

Seattle Central Community Advisory Committee

Cultural Space and Historic Preservation Findings

Recommendations:

1. The committee understands the college's limitations with regards to funding new projects, and recognizes it is unrealistic that they would receive funding to perform significant renovation outside regular maintenance not outlined in this Master Plan.

If the opportunity were to arise, the committee would recommend the college the following goals for the Fine Arts Building, Erickson Theater, Broadway Performance Hall, and any new construction and/or renovations to existing historic and cultural spaces:

- a. Develop programming/best use of space that is adaptable to the current curriculum needs
 - b. Support the preservation of historic and cultural assets
 - c. Foster/Increase enrollment in Seattle Central College
2. The college has historically provided students and the public use of its performing arts spaces. Prior to pursuing transfer of ownership/operation of these performing arts spaces, the committee recommends that the college actively pursue both private and public partnership opportunities that will enrich both the college and Capitol Hill community.

To offset maintenance and operations costs and increase student enrollment, should the need to sell these performing arts spaces arise, the committee strongly recommends the college find a buyer or offer first rights of refusal that will preserve/support arts and culture uses in the community.

Look to similar partnership models for guidance:

- a. Historic Seattle: operates Washington Hall
 - b. Cornish College of the Arts Raisbeck Performance Hall
3. When a Master Use Permit (MUP) application impacting a structure or place that is 50 years or older is referred to the City's Historic Preservation Officer (CHPO), the committee recommends that the college commit to affirmatively supporting the landmark process and advocate on behalf of the historic places and structures that will be impacted.
 4. The college is located within the Capitol Hill Arts District. The District is home to diverse groups of arts and cultural organizations making it one of the densest arts communities in the State of Washington. The neighborhood is experiencing rapid change and gentrification. Existing arts organizations are under real threat of being displaced by rising rents and redevelopment.

The committee recommends the "Cultural Spaces (Resources) in Vicinity Map" should be corrected to show a more accurate accounting of cultural and performing arts spaces in the vicinity using the list compiled by the Office of Arts & Culture found [here](#) and update it to reflect groups that are no longer in operation on the Hill.

5. The committee would recommend replacement of the red brick found along Broadway Avenue and in front of the Broadway Performance Hall due to the safety concerns, despite it possibly being considered a historic element.

Needs Attention:

None

Dissenting opinions

None

MIO Boundary / MIO Zoning Designations / Alternatives and Decentralized Options / Planned Projects / Potential Projects

Recommendations:

6. The committee currently does not have enough information about height and massing to arrive at an informed recommendation or a consensus regarding maximum building height. Upon review of further information, the committee will make a formal recommendation to be reflected here.
7. It is the committee's opinion that the Lenawee building is a valuable asset for the Capitol Hill neighborhood as it one of only a few remaining masonry buildings and has potential to be a designated landmark. Because of this, the committee recommends that the college not include the Lenawee building property in the Major Institution Overlay (MIO) boundary unless it will commit to preservation of the existing structure.
8. If the college would like to include properties west of Harvard Ave, the committee recommends the college to consider the three parcels south of the Presbyterian Church for inclusion in the Major Institution Overlay (MIO) boundary as they currently represent great redevelopment potential and are unlikely to be designated as landmarks.
9. "Initiate campus environmental upgrades, to enhance the physical environment for students, the community, and its visitors. Improvements will be tied to major projects to assist in funding."
The statement above does not provide targets or goals to measure against in the future. The committee recommends the college propose measurable objectives regarding environmental sustainability.
10. The college plans to consolidate educational spaces north of Pine Street in order to reduce the need for students to cross Pine Street between classes with the intent for Those spaces south of Pine Street to be occupied by organizations focused on the arts. The committee's supports a safer student experience but is concerned the performing arts spaces will be redeveloped for uses other than the arts – such as market rate housing or retail. The committee recommends the college commit to finding solutions for the properties south of Pine Street that meet the arts & culture needs of the community as well as the college.

Needs Attention:

11. The committee is both under informed and divided regarding height limits and bulk. McCaela, Adam and Michael S are supportive of a 105' height limit. Although, McCaela expressed concern about such a tall structure being located adjacent to Cal Anderson Park and the consequences it

Commented [SM1]: Specifically, what information do you want to see?

would have. On the other side, Don and Jacobi are concerned with the 105' height limit being extended to structures west of Harvard and along E. Howell Street and the negative impact the height could have on historic preservation and scale.

12. The committee is requesting the college to provide a massing study and fly through visualization to inform further discussion about height limits for the proposed new parcels in the MIMP and assess impacts of the proposed 105' height on the existing scale of the neighboring area, particularly along Harvard Avenue, East Howell Street, and adjacent to Cal Anderson Park. Also desirable would be an assessment of any impact, positive or negative, that taller structures would bring to the existing neighborhood.

Dissenting opinions:

Campus Security Guidelines

Recommendations:

13. Street access around campus: The pedestrian and vehicular access to the buildings on all sides of the college including but not limited to along Harvard Avenue, Broadway, and Howell extensions both to Cal Anderson Park to the east, and the walkway north of The Broadway Edison building between Harvard and Broadway shall be treated to optimize safety for all. These thoroughfares shall address the following considerations:
 - a. Pedestrian street crossings from proposed future housing buildings and residential neighborhoods.
 - b. Maximize use of pedestrian accessibility at all locations to build safety in activated spaces.
 - c. Street calming measures along Harvard to reduce the speed and size of vehicles. This may include creating a pedestrian street or Stay Healthy street.
14. Unifying campus environment: New building construction shall be designed to meet a unifying standard for campus infrastructure to tie the campus together as one campus. Where feasible, existing infrastructure should be altered to match the same standards and requirements. This will ensure people are aware of the boundaries of the campus and feel welcome in the public spaces. These modifications shall address the following considerations:
 - a. Provide lighting improvements along building facades and streets, sidewalks to promote nighttime activities and safety.
 - b. Unify wayfinding that clearly articulates locations, access points, and routes through campus.
 - c. Tie signage and graphics within the campus together into one unified campus.
 - d. Provide plantings, hardscape, and building materials that encourage safety while promoting natural, organic forms that the community can respect and protect.
 - e. Provide transparency opportunities per Recommendation #4.
15. The E Pine plaza: When the Plaza is redeveloped, it should provide opportunities to recognize the long history of protest on the square to optimize for the future continued use for free speech and congregation of the public. The infrastructure of the plaza shall encourage:
 - a. Access to transportation at the adjacent bus stops, light rail, and streetcar;
 - b. The slopes and stair access for ADA accessibility from Harvard into the plaza;

- c. Connection to the Broadway Performance Center;
 - d. Retention of sense of respite with green space, trees, and scale from the traffic and activity of E Pine and Broadway.
16. Equitable safety: Evaluate the considerations of Crime Prevention Through Environmental Design (CPTED) to ensure requirements selected are relevant for non-discriminatory and equitable safety around the campus. Many objects within the CPTED principles have been considered threatening to people based on implicit biases. Acknowledge that environmental design tactics often promulgate existing prejudices and result in BIPOC being reported to police more often than white people. All measures implemented shall minimize threats for all people from public, staff, and authority (administration, police, etc.).
- a. Strive for a culture of connection and belonging with safety as the outcome.
 - b. Create solutions for more interior active spaces along street fronts to encourage “eyes on the street”. This approach may include interior renovation of existing buildings to remove private offices from street facades to provide student activity groups and resources.
17. Build inclusive community: The diverse community of and around Seattle Central College shall be actively welcomed on the campus. They shall be recognized to emphasize the surrounding community and provide safety for all groups. The buildings and alleys surrounding the campus are all intertwined to the safety and community of everyone. The college can support a safe community through the following considerations:
- a. Foster a campus environment welcoming to all where people may enter buildings with or without student/staff identification.
 - b. Provide porosity of campus buildings through glazing, materiality, and scale that create welcoming spaces for all.

Needs Attention:

- 18. Lighting on the walkways and facades of Broadway and Harvard Avenue for safety at night.
- 19. Address the safety and public access of the Howell extension through the campus to promote public and SCC use.

Dissenting opinions:

Parking and Transportation Provisions

Recommendations:

Needs Attention:

Dissenting opinions:

Bike Rack:

Introduction/Values/Outcomes

- The committee spoke at length throughout this process about the potential negative effects of redevelopment and increased height on remaining historic structure and local community character diversity and values, especially around Pine Street and west of Harvard. The college's proposed to expand the MIMP boundary west of Harvard could threaten buildings that might be worthy of landmark designation, and the uncertain future of the college's holdings south of Pine could make these important community spaces vulnerable to redevelopment.

Parking and Transportation Provisions

- The throughway on Howell presents an opportunity to create an engaging pedestrian connection to Cal Anderson Park. Considerations for universal accessibility should be made (example: stair to Harvard).

Streetscape and Circulation

Open Spaces and Green Space Standards

Architectural Character and Design

- The group talked about alignment with the Pike Pine Conservation Overlay within the context of historic preservation. While certainly aligned, we think this topic should be resurfaced during the meeting regarding architectural details. Here's a draft recommendation for the group to consider:
 - Seattle Central College is partially located within the Pike Pine Conservation Overlay, which aims to preserve the auto-row character and history of the buildings through façade preservation incentives, adaptive reuse, and complimentary architectural details in new construction. Any further modifications to the buildings within the Overlay shall be subject to the requirements of the controls and incentives associated with the Overlay program. Similarly, any new construction shall comply with the design standards for new construction within the Overlay. The college and SAC shall seek the input of the Pike Pine Urban Neighborhood Council for direction on alignment several times throughout the development process.
- *Reflect the fine, granular nature of the acclaimed auto-row building fabric along Pike-Pine and the similarly detailed, pre-war buildings along Broadway. (public comment from John Feit, PPUNC, 8/17/20)*
- Honor existing urban fabric, scale and character along Harvard Ave when integrating new structures.
- *Do not be timid to reimagine spaces such as the Broadway Performance Center or the open space at the corner of Broadway and Pine.*
- *Special attention must be paid in redeveloping the Pine Street parking garage. There is concern that the existing structure will be left essentially intact, with housing simply placed upon it. The existing structure is a bane to Pine Street and should be dealt with accordingly.*
- Currently the entry points to the Edison Building are essentially bridges over a mote of grass that cascades down steeply from the right of way. Consider how these unusable spaces might be accessed at grade and create opportunities for street spillover and stormwater management.
- Engender stewardship of the existing catalogue of historic buildings. When additions or renovations are undertaken, look to the renovated buildings to be found along Pike-Pine as an example. *(public comment from John Feit, PPUNC, 8/17/20)*

Street Level Development Standards and Uses

Bulk and Density

- The committee also expressed concerns for how increasing the height of the MAC and student union could create an out of scale and dehumanizing urban canyon along Broadway and negatively impact the human scale of Cal Anderson Park.

Commented [SM2]: Develop outcomes/values a design team can propose

Building Setbacks

Lot Coverage

Campus Security Guidelines

- Consider universally accessible options for replacing red brick paving along Broadway and within the Broadway Performance Hall plaza area (the existing red brick is prone to buckling and is a slip hazard). (Should this go under historic and/or security?)

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