

October 20, 2009

The following is The Miller/Hull Partnership team response to how the Seattle Pacific University University Center addresses Appendix F of the adopted MIMP:

Appendix F

Checklist of Issues for the Review of the Design of Potential Development Projects

The following list of issues should be considered, when relevant, during the review of the design of potential development projects:

ORIGINAL MIMP APPENDIX F	UNIVERSITY CENTER DESIGN TEAM RESPONSE
A. <u>Site Planning</u>	
1. Does the design reinforce existing positive site characteristics?	<i>Yes. While the development takes advantage of a relatively level site, utilizing the existing topography on 3rd Avenue W and W Dravus Street reduces the building mass and height.</i>
2. Does the design reinforce existing positive streetscape characteristics?	<i>Yes. Pedestrian entrances and activity on 3rd Avenue W and W Dravus Street are an integral part of the project. Landscaping will improve the Third Avenue and West Dravus streetscape appearance and help to modulate the apparent mass of the buildings facing these streets.</i>
3. For residential projects, are entries clearly identifiable from the street?	<i>Not applicable.</i>
4. Does the design encourage human activity on the street?	<i>Yes. Pedestrian entrances and activity on 3rd Avenue W and W Dravus Street are an integral part of the project. In addition, the pedestrian oriented Art Street off of 3rd Avenue West is an important part of the building.</i>

<p>5. Does the design minimize intrusion into privacy on adjacent privately-owned sites?</p>	<p><i>Yes. The University Center will be visually separated from adjacent privately-owned property by ample street rights-of-way, street trees and landscaped building setbacks. Most of the residential buildings that will face the University Center from across West Dravus Street on the south are owned by the University. All of the buildings in this area are located within the SPU Major Institution Boundary</i></p>
<p>6. For residential projects, does the design use space between the building and the sidewalk to provide security, privacy and interaction?</p>	<p><i>Not applicable.</i></p>
<p>7. For residential projects, does the design provide open space opportunities on site?</p>	<p><i>Not applicable.</i></p>
<p>8. For projects involving parking, does the design minimize parking and auto impacts on pedestrians and adjoining property?</p>	<p><i>Not applicable.</i></p>
<p>9. For projects involving parking, does the design discourage parking in the building setback areas adjacent to streets?</p>	<p><i>Not applicable.</i></p>
<p>10. On corner lots, for projects involving parking, does the design orient the building to the corner and parking away from the corner on public street fronts?</p>	<p><i>Not applicable.</i></p>
<p>B. Height, Bulk and Scale</p>	
<p>1. Is the design consistent with the height, bulk and scale development standards of the adopted MIMP?</p>	<p><i>Yes. The building is within the MIMP development standards for height, bulk, and scale.</i></p>
<p>2. Does the design provide an appropriate transition to nearby, less intensive zones?</p>	<p><i>Yes. The project is located approximately 120' from the major institutional boundary line to the south. The mass and height of the building is within the MIMP development standards due to the use of the existing topography of 3rd Avenue W and W Dravus streets. In addition, a view / sight line study along 3rd Avenue W indicates that the height will not adversely impact property owners beyond SPU's major institutional boundary to the south.</i></p>

	<i>The appropriate transition in height to the adjacent low-rise multi-family zones was a major consideration during the City's approval of the Major Institution Master Plan, which established the building height limit for the site. The nearest single family zone is located two blocks from the project site</i>
C. <u>Architectural Elements and Materials</u>	
1. Does the design complement positive existing character and/or respond appropriately to nearby historic structures?	<i>Yes. The existing character is enhanced by the use of matching red brick, glazing color, and interior lighting so that this project compliments SPU's Tiffany Loop and adjacent academic buildings. The red brick color will be similar to that of the exterior of Alexander Hall, which is the only designated historic structure in the vicinity of the project</i>
2. Does the design represent a unified architectural concept and contribute to a unified campus appearance?	<i>Yes. A unified architectural concept and a unified campus appearance is enhanced by the massing, interconnection of spaces below the pedestrian level, and the use of compatible materials and colors to other buildings on campus.</i>
3. Does the design incorporate elements that will contribute to human scale and human activity?	<i>Yes. Reduction of the scale of this building is achieved by the proposed modulation on all sides of the buildings, and the creation of entries and activity off of 3rd Avenue W and W Dravus Street. The Art Street and events held in the performance hall will contribute substantially to the human activity in this part of the campus</i>
4. Does the design incorporate durable, attractive and well-detailed finish materials?	<i>Yes. See item C.1.</i>
5. For projects involving parking, does the design minimize garage entrances?	<i>Not applicable.</i>
D. <u>Pedestrian Environment</u>	

<p>1. Does the design incorporate convenient, attractive and protected pedestrian entry(s)?</p>	<p><i>Yes. The creation of entries and activity off of 3rd Avenue W and W Dravus Street provides a positive pedestrian experience. Entrances off Art Street shelter students, faculty, and visitors to orient them within the academic campus.</i></p>
<p>2. Does the design avoid blank walls?</p>	<p><i>Yes. The placement of openings, glazing, modulation of the walls, and the use of complementary materials avoids blank walls.</i></p>
<p>3. Does the design minimize the height of retaining walls?</p>	<p><i>Yes. The project minimizes the height of any retaining walls at 3rd Avenue West and W Dravus Street, due to the creative use of the topography and landscaping in the set backs.</i></p>
<p>4. For projects involving parking lots, does the design minimize visual and physical intrusion of parking lots on pedestrian areas?</p>	<p><i>Not applicable.</i></p>
<p>5. For projects involving parking garages, does the design minimize the visual impact of parking structures?</p>	<p><i>Not applicable.</i></p>
<p>6. Does the design screen dumpsters, utility and service areas?</p>	<p><i>Yes. All of these elements are located within the South and North Buildings and are not open to view from 3rd Avenue W nor W Dravus Street.</i></p>
<p>7. Does the design consider personal safety?</p>	<p><i>Yes. Appropriate site lighting will be a part of this project, along with creating pedestrian activity around the building..</i></p>
<p>E. <u>Landscaping</u></p>	
<p>1. Does the landscape design reinforce the positive aspects of the landscape character of the campus and the neighborhood?</p>	<p><i>Yes. Appropriate and sustainably responsible plantings are proposed within the setbacks on 3rd Avenue W and W Dravus Street. Street trees will reinforce the landscape character of Third Avenue West and West Dravus Street.</i></p>
<p>2. Does the landscape design enhance the building or site?</p>	<p><i>Yes. Appropriate and sustainably responsible plantings are proposed to develop human scale, to work with topographic conditions, and to maintain continuity with the larger campus.</i></p>

<p>3. Does the landscape design take advantage of special site conditions?</p>	<p><i>Yes. The use of the existing topography along 3rd Avenue W and W Dravus Street takes advantage of the rise along the perimeter of the buildings, and the landscaping approach is complimentary to this condition. Trees are planted along the south side of the project, along W Dravus Street, to shade the building exterior and to provide a landscape buffer to the neighborhood to the south; currently there are no trees along this campus edge.</i></p>
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Note: The above checklist of design issues is not intended as regulatory guidelines and may be refined and supplemented for specific projects.