way that enhances the residential neighborhood, and property on 14<sup>th</sup> Avenue is to get special attention.

Seattle U. is further arguing that they should not even be required to landscape their parking lot to the standards that the City of Seattle Land Use Code requires for commercial parking lots that are in residential zones --- that is, with trees and landscaping to soften the impact on nearby residences.

Seattle U has weaseled out of agreement with the City and the neighborhood in the past. They just wait everyone out. I have lived here for 37 years, and I remember when they bought the old bus barn lot further south on 14th (in a sweetheart deal with the City) and turned it into Championship Field. In exchange for getting it at low cost, they promised not to wall out the neighborhood and to give neighbors access to the field and the gym. For a while, it was open. Then bit by bit, the fences increased, bleachers backed by walls came in, they closed off public access to the field leaving only the track open sometimes, and cut off all public access to the gym.

Please do not let them get away with this again. Seattle University is subject to all of the Master Plan, and must not be allowed to neglect their duty to the neighborhood which hosts them and experiences their significant impact. I would like the

City to require “high-quality, welcoming open space ... publicly accessible and urban in character” as described in the Master Plan.

Thank you,

Flo Beaumon

## Sheehan, Maureen

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**From:** Boos, Markus <Markus.Boos@seattlechildrens.org>  
**Sent:** Thursday, November 12, 2020 2:43 PM  
**To:** Sheehan, Maureen  
**Cc:** PRC  
**Subject:** 1300 E. Columbia Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**CAUTION: External Email**

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Dear Ms. Sheehan,

As the Seattle Dept of Neighborhoods contact, I wanted to express my concern to you about the lot currently being used by Seattle University on the NW corner of Columbia Street and 14<sup>th</sup> Avenue. When the master plan for the university was adopted, it contained language that the lot at 1300 E. Columbia street would be “publicly accessible and urban in character, providing relief visually and in the activities offered.” Instead, this plot has been used without permit as a parking lot. I would appreciate if the City would hold Seattle University to the terms described in their initial master plan; as a resident of the neighborhood (I live off of 14<sup>th</sup> Avenue between Columbia and Marion streets), having a “high quality, welcoming open space that is publicly accessible” is of significant interest to me in the spirit of community and making our neighborhood increasingly hospitable to foot traffic and homeowners. I strongly urge you to hold Seattle University to account as described in their original master plan, to the benefit of the greater Seattle University corridor and more importantly, the entire Central District.

Thank you very much for your consideration. Please contact me if you have any questions.

Best,  
Markus Boos

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## Sheehan, Maureen

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**From:** Mark Fortino <markafortino@yahoo.com>  
**Sent:** Friday, November 13, 2020 2:29 PM  
**To:** Sheehan, Maureen; PRC  
**Cc:** Mark Fortino  
**Subject:** 1300 E. Columbia Street Seattle U Application

CAUTION: External Email

Dear All,

My name is Mark Fortino and I live at 830 14th Avenue, across the street from 1300 E. Columbia Street, the parking lot of Seattle University. Obviously, I am a resident and have beautified my property as you can see, even planting a tree given to me by the city of Seattle tree planting program as an example. In our neighborhood, there is a palpable sense of pride and responsibility to all for keeping or community safe and beautiful.

The current parking lot at 1300 E. Columbia Street is unsightly and Seattle University should immediately take action to improve the lot to a "high quality, welcome open space, publicly accessible and urban in character, providing relief both visually and in the activities offered."

At a minimum, this property should be landscaped in a manner that is equal to the directive above and much better than its current state. Seattle University should be mindful to keep its obligations to the city and its neighbors. It's the right thing to do.

I trust my letter is self-explanatory and hope Seattle University complies with these directives.

Please let me know how I can be of further assistance, Im happy to do what is necessary.

Kind Regards,

Mark

Mark Fortino  
830 14th Avenue  
Seattle, WA 98122  
markafortino@yahoo.com  
704-840-3871

February 4, 2019

TO: SU Standing Advisory Committee,  
Pam Stewart, Chair  
RE: Proposed Minor Amendment 1300 14<sup>th</sup> Avenue

I am writing as a member of the Citizens Advisory Committee that reviewed and approved the existing Seattle University MIMP. I also am a former member of the Seattle Design Commission, including service as Vice-Chair.

I have reviewed the proposed minor amendment and find the proposal completely inappropriate and encourage the SAC to reject it.

It is completely misleading in terms of the uses of 1300 14<sup>th</sup> Avenue. While no specific use was called out for the site of the Laundry Building, the MIMP on page 127 (see attached) clearly shows the east portion of the property, currently used as a temporary parking lot, is PLANNED open space. There are three categories of open space identified: Designated, Planned and Possible. This space is specifically identified as Planned. Furthermore, the text in the MIMP includes very detailed language in the form of City Council Amendment #1.A.11 that describes the character and nature of this space. It sites the sensitive edge condition of this site and designates that this space shall be publicly accessible and that it should include the landscaping features of a high quality open space on the order of the courtyard of the Admissions and Alumni building on 12<sup>th</sup> and Marion.

The proposed Minor Amendment cherry picks the MIMP and does not acknowledge the designation of use of this site or the provisions of the City Council Amendment. The argument that this site should be used as either construction staging or a parking lot is not consistent with the intention of the MIMP. The MIMP goes on to provide design guidelines relative to street edge improvements and identifies the 14<sup>th</sup> Avenue boundary as a streetscape improvement area. While the CAC payed special attention to 12<sup>th</sup> Avenue and Madison Street, it was concerned about all of the edges of campus including 14<sup>th</sup> Avenue. This includes increasing the tree canopy, improving sidewalks and other pedestrian improvements.

As a member of the CAC, I can tell you that development of both this site and 1313 Columbia was the most contentious of the entire MIMP process and involved numerous public meetings and extensive testimony by neighbors about the height and setbacks of any development on the property. The neighbors were deeply concerned about the edge condition and the designation of planned open space addressed their concerns. The MIMP was approved six years ago. The neighbors have expected to see some progress on this site in terms of development as an open space by now since it was acquired shortly after the MIMP was approved. Leaving this space fallow and doing an amendment to provide for parking or construction staging is an affront to the community. An amendment of this nature which contravenes a City Council Amendment should not be made without full consultation with the community.

This adopted MIMP forged a relationship of openness and inclusivity with the community. The University strived for high quality design both in buildings and in landscape architecture. It was an important part of mending a previously bad relationship with the neighborhood where the institution, in effect, turned its back on the community. This minor amendment is a bad re-set for the University and should not go forward.

I encourage the SAC to look carefully at this proposal and to demand that community input be invited before any vote to recommend action be taken. Moreover, I encourage you to reject the proposal the prima facie for its inconsistency with the intentions of the MIMP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ellen Sollod". The signature is fluid and cursive, with a prominent initial "E" and a long, sweeping underline.

Ellen Sollod

## Sheehan, Maureen

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**From:** Ellen Sollod <tesollod@sollodstudio.com>  
**Sent:** Monday, November 16, 2020 2:24 PM  
**To:** Sheehan, Maureen; PRC  
**Subject:** Proposed SU MIMP Amendment 14th and Columbia  
**Attachments:** SUMinor Amendment.pdf

### CAUTION: External Email

Please find attached my comments on the MIMP amendment proposed by SU to alter the designation of the property at 14th and Columbia from Planned Open Space to parking. They are requesting a minor amendment. Given the sensitive edge condition of the site and the contentious nature of this property during the MIMP Process, for which I served on the CAC, this represents a major alteration to the intent of the MIMP. Making a change like this without full consultation with affected neighbors is unethical. Relying on the current SAC which has no history with the MIMP (save one member) means the SAC lacks the background and experience to understand the sensitive nature of this issue. Approving this in this way subverts the intention of the MIMP. City policy provides that parking is the lowest level of use and should be discouraged especially in areas that are adjacent to residential uses. Seattle U. is further arguing that they should not even be required to landscape their parking lot to the standards that the City of Seattle Land Use Code requires for commercial parking lots that are in residential zones --- that is, with trees and landscaping to soften the impact on nearby residences. To not even meet commercial standards is a further affront and should not be allowed. This proposal should be required to be reviewed under provisions for a MAJOR Amendment to the MIMP or should be denied outright.

Sincerely,  
Ellen Sollod

sollod studio | Ellen Sollod | 206.324.7644 | 724 15th Ave, Seattle WA 98122 | [www.sollodstudio.com](http://www.sollodstudio.com)



## Sheehan, Maureen

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**From:** Lee Stites <lee.stites@yahoo.com>  
**Sent:** Tuesday, November 17, 2020 2:05 PM  
**To:** Sheehan, Maureen; PRC  
**Subject:** Seattle University Master Plan

**CAUTION: External Email**

To whom it may concern,

I am a direct neighbor of the Seattle University's hospital property parking lot. It butts the south side of my property.

SU had been a good neighbor until 2020. They maintained parking lot and its grounds. This year, they ceased maintaining the parking lot, allowing the blackberry and morning glory bushes to overgrow the fence that separates us.

My neighbors and I have spent many hours this spring, summer and fall cutting back the overgrowth in an attempt to keep our fence from being overwhelmed by the bushes on the SU property.

SU must not be allowed to continue with this neglect.

I strongly urge the City Department of Construction and Inspection to mandate that SU maintain their property at all times. Also, I urge the department to require SU to provide the "high-quality quality, welcoming open space ...publicly accessible and urban in character" as outlined by the Master Plan.

Thanks for your attention and help.

Lee Stites  
[lee.stites@yahoo.com](mailto:lee.stites@yahoo.com)