

**SEATTLE CENTRAL  
COLLEGE**

**PRELIMINARY DRAFT MIMP**  
PROJECT #3034600-LU

BROADWAY EDISON CAMPUS

July 2022

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**EXECUTIVE SUMMARY**

This Preliminary Draft Major Institutional Master Plan (MIMP) documents the expected development of the Seattle Central campus over the coming foreseeable future.

This plan is based on a projected growth of enrollment of 22% from 2019's fall FTE (full time equivalent) to a total of 7,500. It also included an expected increase of the resident population from the current 70 students, to a planned 500. To support the planned growth and to address current space deficiencies/excesses, new facilities, renovations, and expansion need to be developed. This planned development included in this MIMP anticipates a total of approximately 350,000 square feet of new space (excludes parking garage and below grade utility plant space). This represents an almost 50% increase over the existing campus area.

New academic, residential, student-centered spaces, along with structured parking and retail/street-activation uses make up the planned increase. Recent careful and purposeful planning has seen the college's disposition of four under-utilized buildings to a community non-profit housing organization for developing housing to support under-represented neighborhood populations. Additionally, the college demolished the severely aging North Plaza building. Combined this represents a reduction of over 49,000 square feet from the previous MIMP inventory.

As funding for maintenance and operation of its facilities is limited, the College has committed to a more compact and contiguous campus. This will help support preservation and improvements to the greater campus environment including its open space, greenspace, pedestrian connections, active outdoor spaces, and general campus safety. With the efficient use of its currently owned land parcels, Seattle Central College can fully meet its planned development without any new site acquisitions. For any of the potential projects to be realized, expansion of the MIMP boundary would be required and is included in this MIMP.

While proposing an increase of allowable density from an FAR of 2.1 to 2.25, the proposed MIO boundaries' underlying zones have densities twice the proposed (5.5 at NCP3-75 and 5.75 at MR). This density represents that approximate actual density should all development proposed in this MIMP be realized. This lower density (buildings with lower allowable heights) will result in greater interaction between the SCC and Capitol Hill communities, strengthening and integrating an overall sense of community. Lower building heights, ease movement between classes (elevators required to move students between classes is in-efficient and time-consuming). For these reasons, student intensive uses, and instructional spaces will typically occupy the lower floors of buildings. Upper floors will house residential, administration, and research uses.

This MIMP document describes characteristics of the plan in greater detail along with other information required by the Major Institution Overlay Code (SMC 23.69).



*"Park Sculpture" by Charles W. Smith, 1975*

CHAPTER ONE - INTRODUCTION

An Introduction to Seattle Central College

Seattle Central College (SCC) opened in 1966 and is the oldest of the three colleges that collectively make up the Seattle Colleges district. The college has a national reputation for excellence and innovation in its educational offerings. SCC serves approximately 10,000 students each academic quarter and is the center of many special community programs.

SCC is located on Capitol Hill, the vibrant urban center of Seattle life. It is the educational home for students, a leadership incubator for our community, and an economic catalyst for our state and beyond. Since 1966, the college has served the higher education and workforce training needs of more than 500,000 students.

Seattle Central College is committed to creating a learning environment that is accessible, diverse, responsive, and innovative.

- Seattle Central College has an open admissions policy.
- The campus is minutes from downtown Seattle and easy to reach from every part of the city via public transportation.
- Tuition at Seattle Central College is half the price of a four-year public college or university.
- There are departments dedicated to serving special populations such as veterans, former foster youth, first-generation college students, students of color, undocumented students, students with disabilities and many more.
- There is something for everyone at Seattle Central College: distance learning, college transfer, online courses, basic studies, ESL, and evening and weekend classes.
- Students from across town and across the world come together to explore their possibilities, extend their knowledge, and expand their potential. The student body numbers almost 15,000 students, including more than 1,400 from other counties.
- The college takes great pride in its diversity. Greater than 50% of the students identify as students of color. Thirty percent of the full-time faculty are people of color.
- Nearly half of the degrees and certificates are awarded to students of color.
- The professional and technical training programs prepare students for high-demand careers in healthcare, information technology, and more.
- The Worker Retraining office helps people get re-employed as soon as possible by offering the vital training, skills, and credentials needed for today's job market.
- Seattle Central College is one of several community and technical colleges in Washington state that offers a Bachelor of Applied Science degree.
- The college transfer program not only prepares students for the rigors of a four-year college, but it also provides an ever-evolving curriculum in small, creative classes.
- There are more than 40 student-created clubs and committees on campus that reflect diversity, instill self-reliance, leadership, and responsible action.

Seattle Central College is accredited by the Northwest Commission on Colleges and Universities, an institution-accrediting body recognized by the Council for Higher Education Accreditation and the U.S. Department of Education.

# FACTS

Academic Year 2019-2020

OUR STUDENTS

**Total Headcount 14,722 FTE 6,479 Running Start 867 International 1,434**

### PREPARE FOR THEIR FUTURE

**Highest Enrolled Programs (Top 5)**

- Associate of Arts
- ABE/ESL
- Associate of Science
- Information Technology
- Allied Health & Nursing

**Programs of Study**

- 6** Bachelor of Applied Science Degrees
- 23** Associate Degrees
- 16** Certificates (Excluding Short-term)

**Enrollment By Purpose for Attending (FTEs)**

Academic Transfer	37%
Workforce Education	42%
Basic Skills	11%
Other	10%

### FIND SUCCESS State Funded Enrollments Only

**Graduates (882 Total)**

- 426** Associate – transfer
- 71** Bachelor
- 48** Certificate Long-term (>= 45 credits)
- 67** Certificate Short-term (< 45 credits)
- 38** Certificate 1-19 Credits
- 42** High School Completion/GED
- 190** Workforce Associate (Career & Technical Education)

**51.36%** People of Color  
**5.2%** People with Disabilities

76%

Career & Technical Grads are employed nine months after graduation or continue with their education.

### ARE DIVERSE

**Ethnicity**

<b>44%</b> White/Caucasian	<b>14%</b> Hispanic/Latino
<b>24%</b> Asian	<b>4%</b> Other
<b>2%</b> Pacific Islander	<b>3%</b> Native American
<b>20%</b> Black/African American	

May not add up to 100% because students may be counted in more than one race.

28

**59%** Female

**41%** Male

Average Age

### RECEIVE SUPPORT

**15:1** Student to faculty ratio

\$

**\$974,020** Scholarships awarded by the Seattle Colleges Foundation

**2,469** Students receiving financial aid (unduplicated headcount)

**\$7,222** Average financial aid award accepted

### BALANCE BUSY LIVES

**29%** Percentage of classes taught by people of color

**17%** Students with Children

**44%** Students Who Work

**Surrounding Neighborhood and Relationship to Seattle Central College**

**Location** Seattle Central College is in the vibrant Capitol Hill neighborhood, just north of the Pike/Pine neighborhood, and at the southern end of the active Broadway Avenue commercial district. Its campus buildings sit amongst other commercial and residential properties between Pike Street and Denny Way in the north-south direction, and Boylston Avenue and Cal Anderson Park in the east-west direction. Broadway is a main commercial street which runs through the middle of campus and is the main organizing element for all campus and neighborhood circulation.

The Capitol Hill Sound Transit Station and the mixed-use developments that surround it above have brought new energy to the area and established this location as a major activity point in the city. Seattle Central College's proximity provides many opportunities for campus and community engagement in the neighborhood.

Located at the nexus of the Capitol Hill and Pike/Pine Urban Villages (as defined by the City of Seattle) with Capitol Hill to the north and Pike/Pine to the south, the campus is also split by the Capitol Hill Station Overlay District on the north, and the Pike/Pine Conservation District on the south. In proximity are fellow major Institutions: Seattle University, Kaiser Permanente, and Swedish Medical Center. The surrounding neighborhood is a mixed medium-to-high density area with a strong commercial core, multifamily housing, apartment buildings, civic institutions, hospitals, and schools.



*Aerial view of the SCC campus from Capitol Hill looking northwest toward the South Lake Union Neighborhood*

Located at the nexus of the Capitol Hill and Pike/Pine Urban Villages (as defined by the City of Seattle) with Capitol Hill to the north and Pike/Pine to the south. The campus is also split by the Capitol Hill Station Overlay District on the north, and the Pike/Pine Conservation District on the south. In proximity are fellow Major Institutions: Seattle University, Kaiser Permanente, and Swedish Medical Center. The surrounding neighborhood is a mixed medium-to-high density area with a strong commercial core, multifamily housing, apartment buildings, civic institutions, hospitals, and schools.

**Major Institution Master Plan (MIMP) Background**

The Seattle City Council adopted the current SCC MIMP in 2002. That planning horizon was anticipated to serve a 10-year period, but it remains in effect today, twenty years later. Most of the envisioned projects have now been completed. While the SCC Master Plan still reflects the college's vision, changed conditions and new opportunities require that the plan be revisited. Two important developments have taken place in the immediate college vicinity that have substantively impacted the college's future.

First, a Sound Transit station was completed adjacent to campus. A portion of the Sound Transit land used to construct the southwestern station has recently been acquired by SCC. The acquired land and its proximity to transit make it a logical location for one of the college's next major planned projects.

Second, the city's "up zone" of the station overlay district and the 2012 development agreement between the City and Sound transit has brought an explosion of mixed-use developments to the immediate vicinity, including thousands of new residential units on the Sound Transit lots and elsewhere.

**Key Issues**

There are several issues that are addressed by the master plan. The key issues include:

- Expansion of the MIO (Major Institution Overlay) boundary to include acquired parcels as well as additional parcel that support consolidation of SCC's campus
- The location and nature of future growth (boundaries, property acquisition, development density)
- Enrollment-driven space shortages due to college and community resource programs and the best utilization of existing facilities recognizing the extended hours of operation
- Identification of strategies to address space need deficiencies for instruction, student center, student housing, library, and auditorium uses
- Parking, security, and transit linkages
- Uncertainty and timing of state funding and the need for flexibility
- Seattle Colleges District office needs and location
- Off-campus programs, facilities, and their relationships with the Broadway Edison Campus
- Neighborhood changes and development intensification, shared campus uses and support

**Enrollment**

SCC's growing access to mass transit service, the region's booming tech sector, and population growth should drive annual increases in enrollment.

Future enrollment growth for the master plan period is expected to be significant, due primarily to an explosion of in-migration to the city of Seattle – and, in particular, SCC's service area. From 2010 to 2020 the city saw a net population increase of 21.1%. (130,000 people). (Source is Seattle Times article of December 7, 2021). The Washington State Board of Community and Technical Colleges projects a population increase of seven percent (7%) over the next 10-years (ending 2029) in SCC's service area. Voters in the city of Seattle in 2018 authorized a city-wide property tax to fund two years of free community college tuition for graduates of Seattle's public high schools. This new initiative has spurred a jump in Fall 2019 enrollment of recent high school graduates.

**The Planned Development included in this MIMP will support growth to an expected enrollment of 7,500 Full Time Equivalent (FTE) students. This equates to growth of 22% over the 6,132 FTE fall quarter of 2019.**

**New MIMP Application**

In the summer of 2019, Seattle Central College began the process of developing a new MIMP. This internal Concept Plan document represented the beginning of the formal MIMP process, as specified in Section 23.69.032. C. of the Seattle Land Use and Zoning Code. The components required by the Code are as follows:

- *Proposed institution boundaries*
- *A proposed site plan including planned development and an estimate of total gross floor area proposed by the Major Institution*
- *Planned uses*
- *Any planned street vacations and planned parking location and access*
- *A description of alternative proposals for physical development and decentralization options, in-*

- cluding a detailed explanation of the reasons for considering each alternative
- A description of the uses and character of the neighborhood surrounding the major institution and how the Major Institution relates to the surrounding area. This shall include pedestrian connections, physical and visual access to surrounding amenities and services, and the relationship of the Major Institution to other Major Institution development within two thousand five hundred (2,500) feet of its MIO District boundaries

It is vital for SCC to conduct its own internal planning to better respond to the transit and neighborhood initiatives. Changing education and community service needs must be addressed in future college planning. The master planning process provides an opportunity to inform the community and encourage participation in shaping the future of Seattle Central College.

### Issues and Needs

The profile of user needs for SCC is characterized by:

- Stable but growing enrollment (note: SCC's enrollment generally runs inversely with the Seattle area economic growth)
- Changes to program needs mix (more academic, workforce, and basic skills, less vocational)
- Changes to program needs for new initiatives (primarily transfer-based programs)
- Increasing number of transfer students (more likely to be full-time on-campus)
- More services for targeted groups (such as ABE, ESL, BTS, High School programs and International Students)
- Importance of access due to adjacency of downtown business district and service area expansion (Sound Transit and Seattle Streetcar)
- Increasing use of college facilities for community program use

There are several major issues that are addressed by the master plan. The key issues include:

- Expansion of the MIO (Major Institution Overlay) boundary to include acquired parcels
- The location and nature of future growth (boundaries, property acquisition/dispersal, development density)
- Space shortages due to college and community resource programs and the best utilization of existing facilities recognizing the extended hours of operation and appropriateness for the College mission
- Identification of strategies to address space deficiencies for Basic Skills, Library/LRC, and Auditorium uses
- Parking, security, and transit linkages
- Uncertainty and timing of state funding and the need for flexibility
- District office needs and location
- Off-campus programs, facilities, and relationships with the Broadway Edison Campus
- Neighborhood changes and development intensification, shared campus uses and support

### Purpose and Use

One of the primary components of this master plan document is to project the needs of SCC. This document will be used to support the college's biennial funding request in the state capital budget process as well as efforts to secure funding via private-public partnerships. The state capital budget provides funding for all community and technical colleges to maintain and preserve state-owned facilities, upgrade program spaces to meet the changing needs of students, local communities, and businesses, and to construct new facilities to accommodate growth and accreditation requirements.

As part of the SBCTC Capital Budget Process, SCC submits capital requests that support their most critical needs. These requests are divided into major categories such as repairs, minor improvements, replacements, renovations, and major new construction, which are prioritized statewide by the State Board for Community and Technical Colleges. Requests are compiled and forwarded to the Office of Financial Management (OFM) for consideration by the executive branch. Securing funding from amongst the pool of applying colleges is highly competitive. It is imperative that the SCC Master Plan supports the College's Mission, Core Themes, Vision, and Strategic Goals. It must also receive the support of its service area; the Seattle Colleges District; the City of Seattle; its immediate neighborhoods and their associated community groups; state and local political leaders; and the SCC students and faculty.

When granted, state capital funds are typically appropriated on a biennial basis in odd numbered years by the state legislature. The typical capital construction project development schedule is as follows:

- 1<sup>st</sup> Biennium: Submit Project Request to SBCTC and State Legislature for consideration
- 2<sup>nd</sup> Biennium: Pre-Design Funding
- 3<sup>rd</sup> Biennium: Design Funding
- 4<sup>th</sup> Biennium: Construction Funding

Therefore, the time from the initial decision to request funding until building occupancy is usually eight years. With a timeline this long, the college would like to maintain as much flexibility as possible in terms of development requirements.

The purpose of this document is to define development guidelines to be utilized in planning the growth of Seattle Central College at the Broadway Edison Campus. The main objectives of this Master Plan are to:

- Structure the long-term growth of the college and develop logical methods and guidelines for its implementation.
- Provide background information for use by the college in application of funding proposals to the State Board of Technical and Community Colleges.
- Maximize the effective utilization of all existing spaces.
- Form the basis of a Major Institution Master Plan (MIMP) submittal to the City of Seattle for their acceptance and approval as well as an updated Master Plan as required by the city zoning code.
- Define the breadth of the SCC Campus within its service district.
- Aid in programmed space allocation.

### Master Plan Goals

The primary goals of the master plan are to support the college Mission, Core Themes, Vision, and Strategic Plans through the physical development of its campus. Specific goals include the following:

- SCC's mission and core themes will drive planning decisions.
- The master plan will define an urban community collegiate environment that inspires and educates the campus, community, and region.
- The master plan will address new and renovated facilities and will incorporate the Health Education Center, Wood Technology Center, and Seattle Maritime Academy off-site campuses.
- Campus facilities will be developed in collaboration with other community and technical colleges, K-12 schools, universities, the community, and private industry.
- SCC will need to be entrepreneurial in its approach to capital funding as state resources will continue to decline.

**Methodology** Successful master planning projects begin with the Planning Team gaining an understanding of the functions or operations to be performed within the campus. Because of this, the Planning Team began with a series of programming workshops, facility tours, data collection, observations, and active listening. This approach provided the team with valuable insight and direction that otherwise may not have been communicated through more traditional programming and design methods. The information provided and gathered during these sessions is documented herein and is intended to be used as a guide for development of the SCC campus during the coming years.

To define the scope of growth to be incorporated into the Master Plan the following strategies were implemented:

- **Total Need Determination:** The total growth area needed was determined through Space Needs Analysis which looked at quantitative existing campus facilities, their current utilization, programs offered/anticipated, and future growth projections. This data was then analyzed against national community college standards and peer institutions. The resulting space needs program identified total square footage deficiencies and need. Total area of new construction was then calculated and evaluated against the SBCTC's CAM analysis to verify compatibility.
- **Building Development Site Planning:** During workshops with the Facilities Master Plan Committee, the committee discussed the relationships of spaces with their associated programs and services. Appropriate locations on campus for growth and the areas available/ required at each location were determined. A series of new capital construction, replacement, and renovation

projects were identified such that the projects organizationally supported the campus planning goals. Additional future capital construction projects are also included but not planned at this time.

- **Campus Character and Environs:** The workshop process, with campus constituencies, the Citizen's Advisory Committee, Capitol Hill Community groups, and others, included discussions regarding the physical presentation of the SCC campus to the community and the students it serves. A series of goals were developed as an aid to generating projects that will enhance not only the visual image of the college, but also strengthen the general campus organization and service opportunities resulting in a more user-friendly environment and partnership with the neighborhood.
- **Campus Infrastructure Plans:** Along with new and replacement building developments, associated infrastructure and utility improvements were identified and incorporated into the campus site plan.
- **Internal Renovation Plans:** While not part of the MIMP process or scope, the college realizes that with the completion of any new construction there are prime opportunities to re-organize and renovate existing program and service spaces within the existing campus such that they will better serve the SCC community. This campus re-organization will be extended to include all phases of building development. The Internal Renovation planning will provide a framework for future space allocation and utilization efforts. They also serve as a master plan for determination of existing building renovation projects.

#### Acknowledgments

The Planning Team wishes to acknowledge the following people for their cooperation, interest, and participation:

##### Executive Committee

Dr. Sheila Edwards Lange, President SCC  
Lincoln Ferris, Consultant to the President, SCC  
David Ernevad, Director of Facilities and Plant Operations  
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Mike Malone, Hunters Capital  
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Scott Redmond, Sellen Construction

City of Seattle Maureen Sheehan, Department of Neighborhoods  
Nelson Pesigan, Department of Neighborhoods  
Carly Guillory, Seattle Department of Construction, and Inspections

##### MIMP Citizens Advisory Committee (CAC)

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Historic Structures Analysis – The Johnson Partnership  
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PCS Structural Solutions  
DCI Engineers  
PBS Environmental  
GeoEngineers  
True North Surveying

##### Community Organization (participated through a variety of meetings and site discussions)

Aids Memorial Pathway  
Broadway BIA  
Capitol Hill EcoDistrict  
Capitol Hill Historical Society  
Central Seattle Greenways  
Community Roots Housing  
GenPride  
The Northwest School  
Intiman Theater  
Pike/Pine Urban Neighborhood Council

#### References

The following reference documents (which are not included in this document) provided valuable information and insight which guided this master plan.

- State of Washington Department of General Administration - Space Allocation Standards Manual 2009
- City of Seattle - Right-of-Way Improvements Manual



- Seattle Design Guidelines 2013
- Capitol Hill Light Rail Station Design Guidelines 2013
- Capitol Hill Neighborhood Design Guidelines 2019 v2
- Pike Pine Neighborhood Design Guidelines 2017 v3
- UW Green Futures Lab – Capital Hill: Public Spaces + Public Life
- Capitol Hill Housing - Capitol Hill EcoDistrict – A proposal for district-scale sustainability 2012
- Seattle Central College – Compiled Major Institution Master Plan, September 2002
- Seattle Central College – Operational Plan 2018-2020
- Seattle Central College – Preliminary Strategic Plan 2016-2020

**CHAPTER TWO- MISSION & GUIDING PRINCIPLES**

This document provides a set of guiding principles that clearly articulate the values and needs of the Seattle Central College (SCC) campus community with respect to campus planning. All components of the SCC Master Plan will support the accomplishment of the college’s mission, values, strategic initiatives, and other guiding principles.

**Mission and Values**

Mission	As an open-access learning institution, Seattle Colleges prepares each student for success in life and work, fostering a diverse, engaged, and dynamic community.
Vision	Seattle Colleges is recognized as an exemplary learning institution that transforms lives, promotes equity, and enriches the community.
Values	<ul style="list-style-type: none"> <li>• <b>Accessibility</b> for all learners and partners</li> <li>• <b>Collaboration</b> through open communication and commitment to working together</li> <li>• <b>Diversity, Inclusion, and Equity</b> for all individuals, particularly the underserved in the community</li> <li>• <b>Fiscal Sustainability</b> for long-term viability and excellence in service and operations</li> <li>• <b>Growth and Engagement</b> of faculty and staff through professional development</li> <li>• <b>Innovation</b> in instruction, student services, operations, and organizational culture</li> <li>• <b>Integrity</b> by adhering to the highest standards of ethics and public stewardship</li> </ul>
Strategic Plan	SCC’s most recent strategic planning is provided under the umbrella of the Seattle College District Strategic Plan 2017-2023 which established goals as strategies for the three institutions (Seattle Central College, South Seattle College, and North Seattle College). The plan identified the following Goals and Strategies.

**STUDENT SUCCESS**

<b>Goal</b>	<b>We strive to improve student satisfaction, retention, completion, and job placement, as well as to narrow student performance gaps.</b>
Strategy 1:	Implement structured academic and career pathways.
Strategy 2:	Practice strategic enrollment management.

**EQUITY, DIVERSITY, INCLUSION, AND COMMUNITY**

<b>Goal</b>	<b>We firmly establish equity, diversity, and inclusion as a human right for all. We frame our decisions and actions with this lens and are accountable to the community.</b>
Strategy 1:	Develop and implement a diversity action plan.

**ORGANIZATION EXCELLENCE**

<b>Goal</b>	<b>We seek continuous improvement in excellence in teaching and learning, operational efficiency and fiscal sustainability, strategic innovation, and employee growth and engagement.</b>
Strategy 1:	Enhance teaching and learning.
Strategy 2:	Achieve system integration.
Strategy 3:	Foster sustainability.

**PARTNERSHIPS**

<b>Goal</b>	<b>We value and invest in strategic and ongoing partnerships with educational, business, governmental, labor, and community organizations.</b>
Strategy 1:	Build Partnerships.

**Master Plan Guiding Principles**

The following over-arching principles apply to the SCC campus and its off-site facilities and provide a foundation for the remaining principles under each of the subheadings.

1. SCC’s Master Plan will integrate with and complement other visioning plans related to the mission, vision, core themes, and strategic planning of the college.
2. SCC’s Master Plan will define an urban community collegiate environment that inspires and educates the campus, community, and region through its architecture, landscaping, public art, sustainable design, and energy efficiency.
3. SCC’s facilities should become an example to which others turn for information, education, and inspiration.
4. New and renovated facilities will:
  - Alleviate programmatic shortcomings of current facilities.
  - Incorporate plans to meet the future needs of affected departments and programs.
  - Consider the future technology requirements and potential future uses of facilities.
  - Address College-wide plans, such as the WACTC, District and SCC Strategic Plans, Instructional Plan, Core Themes and College Vision Statement; and
  - Maximize the effectiveness of space by transitioning space that is currently under-utilized into space that serves high demand needs.
5. The Master Plan will create an integrated plan in which the individual components are interwoven and coordinated. Master Plan decisions and activities will be coordinated through the Campus Facilities Master Plan Committee, which will establish a system of cross-coordination among the individual elements of the overall plan.
6. All facilities (new and existing) will be adequately maintained and updated to allow programs to remain current.
7. The Campus Facilities Master Plan Committee will evaluate and recommend sequencing of projects in consultation with other campus constituencies. Project sequencing will be coordinated in a manner to optimize access and use of existing facilities, minimize disruption of the campus environment, and achieve institutional goals.
8. The college will coordinate all relevant issues with community, municipal, county, and state agencies.
9. The Campus Facilities Master Plan Committee will review and update these Guiding Principles and the Master Plan at least every five years.
10. These guidelines and principles will be applied through a collaborative process acknowledging that these principles may at times need to be applied with flexibility, such resolutions will:
  - Maintain the integrity of the group principles and guidelines,
  - Be fiscally responsible, and
  - Encourage creative design and problem solving.
11. SCC off-site programs, including the Wood Technology Center, Seattle Maritime Academy, and Health Education Center, will integrate with the main campus and support the mission of Seattle Central College.
12. All students should be able to access facilities and fully participate in learning, formally and informally, in face-to-face formats or with the use of technologies. Special attention should be paid to access and ease of mobility for students with disabilities and special needs.
13. Campus facilities and resources should be developed in collaboration with other community and technical colleges, other education sectors (K-12 and universities), the community, and private industry.
14. Faculty and administrators should have the necessary skills and abilities to maximize the intended use of facilities and instructional resources to respond to needs of students, employers, and communities. This will require change and professional development and training in new uses of facilities, course scheduling, and instructional delivery.
15. Facilities will be sustainable and meet LEED requirements and contribute to sustainable practices related to curriculum and campus culture.
16. Facilities and campus-wide systems should be developed to reduce carbon emissions and reduce greenhouse gas emissions.
17. Design and construction of facilities should give consideration to emergency preparedness and disaster protection as a community resource.

### Planning For Sustainability

Environmental concerns, especially climate change, are at the forefront of the global agenda as we better understand the implications of inaction upon our natural, built, and social systems.

Implementation of the Master Plan provides an unparalleled opportunity to transform the campus into a model of sustainability. With a substantive amount of outmoded, energy-inefficient buildings being replaced or remodeled with new modern, energy-efficient facilities, SCC has an opportunity for green building and other sustainability strategies to contribute to the communities it serves. By implementing green design and development on campus, environmental impacts will be reduced through the “greening” of construction and operation of multiple buildings. Incorporating ideas of sustainability into the everyday lives of students, faculty, and staff allows thousands of people to become accustomed to these strategies, and they in turn can incorporate the strategies into their lives outside of the institution.

Seattle Central College recognizes that there are limits to the world’s resources. To ensure the quality of life for future generations, SCC seeks to demonstrate leadership in environmental stewardship and sustainability. The college is committed to conserving resources and reducing the impact that its services and activities place on the environment. Seattle Central College is committed to achieving Leadership in Energy and Environmental Design® (LEED) certification for all new buildings. It will also seek LEED Silver certification, or higher, where practicable.

Statewide initiatives implemented in the last few years will guide much of SCC’s planning as it addresses its Sustainability goals. In particular:

- Executive Order 20-01 State Efficiency and Environmental Performance – which seeks zero energy complaint buildings and operations. It also seeks the use of 100% clean electricity.
- Executive Order 16-07 Building A Modern Work Environment – which seeks to enable a mobile workforce and modern environments resulting in vehicle trip reductions and smaller, space efficient construction to promote flexibility, collaboration, and productivity.
- Executive Order 05-01 Sustainability and Efficiency Goals for State Operations – which requires construction/renovation of building to LEED standards.
- Washington Clean Building Performance Standard – Expansion Law – which subjects all college owned building in excess of 20,000 square feet to reduce energy usage through use of energy management planning and monitoring.

Some examples of how SCC is addressing operational issues include increasing efficiencies in heating and cooling systems by replacing old systems with new clean energy systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing raingardens to manage stormwater on site.

Transportation plays a major role in climate change, and Seattle Central College recognizes the need to address this concern directly through several initiatives, including increasing the number of students living on campus, contributing to vibrant pedestrian-oriented development, and encouraging fewer personal vehicle trips. A Transportation Management Plan is currently in place and will be revisited as part of the pending MIMP application. It identifies strategies to reduce single-occupancy vehicle travel. In addition, parking and traffic studies will also be prepared to analyze potential traffic and parking impacts.

This Master Plan is an effective vehicle to encourage sustainable campus development by addressing potential regulatory barriers to the implementation of appropriate strategies that will allow for the integration of emerging best practices in design and operation with the regulatory purpose and intent of the Major Institution Overlay code.

### CHAPTER THREE – CAMPUS GROWTH AND EXPANSION

The section defines anticipated development needs for Seattle Central College. Need was defined via an academic and space planning process provided by the College's Executive team with assistance from the campus Educational Leadership Team. The development elements and boundaries were reviewed and approved by the Board of Trustees.

#### Background

As part of academic and space planning, an academic visioning process was conducted to assist in the development of program, growth, and enrollment goals for the college. The space-planning component of the process used the information gathered during the academic planning effort to review academic space utilization and to project future space needs to support the physical planning recommendations for master plan development.

The process was both comprehensive and collaborative. Schreiber Starling Whitehead Architects team assessed the status of planning and worked with leaders at SCC to verify and validate academic/administrative/service objectives for the future. They facilitated the analysis of existing data pertaining to demographics, programs, enrollments, and facilities. The analysis considered community needs and workforce requirements, as well as recent enrollment trends. SCC's Institutional Research provided pertinent base data and participated actively in the planning process.

Key elements of the process included:

- Articulating future academic objectives to create a proper vision for the college
- Reviewing enrollment projections for the service area for the next ten years based on demographic data and the impact of light rail transit east of access to the campus
- Making recommendations regarding academic changes that will be required to address enrollment and workforce needs
- Review of classroom and laboratory utilization analysis to assess the efficiency and effectiveness of physical academic resources
- Conducting a space needs analysis using guidelines which are applicable to Seattle Central College and supplemented by the experience of the consultant in those areas where specific needs may not be directly addressed by guidelines
- Preparing academic planning information and a space needs analysis report for the Campus Master Plan that combines the key findings from the above analysis

To accomplish the process elements above, the following tasks were performed:

- Project Initiation and Data Collection
- User Group Meetings
- Space Utilization Analysis at the Base Year
- Space Needs Analysis at Base Year and Future Year Enrollment
- Facilitation of Academic Visioning Session
- Presentation and Final Documentation

#### Master Plan Concept

##### Proposed Campus

The Master Plan articulates how the physical campus form impacts some of the most important issues and goals that support the college's mission, vision, and values. The physical design contributes to the vitality of "place" by providing students with a sense of belonging and community. The combination of formal and informal spaces allows for interaction and the achievement of academic goals. Specific improvements include a strengthened pedestrian network and a purposeful extension of main pedestrian pathways to the Broadway Business District, the Pike/Pine neighborhood, and to Cal Anderson Park. This network will be improved with pedestrian amenities (benches, bike racks, lighting) and landscaping. The physical campus is enhanced by improvements to entry points and improved wayfinding that reflects the college's desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the college within the immediate community and the City of Seattle.

SCC seeks to provide development in congruence with neighborhood development planning completed by the Capitol Hill community. This includes planned development per the Seattle Design Guidelines, Capitol Hill Neighborhood Design Guidelines, Capitol Hill Light Rail Station Design Guidelines, and the Pike Pine Neighborhood Design Guidelines. SCC staff and administration participated in these and other neighborhood planning exercises.

The Master Plan also provides multiple options to meet current and future needs for academic space, student services, support space, and college-related community services, creating a framework that is flexible enough to meet the college's evolving needs. Seattle Central College is committed to contributing to a healthy campus and environment by incorporating sustainable strategies in all aspects of site and building design, construction, maintenance, and operation. Several primary sustainability principles have been identified:

- Comprehensively and creatively incorporate sustainable design approaches into the design of all physical campus elements and systems.
- Harmonize the human-built environment with natural systems and processes in such a way that non-renewable natural resources are conserved, and that the natural environment maintains its capacity for healthy growth and regeneration.
- Make sustainable features visible and available as learning and teaching opportunities.
- Endeavor to build structures for permanence, quality, and flexibility.
- Design new and renovation projects to meet or exceed LEED silver standards for green building.

#### Alternatives and Decentralization Options

It is important to note that key to success for many SCC students is:

- Ease of access – Most students rely on public transportation to travel between home, work, and school.
- Access to social, human, and educational services – SCC provides extensive wrap-around services at its main campus.
- Affordability – Keeping the cost of education affordable is an ongoing challenge for SCC. Effective use of operation and capital funding helps keep the cost of tuition down and therefore access to more students.

Development options to accommodate the college's growth in the Capitol Hill neighborhood are difficult and expensive due to limited sites available for acquisition and development; therefore, the college has investigated other options to meet the expected total campus FTE growth, and these are discussed below. It is the college's intent to develop this MIMP with flexibility to adapt to changes in program and enrollment needs without major amendments.

##### Decentralize Facilities by Expansion at Existing Satellite Sites

Seattle Central College has three existing satellite campuses. Collectively these campuses total approximately 20% of the College's gross square feet of space. Each has been developed to serve unique academic programs where both instruction and related services can be narrow and targeting.

##### Health Education Center (HEC)

The Health Education Center is located within the historic Pacific Tower on Beacon Hill. The HEC supports a wide range of healthcare related programs, many of which are tied to training opportunities with partner programs in the Pacific Tower complex. The College occupies five floors which total approximately 94,000 gross square feet of space.

- The HEC location is within a larger campus that is operated by the state as the Pacific Hospital Development Authority. As such, any expansion would be limited to other spaces within the complex being vacated; therefore, substantive expansion is very difficult.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes only a few bus routes making access a barrier for many students.

### Wood Technology Center (WTC)

Located in the Squire Park neighborhood, the WTC provides programs in Cabinetmaking and Architectural Woodworking, Carpentry, Boat Building and Repair, and Pre-Apprenticeship Construction Training. The WTC is largely a new complex completed in 2014. It consists of approximately 67,500 gross square feet of industrial education space and site needs.

- The existing site is fully built out with construction that maximized the existing land-use regulations. Any further development would need new site acquisitions.
- The WTC is in a predominantly residential neighborhood (an area of new multi-family and existing single-family housing). Substantive site acquisition would be very difficult to achieve in a timely manner unless the college sought to assert imminent domain.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes only a few bus routes and parking is limited.

### Seattle Maritime Academy (SMA)

A full campus revitalization of the SMA was completed in 2017. Located on the Ship Canal adjacent to the Ballard Bridge and Fisherman's Terminal, the SMA supports the maritime industry with instruction in Marine Deck and Marine Engineering Technology. SMA consists of two building totaling around 31,000 gross square feet.

- The existing site is fully built out to existing land-use regulations. Any further development would need new site acquisitions.
- The SMA is in one of Seattle's limited industrial zones with waterfront access. The scarcity of this type of land within the city would make land acquisition very difficult.
- Existing land use codes restrict development in the area of non-maritime related business and industrial development. College growth in other than maritime fields would be counter to land use goals of the area.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes only a few bus routes and parking, other than street available parking, does not exist.

### Change Breadth of Programs Offered

If expansion or re-vitalization of campus is not permitted, the college will need to reduce program offerings to increase capacity in other higher demand programs. This would mean increasing specialization education and a reduction in offering for Basic Skills instruction. This is not a viable option considering the College's Mission.

### Alternative to Do Nothing

To do nothing would mean the college could not accommodate expansion of enrollment. Considering that the state community college system is a large supplier of education for workforce needs, college transfer, and basic skills education, any loss of access would be a detriment to state and city residents. Further, college enrollment spikes during times of economic recession and the lack of ability to address enrollment at times of the greatest need further hurts our communities and, in particular, those from disadvantaged situations common to many seeking an education at Seattle Central College.

### Street Vacation

Seattle Central College is not seeking any street vacations as part of the MIMP.

### Parking Location and Access

Seattle Central College currently provides 633 parking stalls. The primary location is the college Parking Garage which includes 510 total stalls. The remainder are interspersed around campus in a variety of surface lots and garages.

The proposed plan intends to lower the existing capacity from 633 down to 519. The existing parking at the Walgreen's and SAM garages will remain as is (60 stalls). The remainder will be split into two principal locations, one at each end of campus. The existing parking garage will be reconfigured as part of the planned Student Housing project. As a result, parking stalls will be reduced by around 50%. This reduction will be offset by a new below grade parking structure at the north end of campus as part of the planned ITEC project.

While anticipated enrollment growth will bring additional people to campus, the objective of the MIMP will be to meet parking demand by increasing the number of resident students; decrease commuter student reliance on single occupant vehicles; and increase student use of Sound Transit through an effective Transportation Management Program (TMP).

### Site Disposition and Acquisition

To consolidate campus facilities to the greatest extent reasonable and to remove older buildings which under-perform as academic spaces, SCC recently completed the following site/building dispositions and acquisitions:

#### Sound Transit Site D

Seattle Central College has recently acquired a 10,383 square foot parcel from Sound Transit located immediately south of the Capitol Hill Station's southwest entrance.

#### Broadway Café and Atlas Building

The college recently negotiated the release of these parcels to Community Roots Housing (CRH). As part of the agreement, CRH has agreed to develop Pride Place, a LGBTQ affordable housing development in partnership with leaders from LGBTQ and health organizations. GenPride, a nonprofit organization, will provide services for an LGBTQ-focused senior community and health center.

#### South Annex and International Programs buildings

The college recently negotiated the release of these parcels to Community Roots Housing (CRH). As part of the agreement, CRH has agreed to develop Youth Care – South Annex. The development, in collaboration with Youth Care, will include an employment and education academy and up to 87 affordable apartments, including housing for homeless youth and units affordable to people making 30% to 50% of the Area Median Income.

#### Presbyterian Church Properties

If they become available, the college seeks to acquire parcels west of Harvard currently owned by Presbyterian Church for future, long term space needs.

#### Boylston Properties

If they become available, the college seeks to acquire parcels south of Boylston and west of Harvard Avenue for future, long term space needs.

**Existing Campus Development**

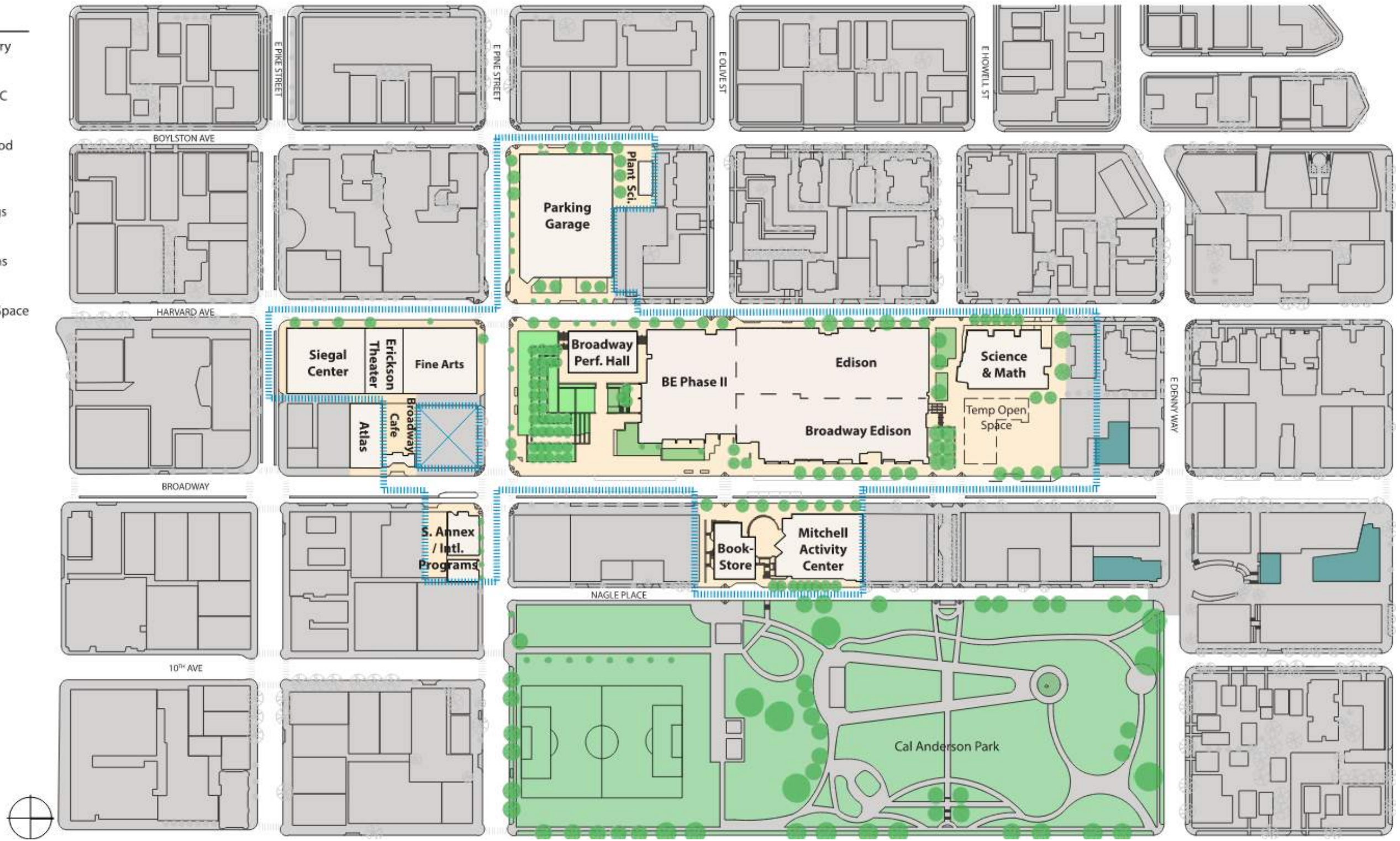
The existing campus site plan - **See Figure 1 – Existing Campus and Major Institution Overlay (MIO) District** shows all existing buildings owned by Seattle Central College. This totals 12 buildings and represents a combined 754,243 gross square feet.

Building	Gross Square Feet
Edison Building	119,981
BE Phase I	160,547
BE Phase II	124,557
Broadway Performance Hall	41,174
Science and Math	83,446
Mitchell Activity Center	85,000
College Bookstore	14,765
Plant Sciences Lab	2,378
Siegal Center	43,774
Erickson Theater	7,973
Fine Arts Building	69,008
Parking Garage (parking area excluded)	1,640
<b>Total Existing Development</b>	<b>754,243</b>

FIGURE 1 – EXISTING CAMPUS AND MAJOR INSTITUTION OVERLAY (MIO) DISTRICT

LEGEND

-  Existing MIO Boundary
-  Parcels Owned by SCC
-  Existing Neighborhood Buildings
-  Existing SCC Buildings
-  Sound Transit Stations
-  Park & Public Green Space



**Planned Project Development**

The City of Seattle Major Institution Land Use and Zoning code defines Planned Projects as development which the Major Institution has definite plans to construct. The Planned Projects shown on the following pages are projects that SCC is expected to complete in the next 10-15 years. These projects will address the following college needs:

- Expand campus resources for instruction and student support to serve enrollment expansion (to 85% of state identified space needs)
- Add student housing to increase economic accessibility, support student retention and completion, and support international student enrollment
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Re-envision student services to increase effective delivery of support
- Reallocate space in underutilized facilities to maximize their effective use
- Secure state-provided capital funding for renovation of ineffective space
- Enhance student instruction in ABE (Adult Basic Education), ESL (English as a Second Language), etc.
- Expand the college Library
- Create a large gathering and meeting space for campus community events
- Provide student life facilities and amenities
- Create a student/community arrival gateway
- Enhance pedestrian movement through and around campus
- Create a safe campus environment for students and the community

The scope of these projects is limited to development of currently owned parcels and those currently in the process of acquisition (Sound Transit Site D). The development indicated below equates to approximately 77,872 new assignable square feet of space. This approximates 85% of the need identified by a Spaces Needs Analysis for the target enrollment of 7,508 per the SBCTC Capital Asset Model (CAM). **See Figure 6 – Planned Project Development** for graphic depiction of the following projects.

**Planned Projects Summary**

The following projects total an **additional 353,443 gross square feet** of space added to campus excluding parking structures and power plant: (as allowed per FAR calculation noted in the current MIMP)

Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Student Housing	4,018	-	181,037	-3,636
ITEC	-	-	140,000	+45,000*
Broadway Achievement Center	-	41,174	2,406	+18,508
Student Union	-	20,000	30,000	+18,000
<b>TOTALS</b>	<b>4,018</b>	<b>61,174</b>	<b>353,443</b>	<b>+77,872</b>

\* Note that 50% of the Information Technology Education Center space is for the SCC and 50% for Partners. Partner space is excluded from CAM ASF

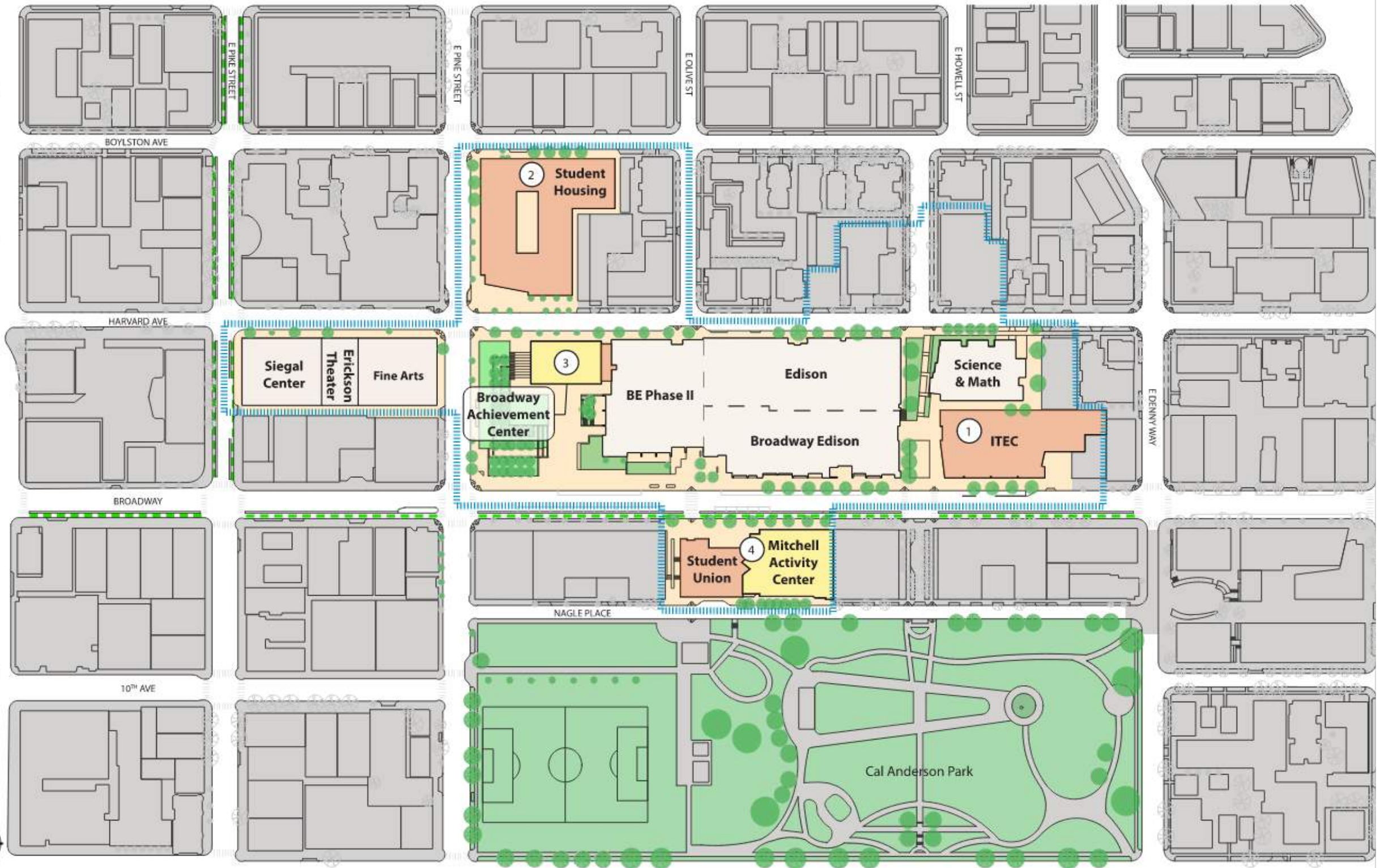


FIGURE 6 – PLANNED PROJECT DEVELOPMENT

LEGEND

- 1 **Information Technology Education Center - ITEC**  
New construction for Student Services and Academic programs. Expected to include space for industry partners.
- 2 **Student Housing**  
New construction of student housing (500 beds +/-) above a renovated Parking Garage.
- 3 **Broadway Achievement Center**  
Renovation of the existing Broadway Performance Hall for expansion of Library, Student Support, and Gathering Spaces.
- 4 **Student Union**  
Renovation and expansion of the existing MAC/Bookstore for creation of a new combined Student Union.

- SCC Existing Building
- New Construction/Expansion
- Renovation
- Neighborhood Building
- Park & Public Green Space
- Existing Protected Bike Lane



**Planned Projects**

Information Technology Education Center (ITEC)

This project is planned as a major new academic building located on the site of the existing North Plaza Building and the acquired Sound Transit Site D. The project scope is envisioned as a six-story structure consisting of three floors of college uses (anticipated to be Student Services, technology classrooms and labs, and general instructional space) and three floors of leased space to college-related partners (District Offices, Industry Organizations, Partnership Companies, etc.). In addition, the project will include a central power plant and underground parking.

Requirements for effective learning environments have evolved and today require increased floor-to-floor heights (to accommodate use of indirect lighting, penetration of daylighting deeper into buildings, and mechanical ventilation requirements, etc.). This is particularly true for instruction in technical and stem-related fields of study which require complex mechanical, electrical, and plumbing systems to support unique laboratory environments.

Building Height	95 feet	
Parking Stalls	198	
Project Gross Square Feet		
	Parking Structure	= 62,224
	College Academic Space	=70,000
	College Partner Space	=70,000
		<u>Total = 202,224 gross square feet</u>
Net Added Campus Gross Square Feet	140,000 gross square feet	
	(Excludes below grade parking structure and power plant)	



Conceptual Rendering of the Planned ITEC Center

Student Housing

When students live on campus, it increases opportunities for meaningful interaction with other students as well as college staff and faculty. It also affords students full participation in the social experience of college life. Students living on campus spend less money and time on transportation and are immersed in the campus culture. This is critical for student success and retention. Reduced driving by students also decreases demand for fossil fuel consumption, which in turn reduces the college's carbon footprint. Reduced driving also decreases demand for parking on neighborhood streets.

The college seeks to develop a 500 bed (+/-) student housing complex above a re-built parking garage on the site of the existing campus parking structure.

Building Height	90 feet	
Parking Stalls	Existing garage includes 510 parking stalls. As a result of the project, the revised garage will include 261 stalls -- a net loss of 249 stalls.	
Project Gross Square Feet		
	Parking Structure	= 122,573
	Retail/Amenities	= 6,055
	Student Housing	=179,000
		<u>Total = 307,628 gross square feet</u>
Net Added Campus Gross Square Feet	174,682 gross square feet	
	(Excluding the demolished Greenhouse, parking structures, and the existing retail space in the existing parking garage)	



Conceptual Rendering of the Proposed Student Housing project

Broadway Achievement Center (formerly the Broadway Performance Hall)

The proposed Broadway Achievement Center (BAC) project will fully renovate the existing Broadway Performance Hall as a revitalized facility serving the college with Basic Skills instruction spaces, a Library expansion, and a new campus Auditorium. Added space will be limited to a new connection to the existing Broadway Edison Complex.

Building Height	All construction will be contained below the existing BPH roofline	
Parking Stalls	None exist, and none proposed	
Project Gross Square Feet	Renovation	=41,174
	<u>New connection to BE Complex</u>	<u>= 2,406</u>
	Total = 43,580 gross square feet	
Net Added Campus Gross Square Feet	2,406 gross square feet	



The Broadway Achievement Center project will fully renovate the existing Broadway Performance Hall (BPH)

Student Union (formerly the College Bookstore)

The college intends renovation/expansion of the existing Mitchell Activity Center (MAC)/Student Leadership Building (SLB) complex. Limited renovations are expected in the MAC. The SLB will be fully renovated and expanded with potentially an additional floor. The resulting complex will create a new Student Union with space for student life, fitness, and wellness functions.

Building Height	60 feet	
Parking Stalls	No existing and none proposed	
Project Gross Square Feet	Renovation	=20,000
	<u>SLB Addition</u>	<u>= 30,000</u>
	Total = 50,000 gross square feet	
Net Added Campus Gross Square Feet	30,000 gross square feet	



The Student Union project will fully renovate and expand the existing Bookstore building.

**Potential Project Development**

The Potential Projects depicted on the following pages show campus development more than 15 years from now. The purpose of these projects is to provide Seattle Central College with development flexibility to serve unexpected needs not currently envisioned. Pending available funding and successful site acquisition, the College seeks to complete the following Potential Projects that could address the following:

- Expand campus resources for instruction and student support to serve full enrollment of 7,508 (to 100% of state identified space needs)
- Provide additional housing for students or college staff to support economic accessibility, support student/staff retention
- Secure state-provided capital funding for campus expansion to support growth needs
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Strengthen student services to increase effective delivery of support
- Develop and strengthen pedestrian movement through and along campus edges at Harvard and East Howell streets

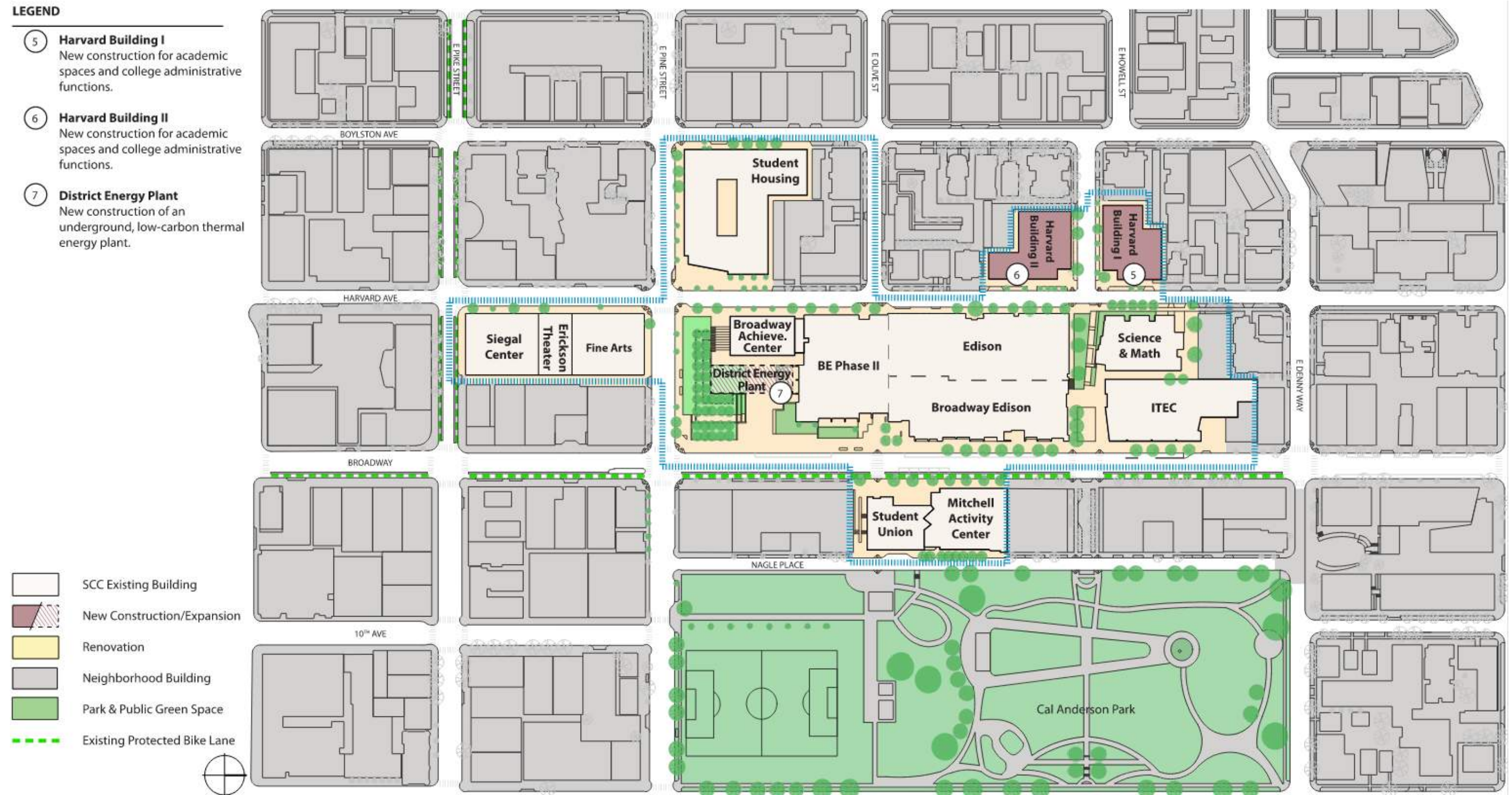
**See Figure 8 – Potential Project Development** for graphic depiction of the following projects.

**Potential Projects Summary**

The following projects total an additional 100,000 gross square feet of space added to campus excluding parking structures. (As allowed per FAR calculation noted in the current MIMP).

Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Harvard Building, I	-	-	50,000	30,000
Harvard Building II	-	-	50,000	30,000
District Energy Plant	-	-	15,000	0
<b>TOTALS</b>	-	-	115,000	60,000

FIGURE 8 – POTENTIAL PROJECT DEVELOPMENT



**Potential Projects**

Harvard Building, I

A new four-story, 50,000 gsf building for campus space needs. This building will be located on the site of an existing parking lot. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	80 feet
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

Harvard Building II

A new four-story, 50,000 gsf building for future campus space needs. This project is planned for the existing Presbyterian Church parcel. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	80 feet
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

District Energy Plant

A new below-grade District Energy Plant of up to 15,000 gross square feet may be proposed to meet campus energy needs. The project will occur if the college is able to secure a funding source that will permit the conversion of existing campus energy systems (mechanical and electrical) to a more sustainable and efficient central utility system. If there is need and funding, the District Energy Plant may also be able to offer services to the surrounding community. This project is planned to be located below the South Plaza.

Building Height	30 feet below grade (of the existing south plaza) Limited above grade building elements may be required. (Stair access, air intake and exhaust, etc.)
Parking Stalls	None
Net Added Campus Gross Square Feet	15,000 gross square feet

**Access to Campus**

Access to campus is provided by a variety of sources. The following mode splits are as reported by the 2019 survey provided as part of SCC's Transportation Management Program.

	Public Transit	Bike/Walk	Automobile	Other
Students	66%	12%	19%	3%
Staff	44%	7%	43%	6%

SCC proposes improvements to campus arrival points as part Planned projects. **See Figure 14 -Access to Campus.** Proposed improvements are noted below. More detailed explanation of the design approach to each location is include in the Design Guidelines section of Chapter 4.

**Pedestrian Access**

Pedestrian access to the campus occurs along all campus boundaries but is particularly heavy at: north end due to the Capitol Hill Sound Transit Station and at the south end SCC parking structure located at Harvard and Pine; bus stops outside the Egyptian Theater on Pine between Harvard and Broadway; bus stops along Broadway; and from the residential neighborhood west of campus.

The proposed plan calls for maintaining all existing campus access points and embracing the Sound Transit and Seattle Streetcar stations. This new access will be at the northern end of campus via the Sound Transit station at Broadway and Denny; and the streetcar stops along Broadway at Howell and Pine Streets. Each of these locations is to be marked by new gateway development. (See below)

**Pedestrian Improvements**

In addition to the Pine and Harvard Plaza and the Campus Entry Plaza improvements noted above, the following projects will include improvement to major pedestrian pathways that serve campus.

**Student Housing:**

Pedestrian improvements will be provided along Pine Street between Boylston and Harvard. Culminating at the Pine and Harvard Plaza.

**ITEC Building:**

Pedestrian improvement along Broadway between the Sound Transit Station and the Howell Street Passageway will be provided. These improvements will link to the Seattle Streetcar station. Also, as part of the ITEC building will be improvement to east half of the Howell Street Passageway.

**Vehicular Access**

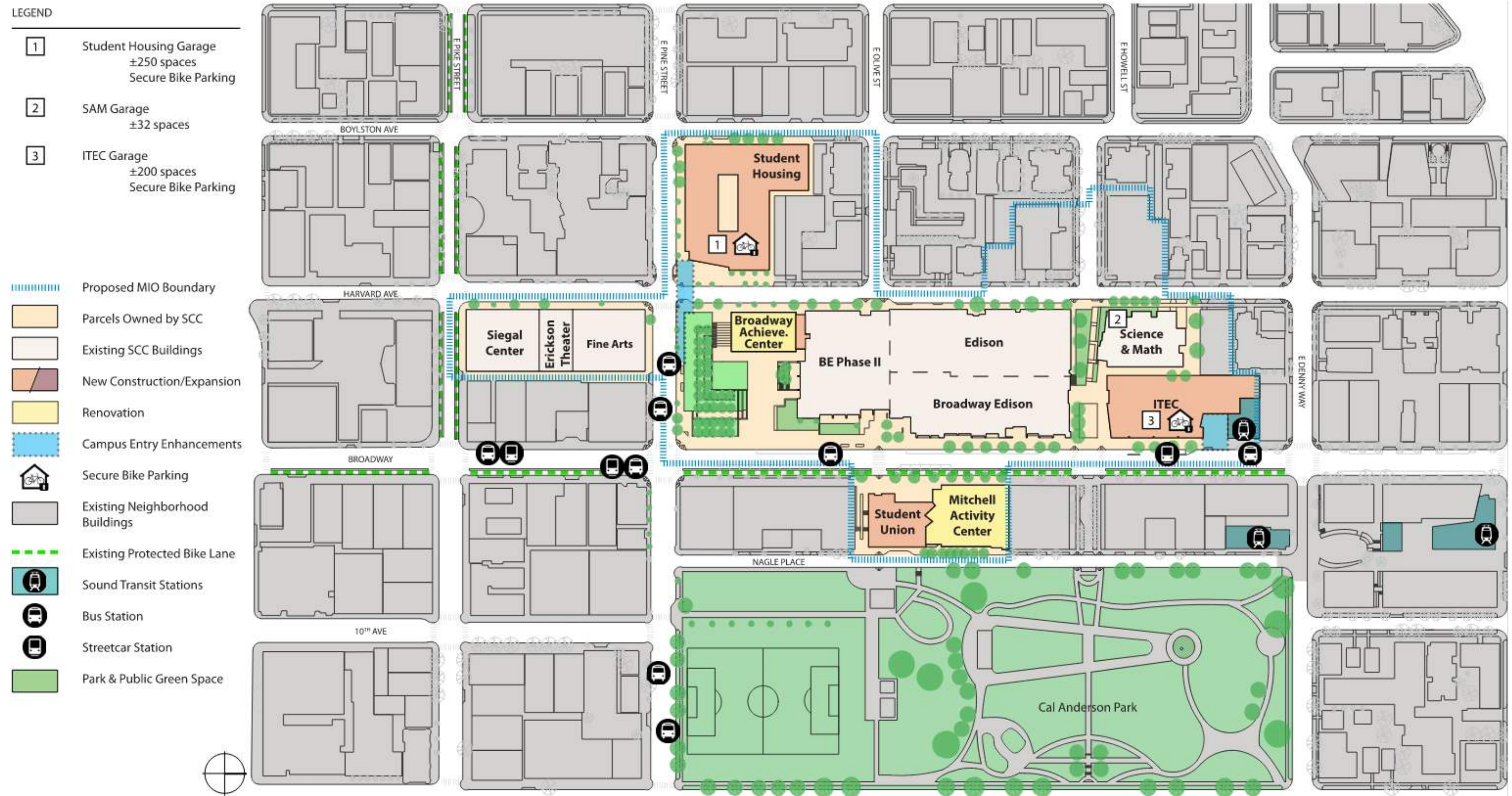
There is currently one primary vehicular arrival point on campus (the location of the SCC parking structure) located at the corner of Harvard and Pine. Other parking areas on campus are limited and do not constitute a significant amount of traffic or arrivals. Planned parking to be included with the ITEC Building will be accessed off Harvard Ave at the Howell Street intersection.

As SCC is an urban campus amid the vibrant Capitol Hill community, access to and through campus is largely by the greater Seattle community at large. Primary vehicle traffic occurs along Broadway and Pine Streets. Harvard traffic is largely limited to localized neighborhood use, campus ADA parking, and campus services loading zones. The proposed plan calls for maintaining all existing vehicular access points and circulation with no recommendations for improvements.

**Vehicular Improvements**

There are no significant improvements proposed for those arriving by car. The parking garage associated with the ITEC building will include visitor parking with direct access to the building's first floor which is anticipated to include services for those visiting campus for the purposes of enrollment.

FIGURE 14 – ACCESS TO CAMPUS



**Parking**

The planned growth included in this MIMP anticipates up to 7500 student FTE's. An objective of the master plan is to maximize alternative transportation uses other than by single occupant vehicle. SCC's Transportation Management Plan incorporate significant efforts to reduce parking needs on campus through incentives to faculty, staff, and student to use other options.

The TMP (currently being prepared/reviewed by SDOT) will address in detail the measures to be implemented. In lieu of 23.45.098 and 23.47A.032, a Transportation Management Plan, approved as part of the Major Institution Master Plan, will establish parking requirement.

The Seattle Community College campus currently provide approximately 633 parking stalls. This MIMP proposes a reconfiguration of parking locations and a total reduction of 114 stalls to a new total of 519.

Location	Existing	Proposed	Access/Use/Changes
SCC Garage	510		Existing garage will be removed and replaced with a garage in the Student Housing/garage project.
<b>Planned Project</b> Student Housing		261	A below grade garage. Will include parking for electric vehicle charging, accessibility, and carpool. Access will be from Boylston Avenue. Garage may also be available for public during non-peak times
North Plaza Lot	37		Site will be redeveloped for the ITEC Building/garage
<b>Planned Project</b> ITEC Building		198	A below grade garage. Will include parking for visitors, electric vehicle charging, accessibility, and carpool. Access will be from Harvard Avenue. Garage may also be available for public during non-peak times
SAM Garage	35	35	Access is from Harvard Avenue. Faculty and staff parking
Walgreens Garage	25	25	Access is from Broadway. Faculty and staff parking
South Annex Lot	26		This site was transferred to Community Roots Housing
<b>TOTAL</b>	<b>633</b>	<b>519</b>	<b>A net reduction of 114 parking stalls.</b>

**Transit**

The Seattle Central Campus is well served by public transit. It has direct connections to the Sound Transit, Metro, and the Seattle Streetcar systems. The proposed MIMP does not propose any transit access improvements.

Sound Transit's Capitol Hill station makes campus easily accessible from Angle Lake in the south, to Northgate in the north. In the next few year, system expansions will extend to Federal Way in the south, Lynnwood in the North, and east to Bellevue and Redmond. SCC is directly linked to the University of Washington with stations (Husky Stadium and U District).

Metro serves the campus with eight different bus lines. Bus stops for these lines are within two block of SCC's main building entrance.

The Seattle Streetcar links the campus with several downtown south neighborhoods and first hill. (Pioneer Square, Japantown, Chinatown, Little Saigon, Yesler Terrace and First hill. It also connects the college with three other Major Institutions; Seattle University, Harborview medica Center, and Swedish Medical Center First Hill

Proposed Improvements for those arriving by Transit:

As part of the college's development program, the following improvements which will support those who come to campus by Public Transit will include:

Pine and Harvard Plaza:

As part of the Student Housing Project A proposed pedestrian crossing and new plaza development to will be developed at Pine and Harvard, the sidewalk area adjacent to the Metro stop across from the Fine Arts building will be improved and integrated into plaza development.

Campus Entry Plaza:

As part of the ITEC building's development, the College will create a new entry plaza immediately adjacent to the Sound Transit station. The plaza will serve as a major new entry gateway to the campus both externally and as entry point to the building and campus internal circulation network.

**Bicycle Access.**

Bicycle access to campus is currently served by the three existing Bike lanes

- -North South Access – Broadway. A protected bike lane that runs the full length of campus and connects to Sound Transit, Seattle Streetcar, and Metro.
- East-West – Pike Street. A protected bike lane that runs from downtown to Broadway.
- East-West – Pine Street. A painted bike lane that runs from downtown to Broadway. The SDOT Seattle Bicycle Master Plan 2021-2024, anticipated further improvement to this bike lane.

Secure Bicycle Storage

SCC currently has secured bicycle storage in the SAM parking garage. Additional bicycle storage facilities will be included in both the ITEC and Student housing project.



CHAPTER 4 – DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

SECTION 1 – INTRODUCTION

The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development standards shall supersede the development standards of the underlying zone. Where standards established in the underlying zone have not been modified by the master plan, the underlying zone standards shall continue to apply. This section describes the development standards that will apply to Seattle Central College for the duration of this MIMP. As this master plan represents an anticipated 20-year time horizon for the physical development of campus, many of the details are conceptual at this point. For this master plan to be successful, it is necessary to balance the rigor of specific requirements with the flexibility to address future needs as new conditions arise.

For standards that are measured, such as height and density, an explanation of the method used to calculate these can be found in Appendix A - Definitions section.

General Requirements

Per SMC 23.69.020, the following development standards are common to all Major Institutions:

- Major Institution uses shall be subject to the development standards for institutions of the underlying zone in which they are located, except for the dispersion requirements of the underlying zoning for institutions.
- Development standards for Major Institution uses within the Major Institution Overlay District, except the provisions of Chapter 23.52, may be modified through adoption of a Major Institution Master Plan according to the provisions established in Subchapter VI, Part 2 of this chapter.
- Maximum structure heights for structures containing Major Institution uses may be allowed up to the limits established pursuant to Section 23.69.004 through the adoption of a master plan for the Major Institution. A rezone shall be required to increase maximum structure height limits above levels established pursuant to Section 23.69.004.
- The demolition of structures containing residential uses which are not Major Institution uses shall be prohibited if the demolition is intended to provide a parking lot or structure to accommodate nonrequired parking or to reduce a parking deficit.
- When a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zoning shall apply.

Physical Planning Objectives

The Master Plan established a series of physical objectives to be achieved during the duration of this Master Plan:

- Plan for main campus enrollment of approximately 7,500 FTE (Full Time Equivalent) and total campus enrollment of approximately 8,150 FTE.
- Campus development should look to consolidate primary academic and student services functions on or immediately adjacent to the Broadway Edison Complex of buildings.
- The college will look to leverage or replace under-utilized and expensive buildings/sites located south of Pine Street.
- Plan for new construction projects, to the greatest extent possible, to be developed via the SBCTC funding mechanisms for growth, renovation, and replacement projects.
- Plan for new construction projects, when SBCTC funding is not available in a timely manner, to be developed via public/private partnerships that seek to maximize the use of existing college resources without sacrificing the colleges long-term viability.
- Propose renovation projects where opportunities exist to transform outdated instruction and service spaces into new spaces designed to serve today's students.
- Pursue renovation projects of highly under-utilized facilities to meet newer high demand needs.
- Seek campus infrastructure improvements including parking, major utilities, and a central plant.
- 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.
- Actively engage with the greater Capitol Hill community to integrate SCC planning with other community driven plans to achieve mutual common benefits.

SECTION 2 – ZONING

The following two sections show the current and proposed zoning context of the SCC campus and its immediate environs. The diagrams include the MIO (major institution overlay) boundary and designations, the underlying zones, and other overlay districts. Also shown are the extents of Seattle Central College parcel ownership.

The requirements of the underlying zones can be found in the Seattle Municipal Code (SMC). NC (Neighborhood Commercial) is found in section 23.47A and MR (Midrise) in section 23.45. Requirement and development standards for MIO are governed by SMC 23.69.

2001 MIMP Boundary and Zoning

See Figure 3 – Existing Land Use Designations & Overlays for current zoning within and around the 2001 MIO. Seattle Central College's 2001 MIO Boundary was defined primarily by the parcels owned at the time of the MIMP application.

Area within MIO boundary (exclusive of ROW/streets). Data from King County Assessor 2020		
SCC owned parcels	= 419,127 square feet	=96.3%
Non-owned parcels	= 16,060 square feet	=3.7%
Total Areas of existing MIO	= 435,187 square feet	(=9.99 Acres)

The existing MIO boundary is split into two MIO Zoning designations. Parcels north to Pine Street are designated MIO-105, and parcels south of Pine as MIO-65.

Existing Underlying Zones

The predominate underlying zone of the MIO is NC3P-75. There are two exceptions: parcels that front Broadway Avenue north of Pine Street are zoned NC3P-55 and the parcel housing the college greenhouse is MR.

Existing Overlay Districts and Urban Village

The Capitol Hill Station Overlay District encompasses all parcels north of East Olive Street and the parcel housing the college greenhouse.


The Pike/Pine Urban Village encompasses all parcels south of East Olive Street. The Capitol Hill Urban Center Village encompasses all parcels north to East Olive Street.

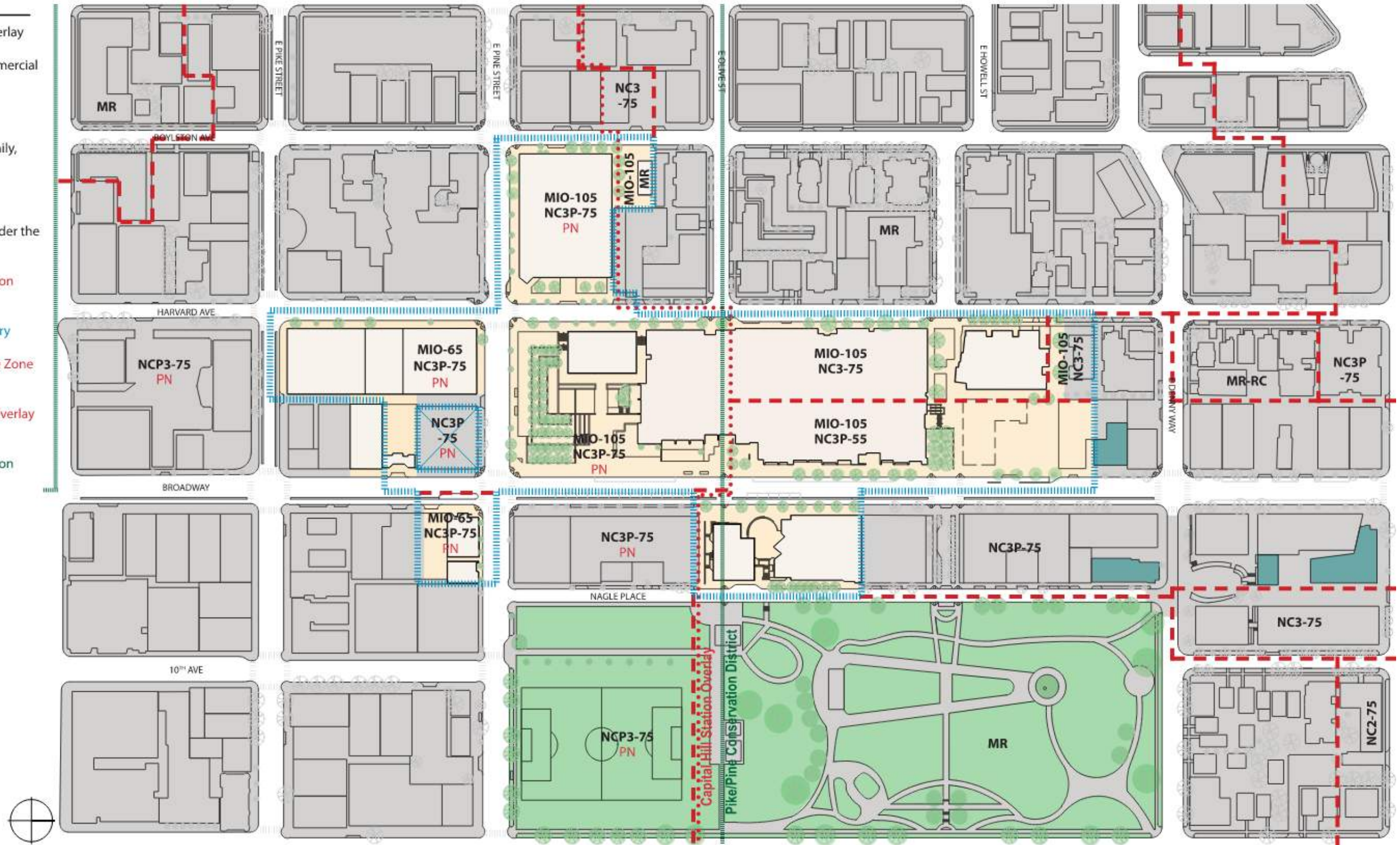
Site Disposition and Acquisition

Since approval of the 2001 MIMP, SCC has completed or is in the process of completing several parcel transactions. The following Proposed MIMP Boundary was proposed to acknowledge the transactions which have occurred or will occur as well as planning for potential future acquisition opportunities. Seattle Central does not anticipate any parcel dispositions as part of this MIMP.

FIGURE 3 – EXISTING LAND USE DESIGNATIONS & OVERLAYS

LEGEND

- MIO** Major Institution Overlay
- NC3P** Neighborhood Commercial 3 Zone
- MR** Mid Rise Zone
- MR-RC** Residential, Multifamily, Mid Rise Zone
- LR3** Low Rise 3 Zone
- 75** Allowable Height under the Indicated Zone
- PN** Pike/Pine Conservation Overlay District
-  Current MIO Boundary
-  Underlying Land Use Zone Boundaries
-  Capitol Hill Station Overlay Boundary
-  Pike/Pine Conservation Overlay Boundary



**Proposed MIMP Boundary and Zoning**

See **Figure 2 – Proposed Major Institution Overlay (MIO) District** which depicts the proposed boundary revisions and the underlying zones. The proposed MIO boundary includes five changes to the 2001 MIO boundary.

Three align the boundary with recent changes in SCC parcel ownership:

- **Sound Transit Site D** – The college is currently negotiating the acquisition of Sound Transit Site D. In addition, the college is negotiating the use of air-rights above the station for the purpose of façade enhancements (glazing and materials) abutting the transit station.
- **Broadway Café (aka Eldridge Tire)** – This parcel is being removed as it is currently in the process of disposition to Community Roots Housing.
- **South Annex (aka Booth Building) and International Program buildings** – These parcels are being removed as they are currently in the process of disposition to Community Roots Housing.

Two boundary expansions are proposed. These expansions are all parcels not currently owned by the College.

- **Boylston Properties** – If parcels become available, the college seeks opportunities to acquire parcels south of Boylston and west of Harvard Avenue for future, long term space needs. This includes three parcels: The Porter and Lenawee apartment buildings, and 713 East Olive.
- **Westminster Presbyterian Church Properties** – The college and the Presbyterian Church have mutual interest in the college acquisition of parcels west of Harvard currently owned by the church for future, long term space needs. This includes the church building at 1727 Harvard Avenue East and two parking lots located at 1700 and 1807 Harvard Avenue.

All Planned Projects are proposed on SCC owned parcels.

Area within MIO boundary (exclusive of ROW/streets. Data from King County Assessor 2020)		
SCC owned parcels	= 406,950 square feet	= 82.7%
Non-owned parcels	= 85,081 square feet	= 17.3%
Total New MIO Boundary	= 492,031 square feet (=11.30 Acres)	

**Proposed MIO Zoning**

The proposed MIO seeks a zoning designation of MIO-105 for all parcels north of Pine Street. The proposed designation exceeds the height allowed by the underlying zones and is intended to allow long-term concentration of the institution with minimal needs for neighborhood encroachment.

For the parcels south of Pine Street, a zoning designation of MIO-75 is proposed to remain in alignment with the underlying zone and to support the goals of the Pike/Pine Conservation District.

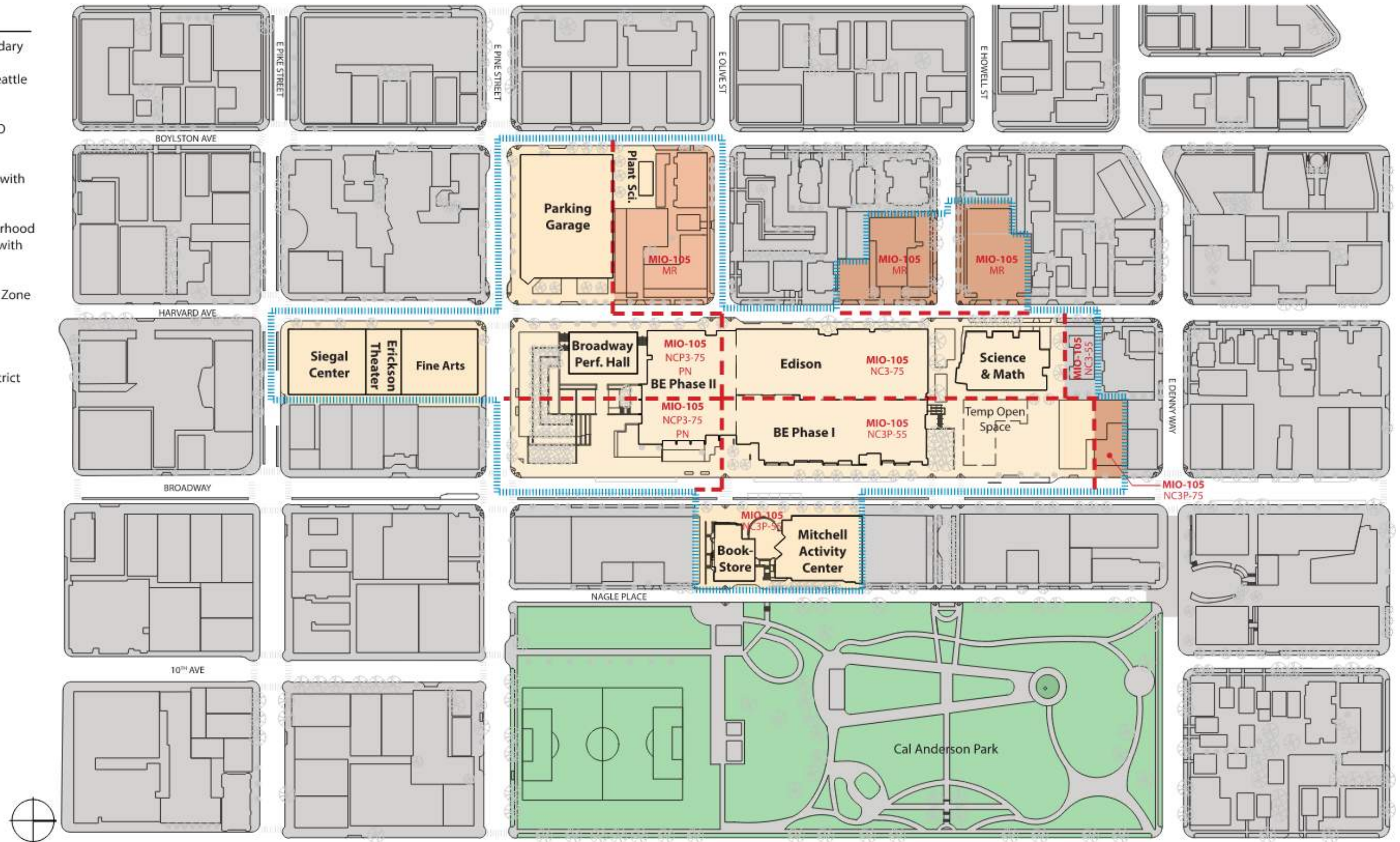
**Underlying Zones**

This master plan proposes no changes to any underlying zoning within the proposed MIMP boundary.

FIGURE 2 – PROPOSED MAJOR INSTITUTION OVERLAY (MIO) DISTRICT

LEGEND

-  Proposed MIO Boundary
-  Parcels Owned by Seattle Central College
-  Parcels Added to MIO Boundary
- MIO-105** Proposed MIO Zone with Allowable Height
- NC3P-65** Underlying Neighborhood Commercial 3 Zone with Allowable Height
- MR** Underlying Mid Rise Zone
-  Underlying Zone Boundary
- PN** Pike/Pine Overlay District



**SECTION 3 – DEVELOPMENT STANDARDS**

**Setback Requirements**

*Per SMC 23.69.030.C.3.a*

*The development standards component of a master plan shall include the structure setbacks along public rights-of-way and at the boundary of the MIO District.*

**Setback Standard**

- There are no minimum setbacks required between SCC owned parcels.
- There are no minimum setbacks along the edges of SCC properties abutting streets except as noted below.
- Where SCC parcels abut Residential, Commercial, and MR zoned lots, the following setbacks will apply.

Location	Building Height	Minimum Setback	Setback at Underlying MR/NC3P
Front lot lines	< 13'	0'	0'
	13- 65'	0'	0'
	> 65'	10'	*
Side and Rear lot lines	< 13'	0'	0'
	13 - 65'	10'	10'
	> 65'	1'/10' additional height	1'/10' additional height

\* = Upper-level setback requirements for street-facing facades

**Exceptions:**

Locations	Minimum Setback
Broadway Street – west	Match minimum existing setback of BE Complex
Broadway Street – east	Match existing setback of Mitchell Activity Center
Pine Street – north	Match existing setback of Parking Garage
All side lot lines abutting Resid./MR/NCP	15' triangle at all lot abutments

**Projections into required setbacks:**

At all frontages – Where canopies are provided for the purpose of providing pedestrian cover from weather, they shall be excluded in setback calculations. Canopies extending into the ROW are subject to approval by Authorities Having Jurisdiction (AHJ)

*Per 23.47A.014 the following regulations will apply to all SCC developments.*

- *Ramps or other devices necessary for access for the disabled and elderly, which meet Seattle Building Code, Chapter 11, are permitted in required setbacks.*
- *Fences, bulkheads, freestanding walls, and other similar structures*
  - *Fences, freestanding walls, and other similar structures 6 feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The 6-foot height may be averaged along sloping grade for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet.*
  - *Bulkheads and retaining walls used to raise grade may be placed in any required setback when limited to 6 feet in height, measured above existing grade. A guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of September 30, 1994. If a fence is placed on top of a new bulkhead or retaining wall, the maximum combined height is limited to 9.5 feet.*
  - *Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet, whichever is greater. When the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Building Code requirements may be placed on top of the bulkhead or retaining wall. A fence must be set back a minimum of 3 feet from such a bulkhead or retaining wall.*

- *Dumpsters and other trash receptacles, except for trash compactors, located outside of structures are not permitted within 10 feet of any lot line that abuts a residential zone and must be screened per the provisions of [Section 23.47A.016](#).*
- *Green stormwater infrastructure (GSI) features are allowed without setback restrictions if:*
  - *Each above-grade GSI feature is less than 4.5 feet tall, excluding piping.*
  - *Each above-grade GSI feature is less than 4 feet wide; and*
  - *The total storage capacity of all above-grade GSI features is no greater than 600 gallons.*
- *Above-grade GSI features larger than what is allowed in subsection 23.47A.014.G.9 are allowed within a required setback if:*
  - *Above-grade GSI features do not exceed ten percent coverage of any one setback area.*
  - *No portion of an above-grade GSI feature is located closer than 2.5 feet from a side lot line.*
  - *No portion of an above-grade GSI feature projects more than 5 feet into a front or rear setback area; and*
  - *Above-grade GSI features meet all applicable Building Code and Plumbing Code requirements.*

**Height Limits**

*Per SMC 23.69.030.C.3.b*

*The development standards component of a master plan shall include height limits per SMC 23.69.004*

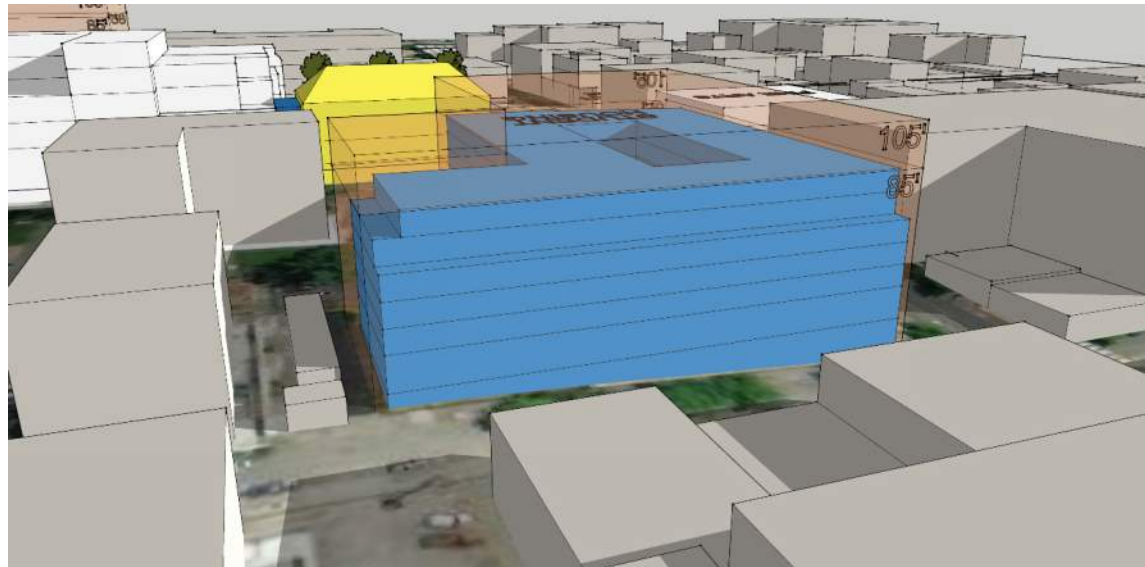
**Height Limit Standard**

The maximum height limit of 105 feet shall apply across the entire MIO District. The height limit would have the standard exceptions allowed as part of the commercial zoning district as well as use of the standard height measurement techniques defined by the current zoning code unless specifically altered by this MIMP.

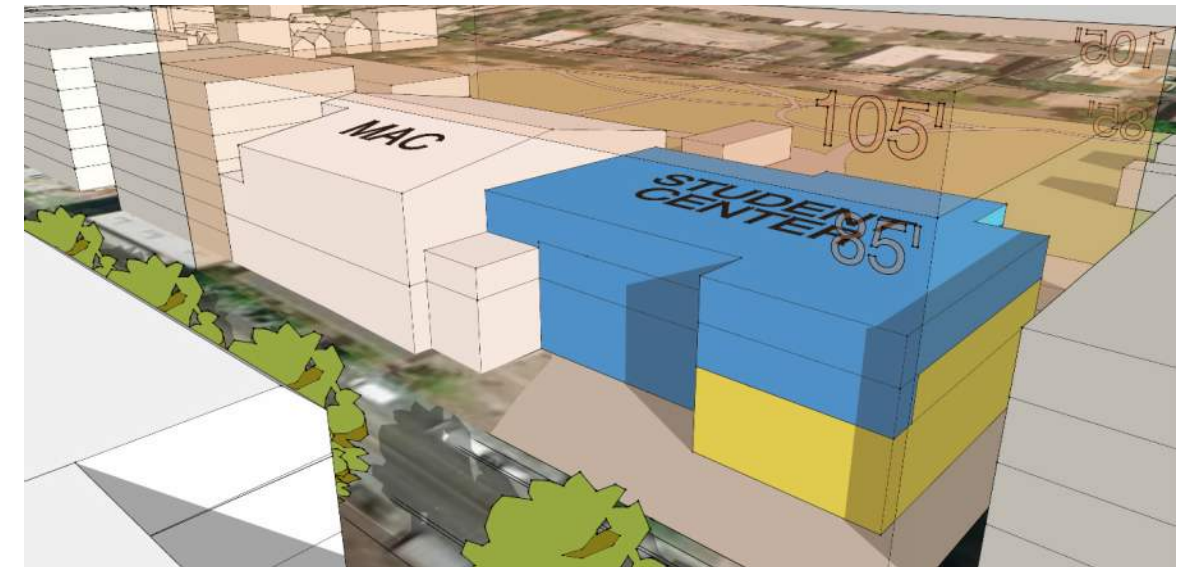
Existing and proposed SCC structures are developed, or proposed to be developed, to the maximum 105' height limit, rather than requiring future expansion horizontally into the neighborhood. The height limit proposed retains the previously 2001 MIMP approved limit of 105' (approve for parcels north of Pine Street) to preserve the ability to allow intensified institutional development consistent with the Major Institutional Policies. Any future project that has a proposed height beyond the height of the project discussed in the MIMP would be subject to a master plan amendment.

See the attached diagram at the end of this document for detailed depiction of existing and proposed building heights. The following summary shows structure heights proposed for projects included in this master plan.

Project – Stories	Proposed Height	Allowable Height by Underlying Zone	Max MIO Height
Student Housing – 6 stories	90'	75' / 85'	105'
ITEC – 6 stories	95'	55' / 75'	105'
Broadway Achieve. Ctr. - N/A	N/A	75'	105'
Student Center – 3 stories	60'	75'	105'
Harvard I – 5 stories	80'	85'	105'
Harvard II – 5 stories	80'	85'	105'



Student Housing – Six stories and approximately 90 feet



Student Center – Three stories and approximately 60 feet



ITEC – Six stories and approximately 95 feet



Harvard I – Five stories and approximately 80 feet



Broadway Achievement Center – Interior renovation, no substantive change to height or bulk



Harvard II – Five stories and approximately 80 feet

**Lot Coverage**

*Per SMC 23.69.030.C.3.c*

*The development standards component of a master plan shall include Lot Coverage for the entire MIO District.*

**Lot Coverage Standard**

Lot coverage by above grade structures will not exceed 80% for the entire campus area. The lot coverage shall be calculated over the parcels owned by Seattle Central College in the MIO District and shall not apply individually to the building sites, parcels, etc.

Current lot coverage ranges from 15-100% by individual building sites with the total average for the entire MIO District Estimated at 67%. As an urban campus, densification is expected and planned. The re-development of the North Plaza area would be the primary addition to overall campus lot coverage. If this area were 100% covered, the total campus average would reach about 75% lot coverage. Other possible lot coverage by building additions and the level of accuracy of the conceptual site/building statistics suggest that the 80% maximum lot coverage standard is appropriate.

Note: The underlying zone has no lot coverage or open space standard for non-residential uses. Thus, building could cover 100% of their sites.

**Floor Area Ratio (FAR) Standard**

Floor Area Ratio (FAR) will not exceed 2.50 for the entire campus area. The FAR shall be calculated over the parcels owned by the Seattle Central College in the MIO District and shall not apply individually to the building sites, parcels, etc.

The FAR shall be calculated over the entire area of the Major Institution Overlay District and shall not apply to individual building sites, lots, or campus sectors.

The total amount of campus development is described by the amount of building and by a floor area ratio (FAR) comparing building with site area. The basis for the floor area ratio calculation is summarized in the table below. Typical zoning exclusion apply, specifically the exclusion of parking structure area and an allowance of 3.5% for mechanical/electrical space.

Existing MIMP Allowable FAR	2.10	
Existing Campus FAR	1.50	
FAR after Planned and Potential Projects	2.25	(SCC Owned and Harvard I and II parcels)
<b>Proposed MIMP FAR</b>	<b>2.50</b>	
Underlying Zone FAR	5.5, 5.75	(NC3P-75, MR)

**Existing Campus Density (Floor Area Ratio – FAR) Calculation**

Building	Total Building Area	Less Below Grade Area	Area used in FAR Calculation
South Annex*	17,333	3,142	0*
International Programs*	4,632	-	0*
Siegal Center	43,774	9,163	34,611
Erickson Theater	7,973	-	7,973
Fine Arts Building	66,814	16,776	50,038
Atlas Building (outside MIMP boundary) *	-	-	-
Broadway Café*	1,040	-	0*
Parking Garage*	2,291	-	2,291
Plant Sciences Lab*	2,378	-	2,378
Edison Technical Building	130,527	-	130,527
BE Phase I Building	175,568	12,373	163,195
BE Phase II Building	125,863	-	125,863
Broadway Performance Hall	41,174	7,219	33,955
Science and Math Building	69,159	-	69,159
College Bookstore	13,594	-	13,594
Mitchell Activity Center	65,921	25,232	40,689
* = buildings recently removed from inventory			
<b>Subtotal</b>			<b>674,273</b>
Less Allowable 3.5% for MEP Spaces			23,600
Total GSF used in FAR Calculation			650,673
Land Area of Existing MIMP Boundary			435,187
<b>Existing Campus FAR</b>			<b>1.50</b>

**Planned and Potential Campus Density (Floor Area Ratio – FAR) Calculation**

Building	Total Building Area	Less Below Grade Area	Area used in FAR Calculation
Student Housing	182,764	-	182,765
ITEC	140,000	-	140,000
Broadway Achievement Center	2,406	-	2,406
Student Union	30,000	-	30,000
Harvard I	50,000	-	50,000
Harvard II	50,000	-	50,000
Central Utility Plant	15,000	15,000	-
<b>Subtotal</b>			<b>455,170</b>
Less Allowable 3.5% for MEP Spaces			15,931
Total GSF of Planned and Potential projects used in FAR Calculation			439,239
<b>Total GSF of Existing + Planned + Potential Projects</b>			<b>1,105,843</b>
Land Area of Proposed MIMP Boundary			492,031
<b>Existing + Planned + Potential Projects Campus FAR</b>			<b>2.25</b>

**Landscaping**

*Per SMC 23.69.030.C.3.d*

*The development standards component of a master plan shall include landscaping.*

The intent of campus landscaping is to soften the built environment while not creating safety/security or maintenance concerns. There are no specific landscaping standards proposed as it relates to quantity of landscape area. This standard proposes that landscape area be incorporated into the Open Space Standard noted below. The location and configuration of the landscaped space may change over time.

Landscaping elements are incorporated into several Design Guidelines included later in this chapter. These design guidelines will be applied as part of individual building and or improvement projects.

In addition to the major landscaped open spaces noted below, landscaping is to be included and complement project development in right-of-ways in the form of street trees, green stormwater development, and plantings in pedestrian circulation spaces.

Setback Landscaping Standard:

A minimum of Fifty percent of all total site setback area provided, regardless of minimum requirements shall be landscaped.

**Open Space**

*Per SMC 23.69.030.C.3.e. The MIMP shall define the Percentage of MIO District to remain in open space. The development standards component of a master plan shall include the percentage of MIO District to remain in open space.*

The open space, landscape, and screening requirement of the underlying zones, including but not limited to those contained in SMC sections 23.45 Multifamily and 23.47A- Commercial are superseded by provision of the MIMP. SCC shall not be required to follow the provision of the Green Area Factor of SMC 23.47A.016.A.2 as it applies to Commercial Zones, nor any other zone it might be applied to in the future., as this project-level approach to Open Space is incompatible with the district-wide strategy proposed by this MIMP.

The urban nature of SCC's campus environs, the way it is used by its students and the community at large, puts importance on the use and effectiveness of the open areas rather than the quantity. This was evidenced through the numerous discussions and charrettes with the Citizens Advisory Committee. During those discussions, there was general agreement that the quantities of Open Space (and green space), was appropriate and that changes to the amount of space was not necessary. What was clearly agreed, was that the quality of the open areas needed consideration and improvement.

Existing Open Space

On existing SCC owned/developed parcels (January 2021)

Building Footprints	63%	
Open/Green Space	31%	includes all softscape and hardscape spaces (sidewalks, lawns, planted areas, plazas, etc.).
Surface Parking	6%	

Existing Open/green Spaces on campus include:

- South Plaza/South Green - on the corner of E Pine St and Broadway
- Howell St Passage – a previously vacated street that connects Broadway to Harvard
- Broadway Edison Complex/MAC Student Center entrance areas - mid-block on Broadway.

A temporary open space exists on the site of the former North Plaza building on Broadway, east of Science and Math. This temporary open space aligns with the footprint of the planned ITEC project; therefore, it will be removed when construction of the ITEC project commences.

Proposed Open Space Standard

A minimum of 30% of SCC owned parcels within the MIO District boundary shall be preserved as Open/

Green space. Applicable space shall be defined as any of the following: lawns, planting beds, plazas, and walkways. It will also include elevated (i.e., rooftop) plaza and green roof areas if made available for public use. This standard shall not apply to individual lots, but will be distributed over the entirety of college-owned parcels

SCC will maintain and improve the Existing Open spaces identified above. Description of proposed improvements will be provided as defined elsewhere in this Master Plan document.

**Street Level Development Standards and Uses**

*Per SMC 23.69.020.E:*

*When a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zoning shall apply.*

Standard for any development fronting Broadway Avenue:

- The ground floor clear ceiling height of the building shall be between 15 and 20 feet high and shall be recessed from the property line to align with the face of the existing Broadway Edison Building to provide for an expanded sidewalk area. This expanded sidewalk area may include green spaces, bicycle parking, pedestrian seating, and other pedestrian oriented amenities.
- Weather projection shall be provided along Broadway Avenue. The weather protection shall be six to eight feet deep over the public right-of-way and shall be constructed between 12 and 20 feet.

**Height and Scale Transition Standard**

*Per SMC 23.69.030.C.4.a*

*The Major Institution may choose, or the Director may require the Major Institution to address the Transition in height and scale between developments within the MIO District and development in the surrounding area.*

The transition in height and scale between SCC development and the surrounding neighborhood will be achieved by other standards for height, setback, and landscaping/open space. No further standards are proposed or will apply.

The other proposed standards that establish lot coverage, density (floor area ratio), and open space limits effectively create a building transition between the zone's height differences. For example, there are no lot coverage limits in the underlying commercial and residential zone. SCC proposes an institutional lot coverage limit of 80%. The site coverage limit will reduce the institution building "footprints" and create building separations. There are no density limits in the underlying commercial and residential zones.

**Façade Modulation Standard:**

For facades facing a Pedestrian Zone and have a width of more than 150', at least one portion of the structure 30 feet or greater in width must be setback 20 feet from the property line. The setback area shall provide publicly accessible open space and/or green space or shall provide outdoor area for retail or commercial use.

**Historic Preservation Review, Policies and Practices**

*Per SMC 23.69.030.C.4.d*

*The Major Institution may choose, or the Director may require the Major Institution to address Preservation of historic structures which are designate on Federal, State or local registers.*

Seattle Central College is a state institution of higher education and a member of the Community and Technical College state agency. Pursuant to RCW 36.70A.103 and .200, "State agencies shall comply with the local...development regulations and amendments thereto adopted pursuant to this chapter," but "[n]o local...development regulation may preclude the siting of essential public facilities," including "state education facilities."

Seattle Central College provides responsible and proactive stewardship of its campus assets through preservation of its historic and cultural resources and a managed strategy of property development. Campus planning and historic preservation provide the context for campus development in the



future. The College regards building preservation, reuse, and rehabilitation as a continuum with new construction undertaken when other options are not reasonably feasible. The College's physical setting seeks to satisfy academic, social, and cultural requirements of students, faculty, and staff consistent with its primary mission.

The master plan creates a balanced approach to future growth on campus by adopting a compact, high-density approach to development that enables the preservation of historic campus assets, the creation of new public spaces, and an integrated pedestrian and community network. **As part of any project development, where an existing resource is eligible for the Nomination process,** The College will work with the City and State to complete a Historic and Cultural Resources Assessment (HRA) that shall be a common reference material for historic preservation implementation.

Seattle Central College Process related to potential development of Landmarks

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board Reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark.

Pursuant to the College's Lead Agency SEPA policies, the College will, as established in the Seattle Municipal Code (SMC), submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the college's intention to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No existing buildings are currently designated landmarks.

As Seattle Central College moves forward with any Master Use Permit (MUP) applications for development that would include the demolition or substantial alteration to any building 25 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Office and the nomination process will be executed.



*Fine Arts Building- Also known as the Egyptian Theater. The building was originally a Masonic Lodge built in 1915, and remodeled in 2004*



*Siegal Center- Originally constructed as part of the Eldridge Tire Company collection of building in 1912, Seattle Central College renovated and occupied the building in 1990.*



*Broadway Performance Hall - A reconstruction done in 1978 on the site of the original Broadway High School which was original constructed in 1910 and demolished in 1976.*



*Broadway Edison Complex - A collection of buildings constructed at various times between 1921 and 1973. Including:*

- Edison Technical North – Opened in 1921 with a third floor additon in 1930.
- Edison Technical Central – Opened in 1942
- Edison Technical North – Opened in 1949.
- Broadway Edison Phase I - Opened in 1973
- Broadway Edison Phase II - Opened in 1976 1990.

Existing Seattle Central Buildings Eligible for Landmarks Nomination



**See Figure 17 – Area Buildings Eligible for Landmarks Nomination.** The existing Seattle Central Campus does not include any existing Landmark-designated structures, nor are there any within the proposed MIO boundary. There are, however, several structures that are eligible due to their age and the regulations of the City of Seattle for the nomination process. Buildings eligible for nomination are known to include:

The 2001 SCC Master Plan included a MIMP Condition that required that “SCC shall preserve the historic character of the north and west facades and the lobby of the Masonic Temple Building” (also known as the Egyptian Theater). It is expected that the Egyptian Theater, if nominated for Landmark Preservation, would be determined by the City of Seattle to be a significant structure, and be granted Landmark status.

There are additional structures (residential and religious) inside the proposed MIO boundary that would also be eligible. Since none of these parcels are currently owned by the College, further investigation has not been conducted.

FIGURE 17 – AREA BUILDINGS ELIGIBLE FOR LANDMARKS NOMINATION

LEGEND

-  Proposed MIO Boundary
-  Pike / Pine Conservation District
- Seattle Central College buildings in excess of 40 years old

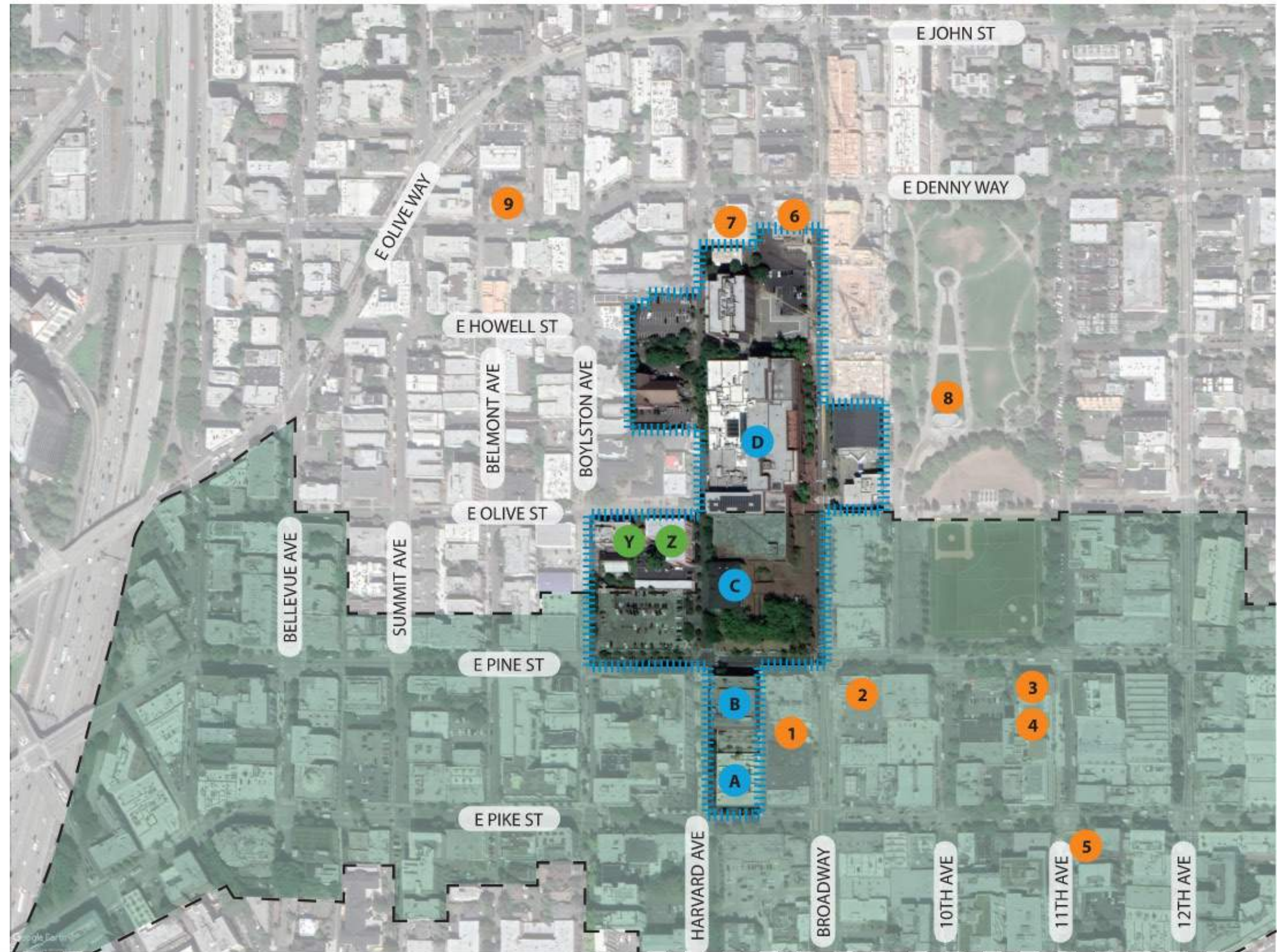
- A** Siegal Center (formerly Eldridge Motors)  
Constructed 1912. Renovation ????  
*Noted on City survey as not eligible for Landmark due to extent of previous alteration*
- B** Fine Arts Building (Masonic Temple)  
Constructed 1915. Renovation 2004
- C** Broadway Performance Hall (Broadway High School)  
Constructed 1910. Demolition / Renovation 1978
- D** Broadway Edison Complex  
Edison Technical - Constructed 1923-25. Reno 1973  
Broadway Edison Phase I - Constructed 1976  
Broadway Edison Phase II - Constructed 1978

Buildings within MIO Boundary noted by City of Seattle survey as eligible for Landmark

- Y** 713 E. Olive Street - Constructed 1902
- Z** Lenawee Apartments - Constructed 1940

Existing Landmark buildings in proximity to SCC MIO

- 1** Eldridge Tire Company - Constructed 1925
- 2** Booth Building - Constructed 1906
- 3** White Motor Company Building - Constructed 1918
- 4** Kelly Springfield Motor Truck Company  
Constructed 1916
- 5** 1101 E. Pike Street - Constructed 1916
- 6** Avon Apartments / Capitol Crest Apartments  
Constructed 1905
- 7** Pantages House - Constructed 1906
- 8** Lincoln Reservoir - Constructed 1889
- 9** Ward House - Constructed 1882



Application of Best Practices for understanding the cultural context of Seattle Central College  
 The following table outlines the identified best practices for historic preservation in master planning for campuses.

Best Practice	Completed	In process as part of EIS	Long term goal for college	Long term goals in partnership w/community
1. Outline goals for preservation: Establish a larger framework for the preservation efforts. Establish a context statement regarding the history of the school and the values that will guide the preservation efforts. A long-term goal would be a nuanced context statement developed in partnership with the community and non-profits, faculty, and students from best practice 7 and 9 along with the administration, campus architect, and citizen advisory council.	Outline history established with narrative	Begin outlining college values	Continue to refine long term goals for preservation	Continue developing historic and cultural context statement in partnership with community
2. Understand the cultural landscape of the school. As an urban institution, SCC has different challenges than a rural institution. Although Preservation Brief 36 regarding cultural landscapes may not be 100% applicable, it can be consulted for guidance.		Begin landscape survey and analysis	Continue to develop survey and context	Continue developing context
3. Conduct an inventory of every parcel under ownership by SCC to identify the build date, architect, landscape architect, contractor, and any significant events or associated persons with the property, and any public art located on the property. This inventory should be considered a work in progress and can be updated periodically, at a set date or when properties change ownership.		Include windshield survey in master plan	Continue to develop and update survey	
4. Create or collate building condition surveys for each identified contributing resource.	Condition surveys created	Assemble documents for identified eligible buildings	Add to collection when new buildings acquired and identified as eligible	
5. Pursue local landmark or national register designations for those buildings that meet the criteria. This is a long-term goal that may occur over decades.			Pursue at appropriate time	Partner where appropriate
6. Appoint a preservation officer. For SCC, this person would not have a stand-alone position but would appropriately be the campus architect.		Identify in master plan		
7. Use faculty and students for campus engagement. This may involve creating a multidisciplinary class for Art/English/History credit to explore issues of campus architecture, identity, and history.			Long term goal	

8. Incorporate historic preservation into the maintenance plan. All buildings identified as eligible for preservation should have maintenance staff trained for best practices in preservation and familiar with the appropriate preservation briefs and technical memos for the materials on the buildings.		Assemble relevant briefs for identified eligible buildings	Incorporate goals with facilities management	
9. Partnerships with local non-profits. This includes the Capitol Historic Society and Historic Seattle. On mid-century buildings partnership with DoCoMo Mo WEWA may be helpful. The Washington Trust for Historic Preservation would have advice on any building with outstanding significance.		Identify local non-profits		Continue to maintain relationships

Individual Project Review to Ensure Historic Context

While fostering continuous use, improvements and innovations to campus, the College works to ensure that historic significance, value, and association of its assets is preserved for the community, City, and State. To ensure this occurs on a project-by-project basis, the College utilizes a multi-step process for historic preservation review.

To aid the reviewing bodies and further ensure that historic resources are respected, the College prepares a Historic Resources Assessment (HRA) for any project that makes exterior alterations to a building or landscape more than 25 years of age (excluding routine maintenance and repair). The HRA is an attachment to project documentation and is considered by the appropriate decision makers as well as shared with and considered by the project team. The required contents of the HRA are defined further below.

The information and analysis provided in the HRA provides a framework and context to ensure that historical elements of the campus, environmental considerations, and landscape context are preserved, enhanced, and valued. The HRA further ensures that improvements, changes, and modifications to the physical environment may be clearly analyzed and documented.

The College also conducts related processes that ensure consideration of historic resources, including the College's implementation of the State Environmental Policy Act. Through the SEPA process, the College considers the potential impacts of development on historic and cultural resources, including buildings and sites less than 25 years old. SCC's Board of Trustees (BOT) has final review and approval authority for all SEPA determinations as set forth in the Washington Administrative Code which establishes SCC's right for Lead Agency status for SEPA determinations. The BOT reviews the SEPA determination, any HRAs related to the project, and any recommendations from college or other bodies reviewing the project to determine the appropriate action that should be taken to balance all the issues raised by the reviewing bodies.

The Historic Resource Assessment (HRA)

In preparing the HRA, the following information shall be provided to the extent known. Information regarding these considerations may or may not be available or relevant for a proposed development. The HRA shall be appropriately updated as the project evolves prior to final BOT action. For proposed construction that makes exterior alterations to a building or landscape more than 25 years of age or that is adjacent to a building or landscape older than 25 years, information described in the bullets below shall be addressed in the HRA to the extent it is available.

- Age of project building, adjacent buildings, and open spaces
- Information regarding architect, engineers, and contractors (as available) of the original building
- Description of interior and exterior, and site surroundings of the building or campus feature, including the traditional views of the site, if any
- Information regarding the distinctive visible characteristics of an architectural style, or period, or of a method of construction, if any
- Information regarding the roles of the structure, site, and surroundings have played on campus and

- in the community, if any
- Information regarding the character, interest, or value as part of the development, heritage or cultural characteristics of the campus, city, state, or nation, if any
  - Information regarding any association with an historic event with a significant effect upon the campus, community, city, state, or nation, if any
  - Information regarding the association with the life of a person important in the history of the campus, city, state, or nation, if any
  - Information regarding the association with a significant aspect of the cultural, political, or economic heritage of the campus, community, city, state, or nation, if any
  - Information regarding the prominence of the spatial location, contrasts of siting, age, or scale that make it an easily identifiable visual feature of the campus and contribute to the distinctive quality or identity of the campus
  - Information regarding the location of the new project, entrances, service, access, and circulation, front/back, bulk, scale, materials, architectural character, profile, open space, and landscape siting, relative to the building or feature older than 50 years, including opportunities to complement the older surroundings and buildings literally or through contrast
  - Potential mitigation measures, such as facade treatment, street treatment, and design treatment sympathetic to the historic significance of the development site or adjacent campus feature, if any
  - Information in historic resource surveys prepared by outside consultants, if any, and found on the DAHP WISAARD online database
  - Seattle Central College is required by the State to submit all projects to the State Department of Archeology and Historic Preservation (DAHP) for review prior to any application for funding. DAHP issues a determination and, if deemed a state resource, mitigation measures.

## SECTION 4 – DESIGN GUIDELINES

**Introduction** The following design guidelines will apply to all projects developed under the approved MIMP. The City of Seattle Land use Code will apply to any requirements not specifically addressed by MIMP. Where any conflicts exist, the MIMP standard will apply.

These campus design guidelines are intended to be supplemental to the Capitol Hill Neighborhood, Pike Pine Neighborhood, and City of Seattle Design Guidelines. *(Guidelines are noted with **Dark Blue italicized text for reference**).* They seek to add additional clarity for projects and improvements developed by Seattle Central College. The development of college properties will benefit and will build on the years of intensive planning efforts the Capitol Hill community has provided previously.

Throughout these guidelines, those noted with the *“Aspirational Guideline”* denotes guidelines that the college seeks to achieve, but for which traditional state funding methods may not support. The college will seek to incorporate these guidelines to the extent possible.

Explanation of terms:

- Will** The college commits to the guideline as a campus standard requirement.
- Should** The college will strongly encourage the design team to appropriately apply the proposed guideline as appropriate to the project under development.
- Consider** The college will encourage the design team to appropriately apply a variety of design options that will assist in meeting the broader established guideline.
- Standard** An existing regulatory requirement exists that the college commits to meeting, as a minimum, or exceeding.

### Architectural Design and Character:

#### *Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines*

*CS2 – Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaced in the surrounding area.*

*CS3 – Contribute to the architectural character of the neighborhood.*

*DC2 – Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.*

Seattle Central College’s existing campus structures are a collection of diverse buildings. Some constructed originally as academic facilities, some had previous lives as commercial structures and have been renovated to meet academic needs, and others have been acquired by SCC but have had little or no modifications to meet the needs of higher educational functions. As such, there are limited unifying architectural characteristics that tie the campus together visually or physically.

The major issue to be addressed in future development is the best means of conserving the principal assets of the campus while providing for development which respects and improves the existing neighborhood environment at the same time creating a cohesive, unified campus with clear sense of place. Any future development adjacent to, or replacing campus buildings, must reinforce and enhance the college fabric. Consistent design elements should be established to provide structure to the college’s street edges, in turn providing improved connectivity between the campus and the surrounding community context.

SCC will establish a tradition of design excellence for all future development. While each project will have different characteristics and needs that suggest varying responses, all projects must meet a high level of quality. All projects must respond to context, built form, campus structure and natural beauty. In recognition of the important role SCC will play shaping the character of the surrounding neighborhood, the college will continue to inform and involve neighboring community members and groups as major projects are developed. The following are recommended general guidelines to be followed in new development throughout the campus.

### General - Campus Wide

#### Relationship of New Development to Surroundings

- Consider the existing or emerging context in order to develop a project, building, and/or landscape/hardscape appropriate to a specific site, the adjacent context, and the college as a whole.
- Conserve valued elements of existing buildings and landscape/hardscape where feasible; enhance their presence with new development.
- Building design and placement should accommodate convenient pedestrian circulation and accessibility.
- Main entrances should be clearly identified and relate to the pedestrian circulation system.
- Seek opportunities to create visual transparency; both from the public ways into campus building; and from the interior out to the community.
- Circulation of all modes of access to a building (including service) must not deteriorate the surrounding campus context and open space.
- Building and service facilities should be designed to protect adjacent neighbors and open spaces from unpleasant noise, air impurities, or other environmental impacts which preclude use and enjoyment of the area.

### Aesthetics

- Building design **should** represent the highest effective use of public funds and current building technologies.
- Building design **should** maximize sustainable technologies. i.e., material conservation and reuse, daylighting, sunshades, high performance envelopes, stormwater reuse, energy systems, etc.
- Envelopes **should** be constructed for a 50-year life span.
- Buildings design **should** express function in the design concept of a building through form and organization.
- Buildings design **should** express the structural rhythm of the structure.
- Use high quality solutions that have an enduring lifecycle, a sense of permanence, and are suitable for a major civic institution.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances. incorporate places of gathering, transition from outside to inside, and protection from weather.
- **Consider** design features that visibly represent and promote the diversity of the Capitol Hill community.
- **Consider** the avoidance of literal interpretations of historically designated buildings when designing new buildings. Additions to existing historically designated buildings may be similar to the existing building.
- Develop detailing that conveys a building’s function, contemporary use of technology, and the nature of materials, structure, and systems used. Details **should** also address scale by helping to make the buildings sensitive to the pedestrian through providing multiple levels of perception at varying distances.
- Provide cost effective, efficient, and easily maintainable facilities.
- Support the broadest possible spectrum of user disabilities in use of spaces and products.
- Minimize environmental impact through the development of buildings designed to meet or exceed energy and sustainability standards in accordance with Washington State policy.
- The campus success and quality depend on buildings and open space being conceived in concert. An integrated approach to the design of buildings and open space is to be encouraged.

**Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines**

*DC4- Use appropriate and high-quality elements and finishes for the building and its open spaces*

- A campus standard material palette **should** be developed to contextually unite all campus buildings. And create a common visual aesthetic. Choose materials that are of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application. Material options will vary depending upon the site context.
- Materials **should** be selected that reinforce the pedestrian scale at all locations where pedestrians interact with the building.
- Materials selections **should** favor a warm and natural palette.
- Select materials that discourage graffiti and vandalism.
- Create texture and interest at the ground plane. Avoid/replace the small red pavers prevalent on the existing campus as they create slip/trip hazards.
- Materials and systems **should** be easy to maintain and operate.



Warm brick tones with large expanses of glass create a more modern institutional building – Paccar Hall, University of Washington



Long expanse of brick facade broken up by canted glass protrusions, Eastern Washington University



Gray and white brick create a visual texture, glass with red sunshades span the facade to break-up the massing



Red-brown brick with wood accents above ground level - wood accents reduce the visual weight of the brick



Highlight main building/campus entries with unique material, lighting, signage, colors, etc.



Transparent building entry framed by brick massing

Façade Articulation:

- Existing structures along Pike, Pine, and Broadway, generally match the originally platted lots and are characterized by buildings that are 50 – 60 feet wide, or when on two lots are, 100-120 feet in width. The scale of new structures **should** reflect the rhythm of bulk and scale established by this existing context. (I.e., expressions for structural bay spacing in the façade articulation).
- Respond to topography by stepping facades so that floorplates generally match the street grade.
- Avoid large blank walls.

**Seattle Design Guidelines**

*Per 23.47A.008 - The total of all blank facade segments will not exceed 40 percent of the width of the facade of the structure along the street.*

*Per 23.47A.008 - Blank facades from 2' to 8' will be no more than 20 feet.*

- Use high levels of transparency and street activating uses at the ground plane.
- Use building materials and details to create and articulate building facades that blend with the greater Capitol Hill environment. (I.e., the energy of Broadway, the residential character of Harvard, etc.)



Historic structures in Pike/Pine show structural bay spacing in facades



Street-level facade and entries step with the street slope

Embrace the desirable characteristics and context of Capitol Hill:

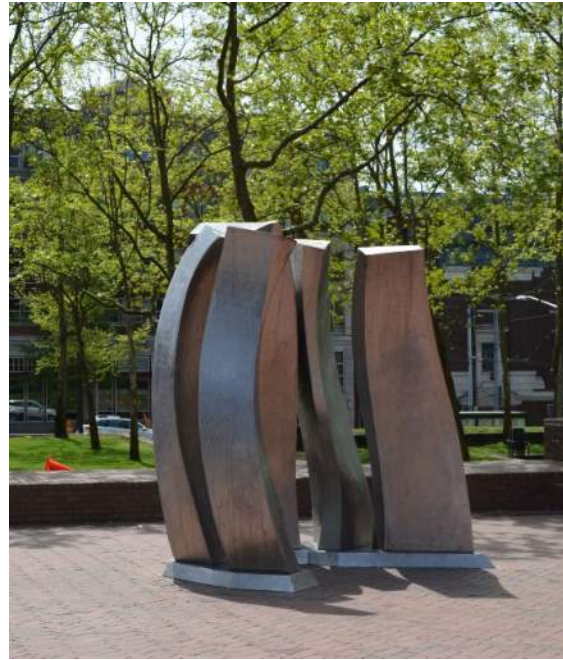
- Enhance the character of Broadway, Pine, and Pike streets as some of Capitol Hill's most prominent and vibrant public main streets.
- Facades facing Broadway, Pike, and Pine streets **should** reinforce the street edge.

Incorporating Art:

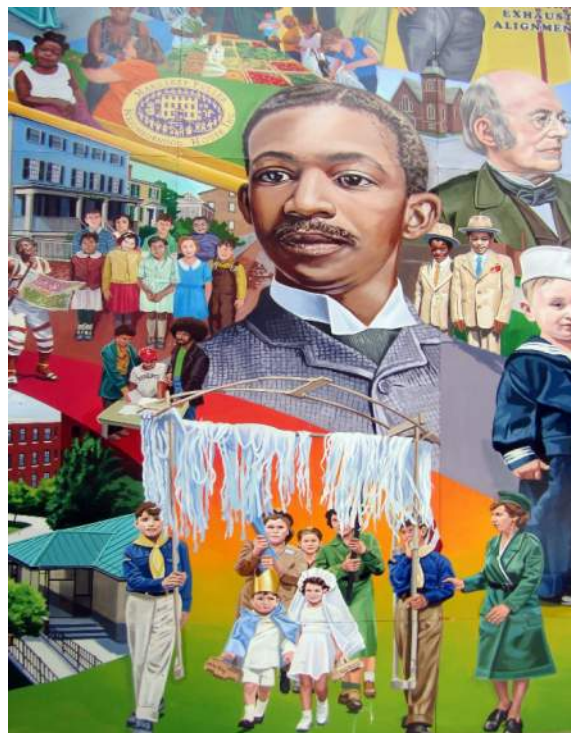
- Provide Art that matches the vibe of Capitol Hill (whimsical, creative, diverse)
- Provide intentional opportunities for the creation of street art
- The college **will** continue and expand on integrating art and the thinking and work of artists in campus development. Public Art **should** integrate into buildings' architecture
- Public art should be used to punctuate and enrich open space and green space design.



"Park Sculpture" by Charles W. Smith, 1976, SCC Campus



"Wind Cradle" by Ali Baudoin, 1976, SCC Campus



Murals that honor community members and builders



Murals with a template for students to add to.



Temporary and unsolicited art is found in the Capitol Hill Neighborhood. Design new buildings and public spaces to receive art that reflect the context of the neighborhood.

Project Specific Guidelines

Broadway Achievement Center (BAC)

- **Aspirational Guideline** – Renovate the southern exterior staircase to be wider/more open to create more visual connection between the South Plaza and Harvard Ave and provide additional site lighting.
- **Aspirational Guideline** – Physically connect the BAC to Broadway Edison Phase II and close off the northern exterior staircase to/from Harvard Ave.

ITEC Building

- Design the Broadway faces of the ITEC site such that there is a discernable visual break in the building mass that marks the main building entrance, and the transition to the Howell Street Passage. Provide active pedestrian areas between the street frontages and building.
- The Broadway façade **should** be highly transparent nature with Street Activating Uses and be a prominent feature of the building design. This **should** extend to the SE corner transition to the Howell Street Passage.
- Use the building corner at the Howell Street Passage, and the street crossing access to Cal Anderson Park as a transition point of building character, scale, and mass.
- Provide protected pedestrian walkways for a minimum of 50% of the frontage.



Transparent facade gives a view into activity within - activates the street and promotes college programs, Point Park University



Transparent skybridge offers visual connections in and out of building

#### Student Housing

- The student housing entrance **should** be highly transparent nature and be a prominent feature of the building design.
- Building design, site and setbacks **should** visually integrate the Harvard frontages with the adjacent multifamily residential context abutting the properties.
- Design the Student Housing building site such that there is a discernable main student/building entrance separate from the retail/commercial/parking garage portion of the building.
- The Pine Street façade **should** be highly transparent nature with Street Activating Uses and be a prominent feature of the building design. Provide protected (covered) pedestrian walkways for a minimum of 50% of the Pine Street frontage.
- **Aspirational Guideline** – Incorporate micro/flexible retail opportunities for community business along the Pine Street Frontage.
- Vehicle access into and out of the parking garage **should** be located on Boylston Avenue only and removed from Harvard Avenue.
- SCC **will** work with the City of Seattle jurisdictions to support the development of traffic calming, and pedestrian crossings consistent with a pedestrian friendly environment along Harvard and Howell streets.

#### Student Union

- Design the Broadway faces of the Student Center site such that there is a discernable visual break in the building mass that marks the Student Center Plaza, and the pedestrian pass-through to Cal Anderson Park.
- The Broadway façade **should** be highly transparent nature with Street Activating Uses and be a prominent feature of the building design.
- Use the building corner at the campus' mid-block crossing, and pedestrian pass-through to Cal Anderson Park as a transition point of building character, scale, and mass.
- Design the Cal Anderson facing facade to enliven and enhance the safety of the adjacent space. Orient entries, windows, decks, and other amenity spaces to face the park.
- Design the Nagle facade with active street level uses to support and reinforce its role as an active participant in the park.

#### Harvard Building, I and Harvard Building II

- Design the Harvard and Howell building corners such that there is a discernable visual break in the building mass that marks the main building entrances.
- The building entrances **should** be highly transparent nature and be a prominent feature of the building design.
- Accent the building corners at the pedestrian crosswalks to the Howell Street Passage as a transition point of building character, scale, and mass.
- Building design, site and setbacks **should** visually integrate the Howell and Harvard frontages with the adjacent multifamily residential context abutting the properties.
- SCC **will** work with the City of Seattle jurisdictions to support the development of traffic calming, and pedestrian crossings consistent with a pedestrian friendly environment along Harvard and Howell streets.

#### District Energy Plant

- SCC **should** renovate the South Plaza to the greatest extent possible including, but not limited to; replacing brick pavers with paving that is more slip resistant; removing the sunken lawn area between the existing Broadway Performance Hall (future BAC) and main plaza by bringing the entire area to the same level.
- **Aspirational Guideline** – Provide ADA-approved ramp access to the plaza from Harvard Ave.

#### Open Space Design Guidelines

##### **Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines**

*DC3 – Integrate open space design with the design of the building so that each complements the other. **Seattle, and Capitol Hill Neighborhood Guidelines***

*PL1 – Complement and contribute to the network of open spaces around the site and the connection among them*

#### General - Campus Wide

- Student usability of open space **will** be prioritized over public usability.
- Circulation between places on campus **should** be safe, convenient, direct, and visually attractive.
- The campus landscape/hardscape **should** unify the campus through complementary palettes of planting, street furniture, paving and other built elements.
- 
- New and renovated open spaces **will** be designed to be inclusive of the diversity present in Capitol Hill and not intentionally exclude any people or groups.
- Preservation of public access and use is essential.
- Open spaces **should** complement and contribute to the network of existing campus open space and the connections to the greater Capitol Hill neighborhood.
- Open spaces **will** use paving materials that are slip resistant and appropriate for the climate and desired use of the space.
- Open spaces **should** provide variety in terms of shade and direct sunlight.
- Bike storage **should** be provided and designed to not detract from the quality and functionality of open space or building entries.
- Connectivity. All open space development **should** utilize design approaches that provide pedestrian links between campus entries, campus building entries, major pedestrian streets, Cal Anderson Park, Sound Transit Stations, Seattle Streetcar Stations, and Metro Bus Stops.
- Minimize the impact of light and glare on surrounding buildings and spaces while keeping the needs of safety and security in mind. Open spaces **will** include supplementary pedestrian lighting strategies in addition to that required for public safety. (See Lighting guidelines for additional information)
- Open spaces **should** have multiple entry/exit points – avoid dead-ends or one-way-in/out spaces.
- Open spaces **should** include gateways, bollards, landscaping, or other site features that define the extents of the college grounds. See Campus identity guidelines for additional information.
- Edges of open spaces **should** include impediments such as gateways, bollards, landscaping, or other physical site features to reduce high-speed travel via human- or engine-powered modes.
- Site furnishings for student and community use **will** be provided.
- Avoid small level changes in open spaces - larger, more unified open spaces are preferred.
- **Consider** providing infrastructures (power, water, lighting, built elements) that will foster flexible and temporary uses. (Impromptu gatherings, special events, pop-up retail, etc.)
- Take advantage of any grade changes to create transitions that can be used for seating or other amenities.
- Include covered outdoor space to encourage use during inclement weather.
- When opportunities are available to improve underutilized open spaces, redevelopment **will** prioritize the needs of students, faculty, staff, and community at large. To assure the redeveloped spaces are transformed to high-quality, attractive, and accessible public space, the design guidelines included throughout this document **should** be utilized.
  - I.e., Howell Street Passage, the sunken area at the South Plaza (redeveloped so it is no longer sunken).



**Green Space Design Guidelines**

- Green space **should** have multiple entry/exit points – no dead-end or one-way-in/out spaces.
- Redevelop underutilized green spaces. I.e., the Glen at the South Plaza
- When opportunities are available to improve underutilized green spaces, redevelopment **will** prioritize the needs of students, faculty, staff, and community at large. To assure the redeveloped spaces are transformed to high-quality, attractive, and accessible public space, the design guidelines included throughout this document **should** be utilized.
- Planting design and maintenance **will** support personal safety.
- Create a palette of plantings and trees to reinforce the college “district.”
- Plants and groundcover that is drought tolerant, climate adaptive, and promotes urban habitat **should** be used.
- All landscape **will** utilize low-maintenance plants and groundcover. Open lawn areas **should** be minimized.
- Use stormwater treatment strategies to greenify campus and mitigate stormwater.
- Integrate rainwater capture with public art.
- When Existing/Heritage trees are affected by site work, they **will** be reviewed regarding their suitability in the space and how they frame/define adjacent spaces. City guidelines for preservation/replacement/mitigation **will** be followed.
- Campus Landscaping and right-of-way improvements **should** support urban wildlife by creating new habitat for insect and birds through design and planting for green roofs, walls, and planting beds. Maximize the use of native plantings.



*Build seating off of existing site features (brick bulkheads)*



*Built-in site furnishings with simple forms; paving materials indicate clear circulation path*



*Stepped plaza transitions grade and offers different amenities*



*Covered outdoor space adjacent to open space provide opportunities for using space during inclement weather*



*An identifiable palette of plantings and site furnishings to reinforce the college district*



*Landscaping that includes pollinator and native plants*



*Existing Glen at South Plaza dead-ends at E Pine and Harvard - avoid this condition*



*Stormwater mitigation facilities (right) with green space for play (left)*



*Street trees with planting beds enhance the sidewalk streetscape*



*Fixed, raised planting areas protect vegetation, integrated seating for pedestrians*



*Modular site furnishings provide seating and planting beds*

**Pedestrian Circulation**

*Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines*

*PL2 – Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features*

**Central Campus Crossing**

A main entry point to SCC is located at a major entrance to the Broadway Edison complex. This entrance accesses the primary campus academic and student service functions of campus. Improvements are recommended to the main central campus crossing located at the Broadway pedestrian crossing between the main entrance to the Broadway Edison building and the Mitchell Activity Center. This is an important crossing because it links the main academic building (Broadway Edison Complex) with student activity services at the Mitchell Activity Center/Student Activities Building; is a major link to Cal Anderson park, its play fields, and courts; and the commercial services on the east side of Broadway. This connection will become increasingly important with the Sound Transit parcel TOD development. Opportunities should be sought to create an identifiable “Central Campus Crossing” that clearly links pedestrian access between academic space, student services and activates, commercial services, and the park.



Portland State Campus Center intersection with MAX Light Rail line.

**Pedestrian Street Crossings**

Highly utilized street crossings are currently located at signalized intersections or well-marked un-signalized intersections. These crossing points link the main campus with pedestrian oriented commercial uses on Broadway and to the Pike/Pine neighborhood. There is also a need to improve the pedestrian crossings along Harvard Avenue. Structured crossing improvements coupled with traffic-calming measures will reinforce pedestrian/vehicle safety. Improvements should be sought to better define the pedestrian paths adjacent to the vehicular access.

SCC **will** work with the City of Seattle jurisdictions to support the development of traffic calming, and pedestrian crossings consistent with a pedestrian friendly environment at all crossings. **Consider** pavement treatments, landscaping, lighting fixtures, and other elements that indicate the spaces are shared among pedestrians, cyclists, and motor vehicles. Particularly areas of emphasis are:

- Intersection at Harvard and Pine
- Intersection at Harvard and Howell
- Intersection at Howell and Broadway
- Mid-block crossing of Broadway between the Student Center and the main BE Complex entrance.



Chicanes can help slow and calm vehicle traffic to create safer streets for pedestrians



Raised crosswalks improve pedestrian safety and accessibility.



Crosswalks with contrasting material enhance visibility

**Streetscape Improvements**

Enhancements to the pedestrian circulation network **will** be made to better integrate the campus into the community fabric, and to create a more pedestrian oriented scale.

As building projects are developed along a public right-of-way, the following streetscape improvements **will** also occur when appropriate and feasible:

- Signage along campus edges **should** support wayfinding and contribute to the character of the street.
- The selection of street furnishings **will** contribute to the uniformity of the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks.
- Where transit services (Seattle Streetcar and Metro Bus) run adjacent to SCC properties, the college **will** strive to integrate transit stops into the fabric of the streetscape and provide street features to encourage transit ridership such as awnings for protection from weather and areas for public seating.

**Sidewalk Improvements**

Special sidewalk and landscape treatments **will** help delineate pedestrian spaces and elevate the quality of the pedestrian environment; this may be accomplished through:

- Landscape improvements including planting beds, rain gardens, and trees
- Pavement improvements including special treatment of crosswalks or other special pedestrian areas through the use of distinguishing paving materials, stamped or colored concrete, or permeable pavement,

**Universal Accessibility**

- Provide accessible pathways along all public edges and pathways
- Use paving materials that minimize the risk of injury in wet/freezing conditions

**Inclusive Neighborhood**

- **Consider** design features that visibly represent and celebrate the diversity of the Capitol Hill and Pike Pine neighborhoods so that the college environs contribute to a welcoming, supportive, safe, and inclusive public realm.

**Street Level Activation and Uses**

This section articulates a vision for how SCC can enhance, along with the city, commercial building owners, and neighborhood involvement, the urban fabric of the campus that also provides benefits to the surrounding neighborhood. Broadway serves as an important retail corridor and pedestrian destination for the city. The Broadway corridor provides many opportunities to connect the college to the surrounding neighborhood and to create a district comprised of both college and non-college uses. This section details several strategies and design guidelines that SCC can pursue in order to enhance the vibrancy of its neighborhood. The improvements described would be added adjacent to new development or in conjunction with major renovations of existing buildings as funding for projects occurs and is feasible.

Improvements to campus boundaries and open spaces are critically important to supporting strong physical connections between the SCC campus and the surrounding neighborhoods. All improvements will be developed consistent with the Seattle Department of Transportation (SDOT) requirements. Some of the improvements include crosswalk enhancements at Howell and E. Olive Streets; streetscape improvements along Broadway; traffic calming along Harvard Avenue; enhancements to existing and new open spaces; and the creation of new campus gateways.



College/public shared streetscape, New York University, New York



College/public shared streetscape Rochester Institute of Technology

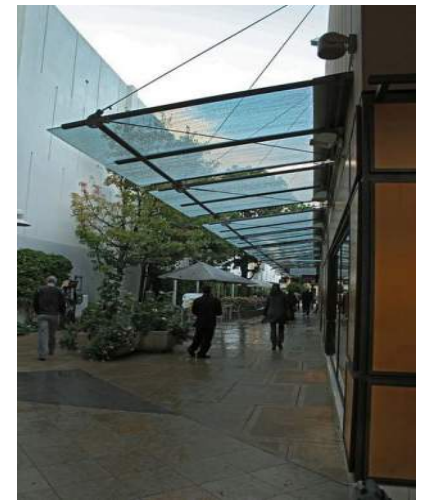
In general, the plan seeks to increase the permeability of campus, activate building frontage and streetscapes, and improve safety. Enhancements to the main central campus crossing are proposed. Major pedestrian gateways will be created including the entrances at along Broadway near Pine and Denny streets. Perimeter landscaping and street trees will be provided along the street frontages of new developments and substantial renovations as described in the Development Standards chapter. Design guidelines for campus improvements are outlined below.



Use a combination of stairs & ramps to provide universal access on campus



Transparent/ translucent sidewalk canopies offer protection from rain while allowing sunlight to shine through.



Facade setback at ground level creates extra space for pedestrians



Seating with different orientations and sizes near main entries



Fitness Centers have many users moving through the space throughout the morning, day, and night.

Community Service and Retail Uses

SCC recognizes the important contribution of retail and commercial spaces to the vibrancy of the Broadway and Pike/Pine corridors. Coffee shops, restaurants, cafes, retail stores, and other services generate pedestrian activity, enhance the street experience, and provide walkable destinations for residents. College development projects will consider provisions for retail type functions at street level. In addition, new developments also create opportunities to provide rooftop terraces which will help elevate the energy of the corridor and provide 'eyes on the street' that enhance public safety.

In addition to retail, many college uses can contribute to street-level activity and would be appropriate along Broadway. The college will consider the following uses at street level for and development:

- campus bookstore
- food services
- bike stations
- public safety offices
- human resources offices
- community meeting spaces
- other street-activating uses as college needs dictate



PLU Bookstore is part of urban shopping district and is available for public use.



Bikestation, Downtown Seattle



Public plaza with services at Rochester IT.

All such uses should have direct entries from Broadway. Any uses located in a pedestrian designated zone will comply with the use requirements of SMC 23.47A.005.D1.

**Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines**

*PL3 – Encourage human interaction and activity at the street level with clear connection to building entries and edges*

- Create opportunities for retail/commercial uses (where appropriate).
- Street furniture for College and Community use **will** be provided. Include at areas to promote activity, and in locations that offer respite to the bustle of busy streets.
- **Consider** providing functional/interactive art in open spaces.

- Activate blank facades with art or installations like murals or banners.
- Provide canopies or cantilevered structures at walkways along frontages with high levels of pedestrian traffic to provide weather protection.
- Enhance the pedestrian environment through inclusion art, societal, and other placemaking features.

**Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines**

*DC1 – Optimize the arrangement of uses and activities on site.*

- Structures with street frontage facing Pike, Pine, or Broadway **should** orient active street-level uses on these streets. The uses **should** be transparent with visibility into and out of, the structures. Uses **should** include highly activated functions that bring energy and interest to the street. Such as:
  - Campus Retail (bookstore, coffee shop, bakery, bistro)*
  - Food services*
  - Student lounges*
  - Gathering spaces*
  - Meeting spaces (student, college, community)*
  - Academic Program Exhibition (makerspaces, digital sandboxes, art gallery, etc.)*
  - Fitness Centers*
  - Public Safety Offices*
  - Performing Arts Venues*
  - Community Service Centers*
- **Aspirational Guideline** – When appropriate, provide College outreach functions, community services, or opportunities for small storefront businesses.

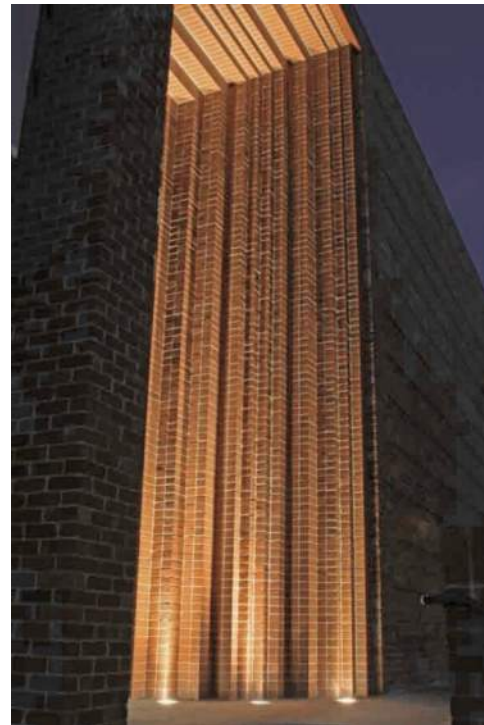
**Lighting**

Appropriate lighting levels **will** be a primary means of making a campus feel safe and inviting and facilitating its use beyond daylight hours. It **will** be used to elevate and enhance the quality and character of space by providing attractive architectural or artistic design form during the daytime, and a variety of ambient levels during the evening. The campus lighting strategy **will** be multi-level to create a hierarchy of lighting for different spaces and uses including:

- Campus street frontages, internal pathways and open spaces **should** be well-lit to create a sense of safety and security.
- Provide lighting improvements along building facades, streets, and sidewalks to promote nighttime activities and safety
- Lighting design **will** minimize light pollution. Dark sky lighting standards **should** be used to be in keeping with achieving a sustainable design approach.
- Energy-efficient lights **will** be installed throughout the Campus to minimize energy usage.
- Lighting design of open spaces **will** be carefully chosen to complement the use and character of the space and to enhance the unique elements and landscapes within.
- Pedestrian scale lighting **will** be used within open spaces and walkways.
- The choice and style of light fixtures **should** contribute to building campus identity and creating a quality environment. The fixtures **should** complement the architecture and landscape and read as part of an overall design palette of the Campus environs.
- **Consider** the use of Threshold Illumination – additional lighting at main building entrances, plaza/ open space entrances, and pedestrian pathways.
- **Consider** the use of Accent Illumination – illumination of artwork, murals, and gathering spaces within larger plazas/open spaces.
- **Consider** the use of Artistic / Pop Illumination – lighting to create visual interest on building facades, sidewalks, and/or in plazas.



*Lighting in window wells and alcoves*



*Building-mounted lighting brightens the sidewalk*



*Tall artistic fixtures to effectively illuminate a large area*



*Bollard fixtures can provide direct, low-level light*



*Integrated site lighting illuminates paths*

**Campus Identity**

As Broadway has become more developed in recent years, and with the transit access points of Sound Transit and the Seattle Streetcar, there is now an opportunity to create a district identity that strengthens the important relationship between the college and the neighborhood. The identity of this district can be determined by establishing SCC district gateways. This plan proposes the creation of campus gateways adjacent to the Sound Transit station to be located near Broadway and Denny, the mid-block crossing on Broadway between the Broadway Edison complex and the Bookstore/MAC, and at the planned Student Housing project on the corner of Harvard Ave and E Pine St. These campus gateways will communicate the importance of Broadway as a vital pedestrian link between the Broadway Business District and the Pike/Pine Corridor as well as the role that SCC plays in the city. The campus gateways may be distinguished by special hardscape and landscape treatments, signage, lighting, pedestrian amenities, and art. Gateway design guidelines include:

- Gateways, bollards, landscaping, or other significant physical feature(s) **should** be used to reinforce campus identity and extents.
- Design of main campus entries **will** be clear and distinguishable from minor/student-only entries.
- Branded signage to reinforce college district.
- Wayfinding signage **will** be on sidewalks, open spaces, campus edges, and transit stops to direct students and guests.



Open gateways, campus-identifying art, and other features define the extents of the college grounds.



Branded wayfinding markers



Wayfinding/branding embedded into building or pedestrian surfaces

**Sustainability**

**Seattle, Capitol Hill, and Pike/Pine Neighborhood Guidelines**

CS1 - Use natural systems and features of the site and its surroundings as a starting point for project design

Encourage healthy and sustainable lifestyles.

- Highly visible bike parking near building entrances.
- Secure bike storage for students, faculty, and staff.
- **Aspirational Guideline:** Charging stations for e-bikes.

Energy Use

- At a minimum, all new buildings **will** meet state/city **standards** for sustainability of public facilities (LEED Silver, Washington State Energy Code – Commercial, City of Seattle Energy Code, etc.) where **standards** conflict, the more stringent **standard** will apply. Secure bike storage for students, faculty, and staff.
- **Aspirational Standard:** When dedicated funding is available, new buildings **will** endeavor to meet higher **standards** of sustainability such as:
  - Washington State Executive Order 20-01 – State Efficiency and Environmental Performance. (Zero Energy - Capable, Zero Energy)
  - Living Building Challenge
  - Core Green Building Certification
- New buildings **will** incorporate building-integrated renewable energy generation.
- Provide publicly visible expressions of sustainable energy use and conservation measures.

Water

Wherever feasible, SCC **will** pursue sustainable strategies in the rights-of-way adjacent to college properties. Some examples include rain gardens, pervious pavement, and increased tree canopy. Right-of-way improvements shall be consistent with the City of Seattle’s - Right-of-Way Improvements Manual, which strives “to balance the access and mobility needs of all users of the street right-of-way: pedestrians, non-motorized vehicles, automobiles, transit, and freight.”

- Provide publicly visible expressions of water conservation measures.
- Reduce stormwater flows to the municipal systems through integration of the City of Seattle GSI (Green Stormwater Infrastructure).
- **Aspirational Guideline** – Provide rainwater harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent projects/improvements.
- **Aspirational Guideline** – Reduce flows into the municipal water system through stormwater management of building green roofs and walls.



Examples of green streets utilizing rain gardens to manage stormwater.

Lighting

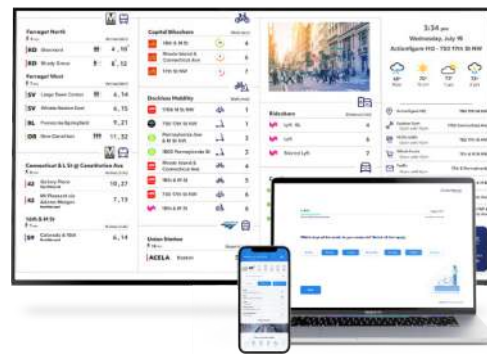
- Lighting design **should** provide adequate illumination while minimizing light pollution. Dark Sky lighting guidelines **should** be used to be in keeping with achieving a sustainable design approach.
- Controlled Daylighting (windows, skylights, sunshades, window shading, light shelves, etc., **should** be used to optimize natural light and reduce energy needs and consumption.

Transportation

**Seattle/Capitol Hill Neighborhood Guidelines**

*PL4 – Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.*

- The College **will** actively work to exceed the requirements of the Transportation Management Plan.
- The College **will** provide highly visible bike parking facilities near main campus entrances and supplemental bike parking near student entrances. Some bike parking **should** include canopies to protect bikes from rain.
- The College **should** advocate for initiatives that support safe streets for pedestrians, like the Stay Healthy Streets / Blocks program.
- In the new parking facilities included at the Student Housing and ITEC projects, the College **will** provide secure bicycle storage for students, faculty, and staff. **Consider** reserving parking spaces for contractors and vendors to mitigate contractor and vendor vehicles getting parked in the Howell Street Passage.
- The College **should** work with City of Seattle jurisdictions to implement designated areas for parking bike and scooter-share modes.
- **Aspirational Guideline** - *In the new parking facilities at the Student Housing and ITEC buildings, the College **should** provide charging stations for e-bikes and electric vehicles. These services **should** be available to the public.*
- SCC **will** work with the City of Seattle jurisdictions to support the development of protected bike lanes.



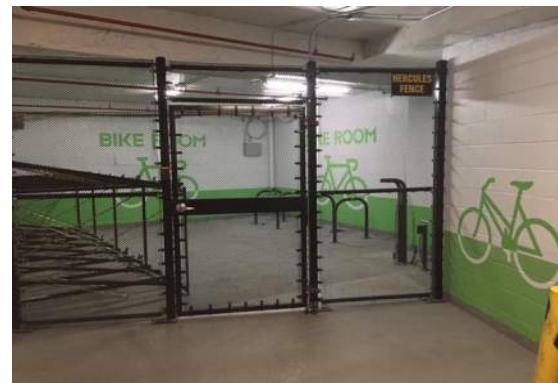
Public transit and ride-share information kiosks



Designated parking areas for bike and scooter share systems



Bike lockers for public use



Secure bike storage in parking garages

**Campus Safety and Security Guidelines**

Campuses carry high expectations regarding the safety of its diverse user population. A failure to provide the expected degree of safety (risk level) and comfort (fear level) will jeopardize the institution's image as a safe haven for learning. Consequently, enhancing security should be both a goal and byproduct of any campus development.

Safety is a concern of any planning exercise for public use. Both the layout and clarity of the campus play a physical role in enhancing the well-being of diverse groups of people including people of color, with disabilities, the elderly, foreign students, and students where English is a new language. The college is a center for diversity. It is a collection of many people from many places.

**Implementation of Safety and Security Design Strategies**

All Planned and Potential projects will utilize the Safety and security design strategies to the greatest extent reasonable. However, surveys of existing campus, discussions with campus staff, and comments from the community have noted specific areas of concern. Planned and Potential projects will address many of these areas of concern by applying strategies as indicated on the following diagram. **See Figure 12 – Safety and Security**

**Federal Requirements**

**Title IX**

Seattle Central's operations regarding safety and security are based upon compliance with all aspects of Title IX, which requires that preventative policies be in place and training is presented on a recurring basis and within the scope of the law to prevent sexual harassment and violence on campus. Title IX also prescribes the way the College conducts internal investigations, subsequent actions taken by the college to ensure incidents are resolved, and measures put in place to prevent any further occurrences between the involved parties.

**Clery Act**

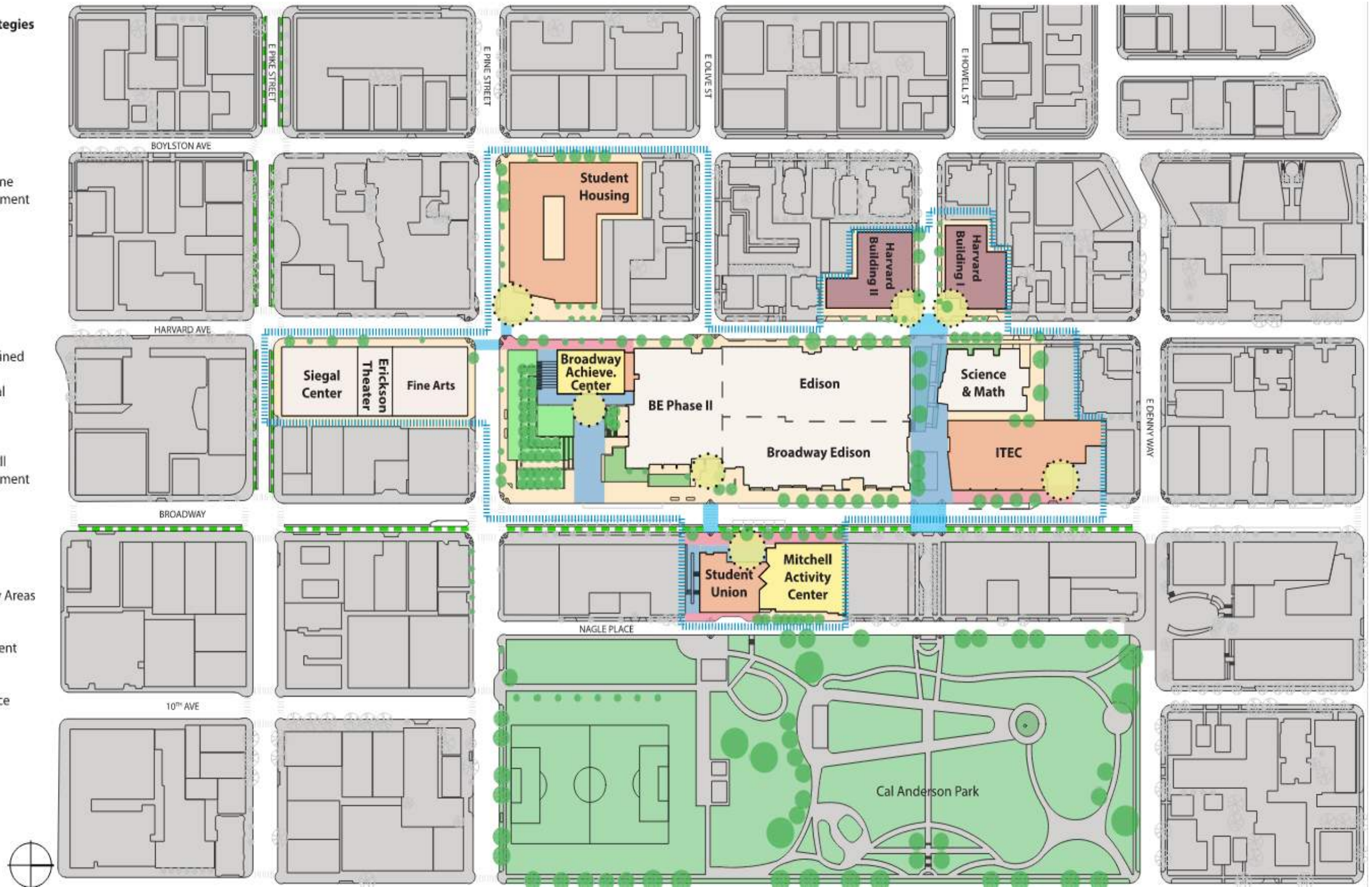
Seattle Central College maintains compliance with the Clery Act, which requires the College to report on security policies and to collect, maintain, and report crime statistics that are included in the annual security report.

FIGURE 12 SAFETY AND SECURITY

**Safety and Security Design Strategies Implementation Locations**

- ITEC Building**
  - Campus/Building entry
  - Streetscape at Broadway
  - Howell passageway
- Student Housing**
  - Building Entry
  - Streetscape at Harvard and Pine
  - Pedestrian crosswalk development at Pine and Harvard.
- Broadway Achievement Center**
  - Building entry
  - Streetscape at Harvard
  - South Plaza improvements
- Student Union**
  - Building entry
  - Streetscapes at Broadway
  - Streetscape at Nagle (City defined Greenway)
  - Pedestrian passageways to Cal Anderson (North and South)
- Harvard Buildings I and II**
  - Building Entry
  - Streetscape at Harvard, Howell
  - Pedestrian crosswalk development at Howell and Harvard.

- LEGEND**
- Campus/Building Entry Areas
  - Streetscape Development
  - Passageway/Open space improvements
  - Street Crossings





### Crime Prevention Through Environmental Design (CPTED)

Seattle Central College will consider application of appropriate principles of Crime Prevention Through Environmental Design (CPTED) to guide its decisions on how to create a campus environment that is a safe and secure for its students, staff, and the community. The college also acknowledges that some CPTED principles can have inequitable and discriminatory impacts because of implicit biases of individuals only considering the perception of personal safety within a context of systemic racism.

CPTED theories contend that public safety staff, architects, city planners, landscape and interior designers, and community volunteers can create a climate of safety in a community if appropriate design strategies are applied. The Four Principles of CPTED are:

1. Natural Surveillance
2. Natural Access Control
3. Territorial Reinforcement
4. Maintenance and Management

SCC's goal is to create a safe and secure campus by designing a physical environment that positively influences human behavior. Strategies that have unique applicability to SCC and the Capitol Hill Community, these include:

- Maintain clear sightlines.
  - Critical areas include open spaces, building entries, at sharp corners, and on well-traveled pathways.
  - Landscaping should be selected and maintained to provide clear sightlines.
- Provide adequate lighting for at night.
  - For areas intended for nighttime use, adequate lighting should be provided so a person with average vision can identify a face from ~30' away.
  - Lighting should be provided on popular pathways (especially thought open spaces), so a route is easily discernable.
- Use signage, intentional design elements, and maintenance standards to convey to the public they are on a college campus.

### Design Strategies

#### Natural Surveillance

The incorporation of natural surveillance on the SCC campus can substantially aid in a reduction of unwanted behavior impacting the safety of the campus and Capitol Hill Community. Campus development must promote design features that maximize visibility of people, pedestrian walkways and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; and adequate nighttime lighting. Primary to successful natural surveillance at SCC is building transparency so that a building's internal activities can overlook public areas, giving people the ability to see where they are going as well as to inform others that people can see them – to See and Be Seen.

Successful natural surveillance design strategies to be applied to all campus development will include:

- Lighting -Adherence to appropriate site lighting levels (fc = foot-candles)
 

Campus perimeter (non-pedestrian areas)	0.15 - 0.4 fc
Pedestrian walkways and building entrance/exit	2.0 fc
Vehicle entrances	1.0 fc
Building perimeter (pedestrian walkways and open site areas)	1.0 fc
Service yard areas	0.2 fc
- Visibility - Open visibility into and out of open stairways, building emergency exits, service areas, etc.
- Transparency - High levels of building transparency at the ground level of all buildings, particularly when they abut public walkways, stairwells, building entries and exits, and service areas
- Activity - Provide open activity areas (seating, gathering, and cultural spaces) immediately adjacent to building entrances/exits

The goal of Natural Surveillance is to reduce the opportunity for unwanted interactions.

### Territoriality

The use of territory definition is a key element in signaling to visitors that they are entering the environs of Seattle Central College and that it is a safe and secure environment.

Defining campus space from public space is a delicate balance. Distinctive territorial indicators can be accomplished in numerous ways. Territoriality design strategies to be applied to campus development will include:

- Landscaping – Use distinctive and unique plantings that can be applied across the extents of campus)
- Paving – Replacement and/or extension of the existing distinctive red pavers
- Signage – Building signage, district boundary markers, security.
- Lighting – Use distinctive and unique lighting solutions.
- Site Furnishings - Provide distinctive and unique seating, planter boxes, fencing, etc.)

The purpose of territorial definition is not to stop unwanted behavior but to deter it. Definition of the campus environs conveys the message to students and staff that this area is their home. This sense of ownership then supports a shared proactive approach in concert with the college public safety department to maintain a safe and secure environment.

### Maintenance

Properly maintained buildings and grounds are an expression of care and concern not just to college students and staff, but also to the larger community. Deterioration indicates less control by the college and indicates a greater tolerance of disorder. One of the greatest challenges for Seattle Central College is preventing and cleaning of constant vandalism. The more quickly vandalism is removed, the less likely it is to be repeated. The college has instituted several strategies across campus which will be extended to all new project development:

- Sacrificial films provided on all ground level glazing. These protective films on glass surfaces create an affordable means to protect glass from etching and painting.
- Anti-graffiti coatings applied to masonry/concrete/stone surfaces. These coatings make the removal of paint easy and preserve the intended finishes.
- Maintenance contracts are in place with outside vendors to provide rapid repairs of vandalism and other damages. Specifically, Seattle Central College has existing contracts for glass replacement and graffiti removal.

### Clear Pedestrian Arrival, Drop-off, and Transitions to Transit

- Develop vehicular drop-off areas with clear connections to major paths and building entrances.
- Drop offs should be well-lighted with clear signage to find major destinations.

### Pedestrian Pathways

- Include clear paths of travel from all parking/transportation areas to building entrances.
- Provide clear routes amongst all major activities.
- Locate facilities with nighttime activities along major pathways.
- Connect campus pathways to city trails, sidewalks, and transportation routes.

### Signage

- Mark parking entrances from main roadways.
- Unify campus with a campus-wide, consistent approach to signage.
- Signage should reinforce path hierarchy.
- Develop signs for a diverse population. Make signs more visual/universal than language based.

### Lighting, Day, and Night Use

- Develop lighting for paths with connections to overall path hierarchy.
- Unify campus with consistent lighting types and locations.
- Light campus with poles and bollards rather than by lights on buildings.
- Provide emphasized lighting at building entries.
- Emphasize vehicular drop-off areas with higher light levels.
- Provide lighted paths from parking to building entrances for nighttime use.

**Aspirational Guideline Traffic Calming on Harvard Avenue between Pike and Denny**

The following pictures represent a concept for improving the amount of green space and the pedestrian character of college property along Harvard Avenue. Potential street narrowing and traffic calming along Harvard Avenue between Pike Street and Denny Streets, (at some point in the future) would help to enhance the pedestrian realm. With the opening of the Seattle Streetcar on Broadway in 2014, the additional bike lanes, and the vehicle lane designation changes has resulted in more vehicular traffic on Harvard Avenue. Due to the number of students and community members that cross or traverse Harvard, there is concern over the increase in traffic and safety. Efforts to calm traffic along this important edge of campus by street narrowing would result in additional green space by extending the curb line into the existing street alignment. The street narrowing will provide for two lanes of traffic and one lane of on-street parking.



Traffic-calming chicane design from SDOT Streets illustrated.

Traffic-calming pinch point design from SDOT Streets illustrated.



Existing condition on Harvard Avenue near the intersection with Pine Street

**SECTION 5 – OTHER STANDARDS**

Additional standards may be proposed by an institution or required by the Director to DCLU per the Major Institution Overlay District (23.69.030.C.4).

**Sustainability Guidelines**

Seattle Central College is committed to creating High Performance Educational Facilities that will ensure the optimal health and productivity of students and faculty. It also supports and will comply with all State of Washington LEED compliance mandates.

Whether termed “Sustainable,” “High Performance,” “Green,” or “Environmentally-Friendly,” people have varied notions about what sustainable building means. Some think it means saving energy while others think it means protecting the environment. While these are important aspects of sustainability, they are not sufficient to describe it, because sustainability has a human dimension as well.

Sustainable building can provide improvements in lifestyle, comfort, satisfaction, and health along with protecting ecosystems and saving energy and resources. It integrates project designing, planning, and engineering to work *with*, not against, nature. Sustainable building practices incorporate nature’s “free” services (wind, sun, thermal properties, greenhouse principles, light, etc.) to create a high-quality indoor environment while circumventing as much damage to the ambient environment as possible.

Buildings are a primary source of pollution that leads to urban air quality problems, climate change, habitat destruction, and overfilled landfills. The challenge is to design and construct buildings prudently, so that they use a minimum of nonrenewable energy, produce minimum pollution, and use as little extracted material resources as possible, while at the same time increasing the comfort, health, and safety of the people who live and work in them.

Traditional building practices often overlook the interrelationships between a building, its components, its surroundings, and its occupants. “Typical” buildings consume more of our resources than necessary, negatively impacting the environment, and generating a large amount of waste.

Conversely, sustainable building practices offer an opportunity to create environmentally sound and resource-efficient buildings by using an integrated approach to design. Sustainable buildings promote resource conservation, including energy efficiency, renewable energy, and water conservation features; consider environmental impacts and waste minimization; create a healthy and comfortable environment; reduce operation and maintenance costs; and address issues such as historical preservation, access to public transportation and other community infrastructure systems. The entire lifecycle of the building and its components is considered, as well as economic and environmental impact and performance.

“High Performance Educational Facility” refers to the physical facility. Good teachers and motivated students can overcome inadequate facilities and perform at a high level almost anywhere, but a well-designed facility can truly enhance performance and make education a more enjoyable and rewarding experience. A high-performance educational facility is healthy; thermally, visually, and acoustically comfortable; energy, material, and water efficient; safe and secure; easy to maintain and operate; commissioned; has an environmentally responsive site; is a building that teaches; a community resource; is stimulating architecture; and is adaptable to changing needs.

**Building Siting** Siting is one of the most important issues to grapple with when planning for new construction. The siting of any facility will impact every aspect of the campus, from the direct environmental impact to energy consumption, and on to indoor environmental quality. Siting involves both the decision of where to put the building and how to orient it on the site. Several issues need to be addressed when siting any new construction. These include, but are not limited to vehicle, pedestrian, and transit access, landscaping impacts, stormwater management and orientation of the building for passive heating, natural ventilation, and daylighting.

#### Indoor Environmental Quality (IEQ)

Indoor Environmental Quality is an integral aspect of a high-performance educational facility. Good IEQ can reduce student and faculty absences, increase student performance, reduce illnesses related to indoor toxins, and improve teacher retention rates. IEQ includes indoor air quality (IAQ), acoustics, daylighting and lighting quality, and thermal comfort. These factors will help reduce distractions, improve comfort levels, and keep students, faculty, and staff healthy.

All aspects of IEQ react and interact with each other as well as with other aspects of high-performance educational facilities. Siting issues will affect daylighting potentials and acoustics. Building envelope design will affect thermal comfort, daylighting, and indoor air quality. Materials choices will affect all aspects of IEQ. The construction process and the operations and maintenance will also affect IAQ. To optimize good IEQ, it is important to consider it throughout the design and construction process.

#### Energy Resources

“Sustainable” facilities should be models of energy efficiency. They can support sustainable energy efforts by using an integrated design process that takes into consideration everything from building siting and orientation to the building shape and the landscaping around it, as well as to the lighting, heating, cooling, and ventilation sources.

Integrated design strategies can result in long and short-term savings. For example, reduced heat from an energy efficient lighting system and good natural ventilation design can reduce the cooling demand, and thus the size and cost of the air conditioning units. All members of the design team should meet early in the planning process and continue to coordinate integrated design concepts throughout the project to reduce energy costs. The result of integrated design is reduced overall energy consumption, thereby saving construction costs through the downsizing of the systems and on-going cost of operation through reduced utility bills.

#### Water Resources

The most economical, efficient, and environmentally appropriate approach to deal with water demand is to reduce water consumption and to use water resources more wisely. High performance educational facilities can contribute to this effort by using water-efficient landscape techniques and by using water-efficient fixtures and controls in indoor and outdoor plumbing systems.

#### Materials

It is important to consider material efficiency in the design, construction, and renovation of buildings. Material efficiency refers to durable, reused, salvaged, refurbished, recycled content, and recyclable materials manufactured using environmentally friendly practices. The result is buildings that are environmentally responsible models to both their students and their community. Material efficiency can often save money by reducing the need to buy new materials and by reducing the amount of waste taken to the landfill. Buildings can reduce the number of materials needed by reusing onsite materials, eliminating waste created in the construction and demolition process, and choosing materials that are safe, healthy, aesthetically pleasing, environmentally preferable, and contain low embodied energy.

#### Community Matters

Sustainable design encompasses more than the physical building. It is imperative for SCC to consider the impact of new/renovation construction on the surrounding community.

The site on which a building is constructed impacts the surrounding community in several ways: pedestrian and automobile traffic, visual and physical effects of parking lots, quantity, and quality of open space as an amenity to a neighborhood, and community services the building may offer.

Aspects such as the exterior design of the college, amenities that it may provide, and environmental design features can be a source of pride to the community. The SCC campus is a center for teaching and learning that also adds a functional value within the community by providing access to facilities as well as services such as childcare, dental and health clinics, continuing education, conference facilities, performing arts venues, outdoor spaces for community events (farmers market, etc.).

#### Community-Wide Sustainability Efforts

SCC's adjacent community neighbors have and are actively pursuing a variety of community-based sustainable efforts. As a primary landowner in the Capitol Hill neighborhood, SCC is committed to working with and supporting this community-based work, which includes the efforts by Capitol Hill Housing (CHH) to create an Ecodistrict:

CHH is exploring the creation of an Ecodistrict on Capitol Hill at the properties over the light rail station, focusing on shared, sustainable, environmentally responsible, and well-designed new development. SCC will become an active shareholder and assist in the research of possible solutions for campus buildings and systems, in concert with the work proposed on the light rail TOD sites. This may include:

- District-wide energy solutions
- Shared water resources
- Regional stormwater detention and treatment systems
- Optimized waste, recycling, food production and composting
- Building orientation and development which maximizes passive heating and cooling opportunities

#### Commissioning

Without proper commissioning, a building's many sustainable design elements can be compromised. The Commissioning Process is a quality-oriented process for achieving, verifying, and documenting that the performance of facilities, systems, and assemblies meet defined objectives and criteria. The commissioning process begins at project inception (during the pre-design phase) and continues for the life of the facility, through the occupancy and operational phases. By implementing a commissioning plan, SCC can be sure that all systems function at optimum levels.

#### Faculty and Student Performance

Washington State Community and Technical Colleges are facing quite a list of challenges, which include tight budgets, ever-increasing student enrollment, growing needs for renovation and building, and most importantly, a higher expectation of faculty and student performance among these compelling circumstances. While facilities built to be sustainable cannot solve every issue facing a campus, they can certainly have a favorable impact on the College's budget, help protect the environment, and encourage better performance of faculty and students as a result of providing a better learning environment. High performance educational facilities integrate today's best technologies with architectural design strategies to achieve a better learning environment. Well-designed buildings include properties such as appropriate lighting (integration of daylighting and artificial lighting technologies), reduced noise levels (acoustic materials and low noise mechanical systems), healthy air quality, temperature, and humidity levels (indoor air quality IAQ), and thermal comfort (HVAC systems, and low-emission materials). This reduces distractions and creates environments where students and faculty can see and communicate with one another clearly and comfortably.

### Universal Design Guidelines

Universal Design, as defined by The Center for Universal Design at North Carolina State University, is “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” Universal design principals are typically more stringent than code-mandated accessibility requirements (i.e., the American with Disabilities Act). Seattle Central College promotes the use of these design principles in all new building development, renovation, or remodel.

Universal Design asks from the outset how to make the design work beautifully and seamlessly for as many people as possible. It seeks to consider the breadth of human diversity across the lifespan to create design solutions that work for all users. The following seven principles will describe the basic philosophy of Universal Design:

**Equitable Use** The design is useful to people with diverse abilities. Guidelines include:

- Provide the same means of use for all users: identical whenever possible; equivalent when not.
- Avoid segregating or stigmatizing any users.
- Provisions for privacy, security, and safety should be equally available to all users.
- Make the design appealing to all users.

**Flexibility in Use** The design accommodates a wide range of individual preferences and abilities. Guidelines include:

- Provide choice in methods of use.
- Accommodate right- or left-handed access and use.
- Facilitate the user’s accuracy and precision.
- Provide adaptability to the user’s pace.

**Simple and Intuitive**

Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level. Guidelines include:

- Eliminate unnecessary complexity.
- Be consistent with user expectations and intuition.
- Accommodate a wide range of literacy and language skills.
- Arrange information consistent with its importance.

**Perceptible Information**

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities. Guidelines include:

- Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
- Provide adequate contrast between essential information and its surroundings.
- Maximize “legibility” of essential information.
- Differentiate elements in ways that can be described (i.e., easy to give instructions or directions).
- Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

**Tolerance for Error**

The design minimizes hazards and the adverse consequences of accidental or unintended actions. Guidelines include:

- Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
- Provide warnings of hazards and errors.
- Provide fail safe features.

**Low Physical Effort**

The design can be used efficiently and comfortably and with a minimum of fatigue. Guidelines include:

- Allow user to maintain a neutral body position.
- Use reasonable operating forces.
- Minimize repetitive actions.
- Minimize sustained physical effort.

**Size and Space for Approach and Use**

Appropriate size and space are provided for approach, reach, manipulation, and use regardless of user’s body size, posture, or mobility. Guidelines include:

- Provide a clear line of sight to important elements for any seated or standing user.
- Make reach to all components comfortable for any seated or standing user. Accommodate variations in hand and grip size.
- Provide adequate space for the use of assistive devices or personal assistance.

**Universal Design Recommendations**

It is recommended that future developments seek to include successful implementation of these recommendations:

**Circulation Issues**

- Clearly define and highlight accessible routes throughout campus.
- Utilize color and textured walking surfaces to ease use by the visually impaired.
- Connect accessible routes to accessible building entries.
- To the greatest extent possible, do not separate accessible routes from those used by others.

**Site Issues**

- Provide personal and van parking stalls in excess of code minimum requirements. Locate these stalls adjacent to building entrances.
- Site benches should be provided with arms to assist in transfer from wheelchairs.
- Provide an accessible route to and from all city blocks that contain SCC facilities, including curb cuts, cross walks, and pathways.

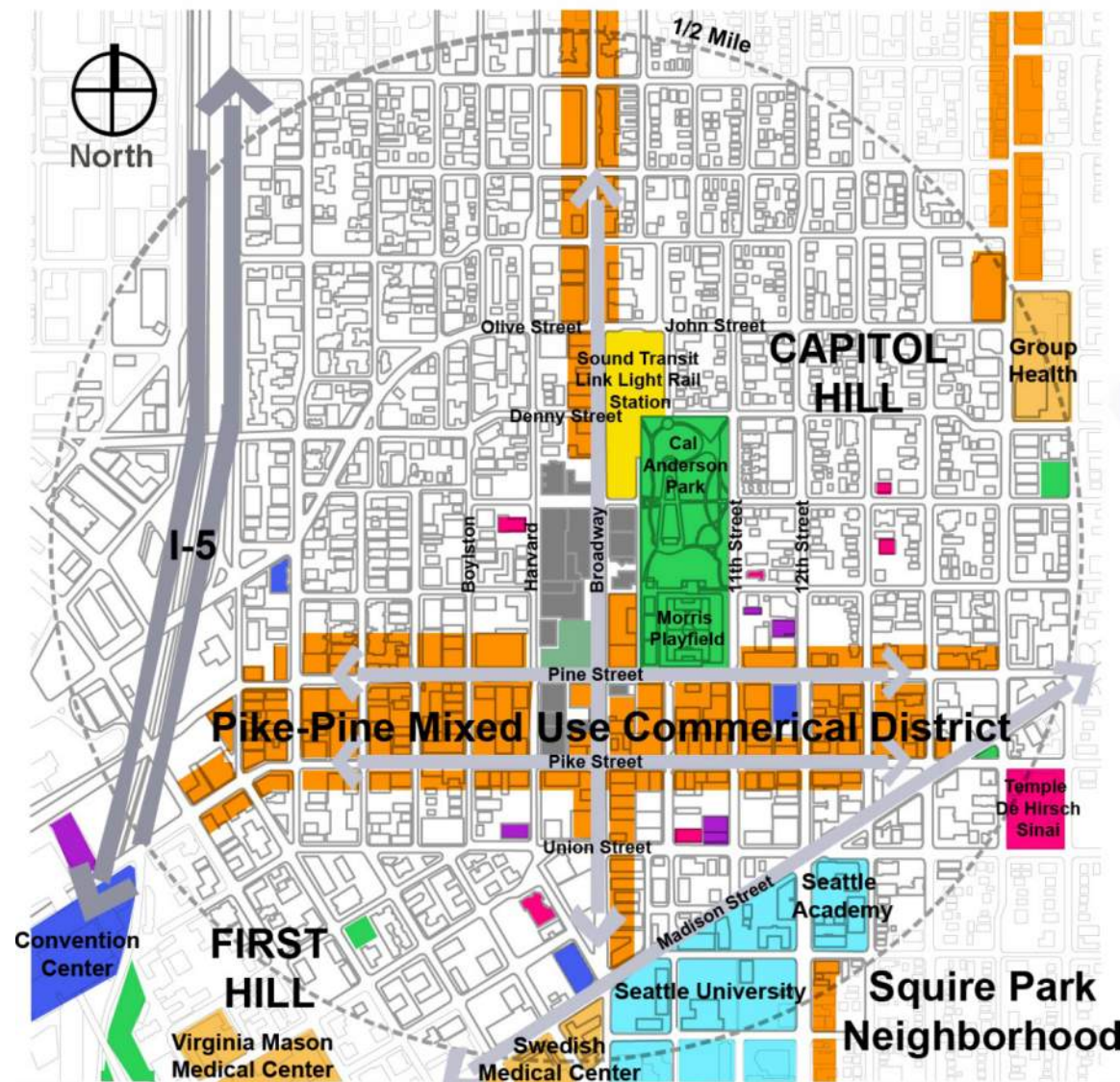
**Building Use Issues**

- To the greatest extent possible, do not design elements that are exclusive to any portion of the population.
- Fully integrate accessible features into all public gathering spaces.
- Provide clear lines of sight to important elements for any seated or standing user particularly in classroom spaces.
- Make reach to all components comfortable for any seated or standing user. Accommodate variations in hand and grip size.
- Provide adequate space for the use of assistive devices or personal assistance.
- Use accessible bathroom stalls which are larger than code minimum. Include space for baby changing tables.
- Replace all vending and self-help equipment with those that are compliant with reach and operational limitations.
- Make all classroom, kitchen, and break room sinks accessible.
- In auditoriums and larger classroom spaces, provide lighting at instructional head walls for sign language interpreters.
- Update the location of toilet accessories, HVAC controls, light switches, elevator buttons, etc. to comply with recent code revisions.
- Make shades, curtains, windows, and mechanical doors operable by a closed fist.
- Acoustical performance should meet minimum WAC (Washington Administrative Code) requirements.
- Adjust doors to operate with minimum required force. Provide automatic doors to the greatest extent reasonable or eliminate altogether.
- Provide piping protection below all sinks.
- Provide instructor consoles which are fully usable by those with disabilities, and which do not block the view of those seated in wheelchairs.
- Provide elevators to roof areas of all new buildings.

CHAPTER FIVE – CAMPUS AND COMMUNITY CONTEXT

**Introduction** Seattle Central College recognizes the importance of sustaining a vibrant campus environment with a strong physical connection to the neighborhood. This section provides guidance for future development that seeks to maintain vibrancy and integrate the campus into the community context.

The future vision for the college campus is that it be permeable and well-integrated into the urban fabric. Students and members of the surrounding community will blend in this urban cultural and business climate. Students will live on campus as well as in the surrounding neighborhoods. SCC’s students will interact with neighbors and the community through economic use, internships, and professional connections, as well as participation in and creation of cultural events. Leaders from business, government and non-profit sectors will be key partners with SCC and in turn will speak, teach, and mentor on campus. Increasingly, campus functions and services will be readily accessible to and used by residents of the surrounding neighborhood. An asset to the college and the community will be a re-vitalization of the college streetscape along Broadway from E Denny Way to E Pine Street. Through these and other activities, connections between SCC’s campus community, its surrounding neighborhood, and the community at-large will be strengthened.



Community connections within 1/2 mile



Point Park University is located in the midst of the urban commercial core of Pittsburgh PA. Point Park recently, and is, undergoing a major revitalization of several downtown blocks into what they call an Academic Village which blends academic spaces, services, and cultural spaces with neighborhood amenities such as the Point Park Square shown above.



New York University, New York, is located over several non-contiguous urban blocks in the midst of Manhattan. Campus identity is clearly known due to the branding of the “district.” In addition, college students and the community at large blend together in using both university and neighborhood resources.

**Community Connectivity**

In recent years, the community that surrounds the SCC campus has seen substantive development. Most notably is the opening of the Capitol Hill Sound Transit Station and the development of the Sound Transit and other parcels at the north end of the SCC campus. This development activity has been openly embraced and shaped by Capitol Hill and Pike/Pine community participation. SCC seeks to become an active participant in the community fabric of the vibrant Capitol Hill neighborhoods.



Before



After

Broadway at Denny Way, before and after images showing the new streetcar stop and Sound Transit Stop (right side of image)

In all future development, campus edges will be designed to be permeable and integrated into the urban fabric. Recent community design guidelines such as the Urban Design Framework (for the ST parcel development) and the Capitol Hill EcoDistrict (by Capitol Hill Housing) have articulated the community desires for the neighborhood. Members of the SCC staff have participated in the creation of both these plans. SCC embraces the plans and many of the relevant design guidelines are incorporated throughout this master plan document.

Any future college development will embrace these guidelines as a reflection of its strong commitment to have its physical presence match its community neighborhood. SCC students, faculty, and staff will engage with members of the surrounding community in this urban academic, cultural, and business climate. Seattle residents and visitors come to the urban campus to see performances, attend lectures, participate in continuing education offerings, and utilize the college's public services. Students will live both on campus as well as throughout the surrounding neighborhoods. Through these and other services, connections continue to grow between SCC's campus community, its surrounding neighborhood, and the community-at-large.

#### Pedestrian Connections and Access to Surrounding Amenities and Services

In general, the plan seeks to increase the permeability of campus, activate building frontages and streetscapes, and improve safety for students and the community. Improvements to campus boundaries and open spaces are critically important to supporting strong physical connections between the SCC campus and the surrounding neighborhoods. **See Figure 10 – Community Connectivity – Planned** and **Figure 11 – Community Connectivity Aspirational** for depictions of anticipated improvements including:

- Improvements to the open space between the BE complex and the ITEC/SAM buildings. The intent will be to improve the pedestrian linkages between the residential area west of campus, with access to the Broadway Commercial District, light rail station, and Cal Anderson Park
- Crosswalks enhancements at Howell Street.
- Pedestrian streetscape improvements along Broadway.
- Pedestrian streetscape improvements along Harvard.
- Small opens spaces at the entrances to all new building projects.
- Creation of new campus gateways adjacent to the Sound Transit station.
- Enhancements to the main central campus crossing between the BE Complex and the Student Union.
- Perimeter landscaping and street trees will be provided along the street frontages of new developments and substantial renovations.

FIGURE 10 COMMUNITY CONNECTIVITY – PLANNED

LEGEND

-  Proposed MIO Boundary
-  Streetscape Improvement
-  Open Space Improvements
-  District Gateway Enhancements
-  Existing Pedestrian Crossing
-  Existing Protected Bike Lane
-  Proposed Pedestrian Enhancement
-  Sound Transit Station Entrance
-  Streetcar Stop
-  Metro Bus Stops
-  Existing SCC Buildings
-  New Construction/Expansion
-  Renovation
-  Park & Public Green Space
-  Existing Neighborhood Buildings

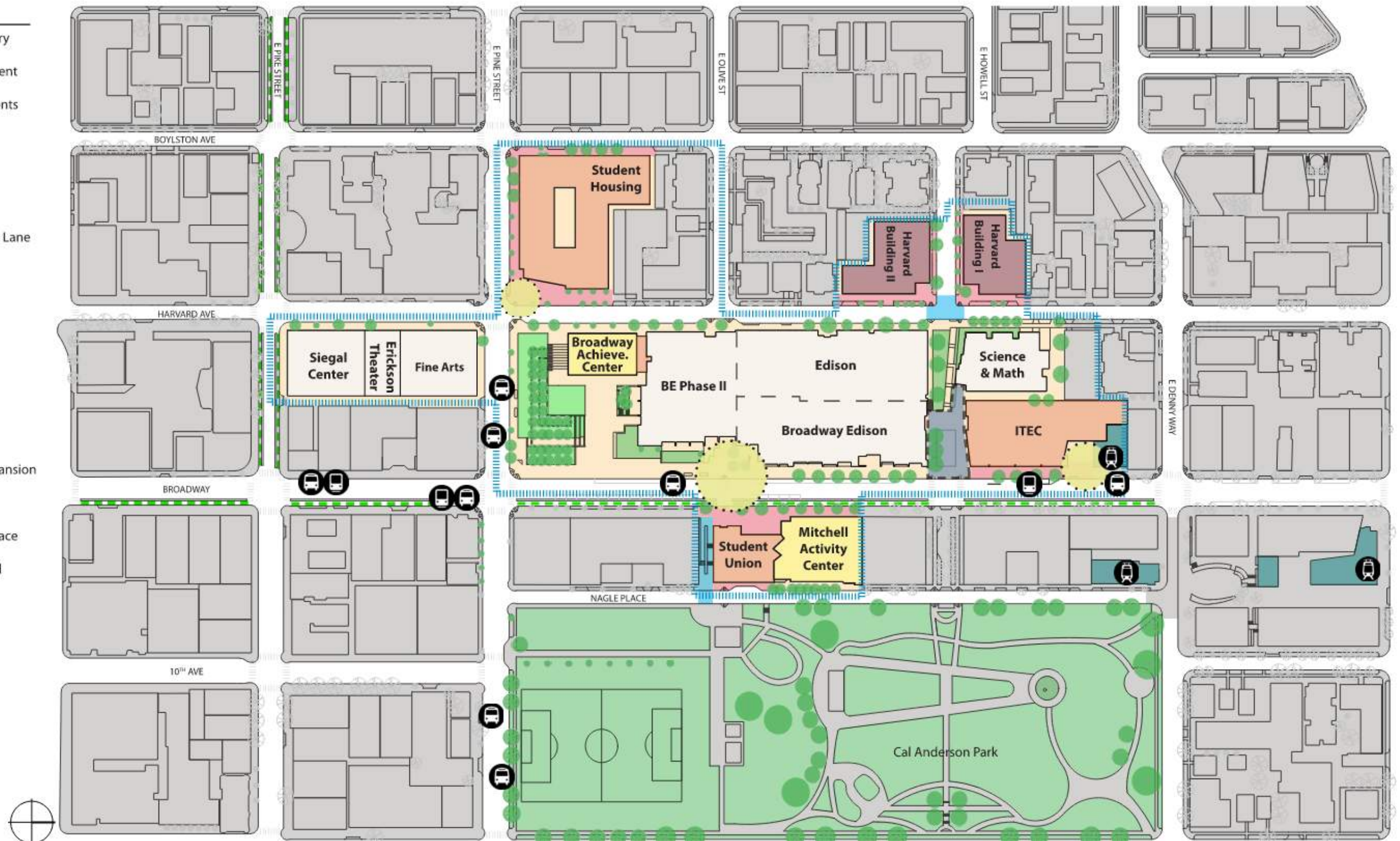
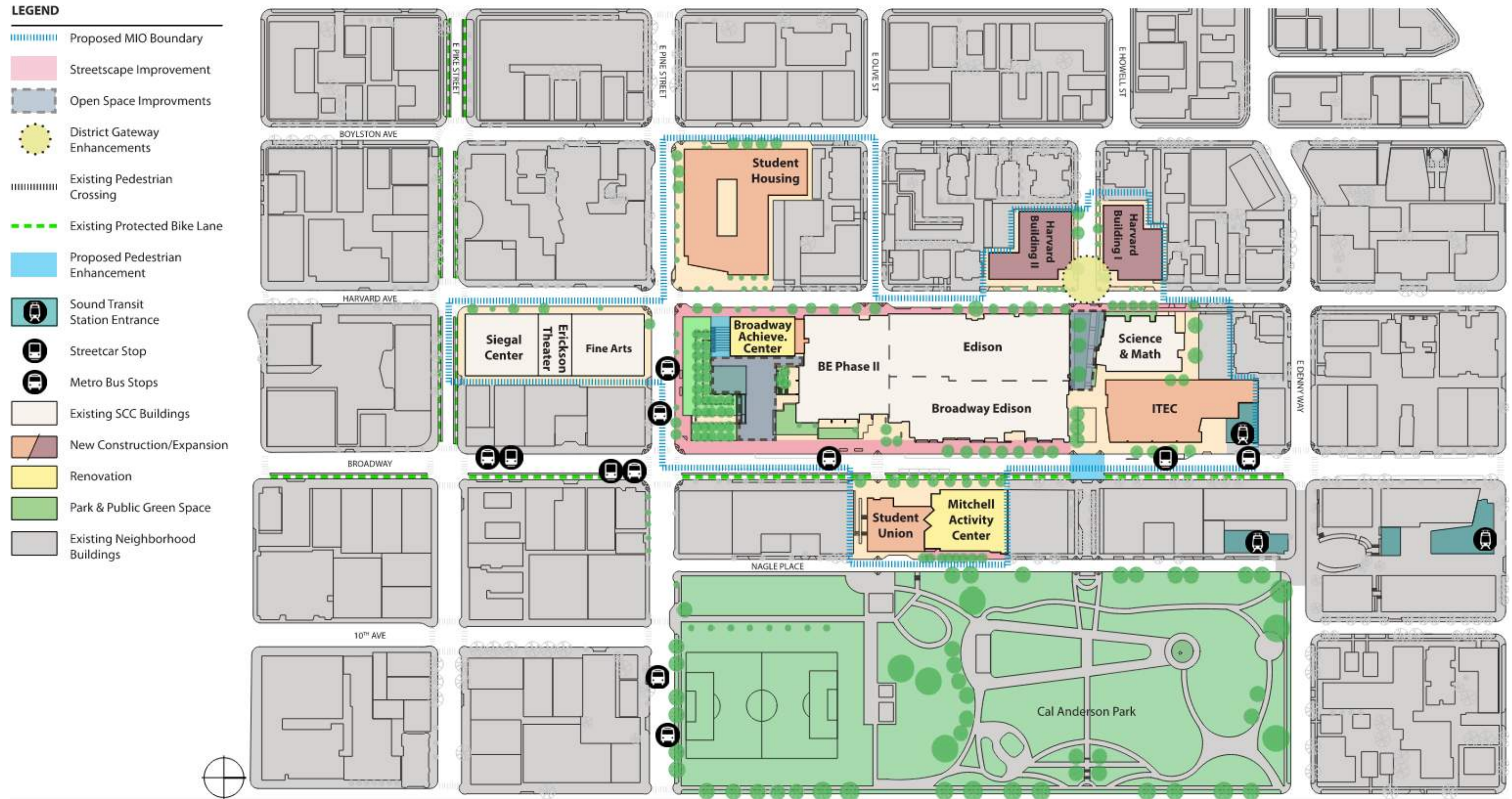


FIGURE 11 COMMUNITY CONNECTIVITY - ASPIRATIONAL





**Major Institutions within 2,500 feet.**

Seattle Central College is within 2,500 feet of three other Major Institutions. Kaiser Permanente to the east, Seattle University and Swedish Medical Center to the south. Virginia Mason Medical Center is within easy walking distance.

Students from SCC's Health Education Programs (which are not located on the main campus but are instead located approximately 1.7 miles south at the newly renovated Pacific Tower) often perform internships at the medical institutions. SCC's other academic programs often feed transfer students to Seattle University.

projects are developed. The following are recommended general guidelines to be followed in new development throughout the campus.

**Arts and Gathering Spaces**

The Capitol Hill neighborhood is a robust center for the Arts with many venues that support community use. **See Figure 18 – Campus and Community Arts and Gathering Spaces.** Seattle Central College is an active partner in the neighborhood as its campus includes three theater spaces that are used, to varying degrees, for both instructional purposes and as venues for community use. The college has a long history of entering into both long-term leases and short-term rental agreements with community arts organizations to leverage use of its campus venues as a community resource. SCC's available venues include:

**Broadway Performance Hall (BPH)**

The BPH hosts presentations by faculty, staff and invited guests as well as student-run performances and events. In addition, arts organizations, community groups, traveling performers and others have events at this venue. The fixed seat space holds 295. In addition to the performance hall, the building is used by the college's Music department.

**Fine Arts Building (which includes the Egyptian Theater)**

Within the Fine Arts building is the 450 seat Egyptian Theater. The theater is not utilized by the College for instruction. The space is leased out, currently to the Seattle International Film Festival. The remainder of the Fine Arts Building houses academic instruction in the fine arts.

**Erickson Theater**

This intimate "black box" performance space and a resource for Seattle Central College's drama students and the Seattle arts community. In addition to performances, the venue is great for panel discussions, lectures, meetings, and other events. The space holds a maximum of 151. The black-box theater is also used by the college Drama program.

**Preserving Arts and Gathering Spaces for Community Use.**

Seattle Central receives operational funding based upon the number of students enrolled in various programs. It is important to note, that the funding streams for SCC for both operational and Capitol dollars are only provided to support enrollment activities. No funding is provided for supporting community or other enterprise use.

Enrollment in the performing arts programs at SCC is limited, thus the funding available to support these three venues is only a fraction of what it takes to operate and maintain. SCC has long collaborated with community and arts organizations to lease and rent these facilities. Despite this, the added revenue still does not support their operation and maintenance uses. The college has long sought and must develop more robust partnerships that can appropriately support preservation of these spaces for continued community use.

**Proposed Changes to Arts and Gathering Spaces**

**Fine Arts Building**

The college currently has no plans for any physical changes to the Egyptian Theater. It will remain in its current configurations and be leased to an outside partner. The remainder of the building will continue to serve the College.

**Erickson Theater**

The college currently has no plans for any physical changes to the Erickson Theater. It's expected to remain in their current theater configuration and be lease/rented to outside partners when not serving instructional needs.

**Broadway Performance Hall**

As a Planned Project in this master plan, the building is planned as a full interior renovation of the building. This 41,174 square foot building has less than 7,000 square feet of space used for instructional purposes. The building has had almost no improvements since its opening in 1978 after re-construction and needs a comprehensive renovation. The college submitted for Capitol funding to renovate the building interior to better serve the needs of the college in instruction and student support. Cognizant of the role these building plays as a community resource, the planned program for the renovation includes a 4,500 square foot auditorium. The space is expected to be a flexible multi-use space that can be used for a variety of college and community gathering of up to 250 people.

FIGURE 18 CAMPUS AND COMMUNITY ARTS AND GATHERING SPACES

LEGEND

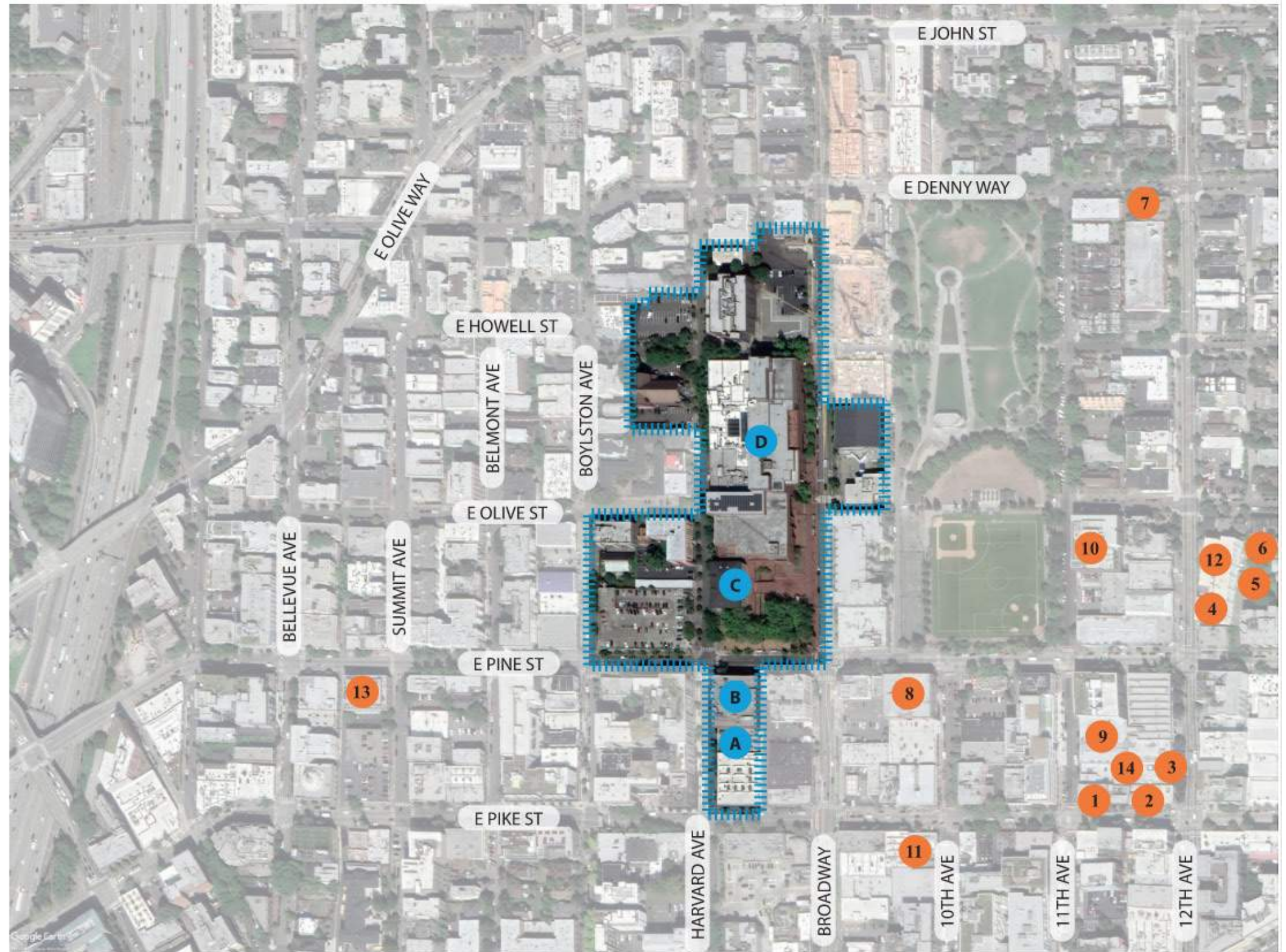
Proposed MIO Boundary

Seattle Central College Arts and Gathering Spaces

- A Erickson Theater
- B Egyptian Theater
- C Broadway Performance Hall
- D M. Rosetta Hunter Art Gallery

Existing Community Performing Arts Resources

- 1 Annex Theatre / Cassandra Blackmore Studio / Studio Current
- 2 ReAct Theatre
- 3 Northwest Film Forum / Indigenous Showcase
- 4 12th Avenue Arts
- 5 Washington Ensemble Theater
- 6 Three Dollar Bill Cinema
- 7 Artist Trust
- 8 Century Ballroom
- 9 Crybaby Studios
- 10 Hugo House
- 11 Neumos
- 12 Strawberry Theatre Workshop
- 13 True Love Tattoo & Art Gallery
- 14 Vermillion Art Gallery & Bar



### Master Plan Consistency with Neighborhood Plans

Seattle Central College sits at the nexus to two neighborhoods; Capitol Hill with the Broadway street district to the north, and the Pike/Pine corridor to the south. Planning included in the Capitol Hill Neighborhood plan, dated December of has been, for the most part fully realized, or is no longer valid.

Both of these neighborhoods have an extensive history of community planning. Most notable were the efforts undertaken around the Capitol Hill Light Rail Station planning from 2010. This resulted in the Capitol Hill Light Rail Station Design Guidelines which was published in 2013. Much of the planning contained in those guidelines has now been completed. Current neighborhood planning (as recognized by the City of Seattle and/or the Department of Neighborhoods is limited to the following:

- Capitol Hill Neighborhood Design Guidelines (version 2 was issued in 2019).
- Pike Pine Neighborhood Design Guidelines (version 3 was issues in 2017).

These plans were carefully reviewed by SCC and elements that are relevant to an institution of higher education have been incorporated wholly or adjusted during conversations with the SCC MIMP Citizen's Advisory Committee.

This masterplan is consistent with the overall goals and visions of the neighborhoods to the extent reasonable for a state funded institution. Many neighborhood goals may be difficult to realize due to the SCC's funding (from State resources). In these cases, where appropriate, SCC has identified to "Aspirational" commitments to seek funding for realization.

**APPENDIX A DEFINITIONS**

**Acronyms and Abbreviations**

The following definitions apply to terminology used throughout this Major Institution Master Plan document. If a term is not defined herein, the definition shall be per the Definitions section of the land use code found in the SMC 23.84A. (Seattle Municipal Code (SMC), title 23, chapter 84A. See:

[https://library.municode.com/wa/seattle/codes/municipal\\_code?nodeId=TIT23LAUSCO\\_SUBTITLE\\_IVAD\\_DIV2GETE](https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IVAD_DIV2GETE)

CAC	Community Advisory Committee
EO	Executive Order (State of Washington)
EIS	Environmental Impact Statement
FAR	Floor Area Ratio
ICP	Internal Concept Plan
LEED	Leadership in Energy and Environmental Design
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SBCTC	State Board of Community and Technical Colleges
SCC	Seattle Central College
SMC	Seattle Municipal Code
SOV	Single-Occupancy Vehicle
TMP	Transportation Management Plan
VMT	Vehicle Miles Traveled

**Definitions**

Alley	“Alley” means a public right-of-way not designed for general travel and primarily used as a means of vehicular and pedestrian access to the rear of abutting properties. An alley may or may not be named.
Arterial	“Street, arterial” means every street, or portion thereof, designated as an arterial in SMC Exhibit 23.53.015 A.
Designated Open Space	Open space within the MIO District that is significant and serves as a focal point for users of the Major Institution, per SMC 23.69.030.E.4.b.
Environmental Impact Statement (EIS)	An “Environmental Impact Statement” is required by the State Environmental Policy Act. As used in this title, the term refers to a draft, final or supplemental EIS.
Floor Area Ratio (FAR)	Means a ratio expressing the relationship between the amount of gross floor area or chargeable floor area permitted in one or more structures and the area of the lot on which the structure is, or structures are, located, as depicted in Exhibit <a href="#">23.84A.012</a> A.
Gross Floor Area	“Gross floor area” means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line. Gross floor areas for future projects identified in this MIMP are approximations and are usually rounded to the nearest 1,000 square feet.
Internal Concept Plan (ICP)	The “Internal Concept Plan” is the first step of the formal MIMP process, as specified in SMC 23.69.032.C.

LEED	Leadership in Energy and Environmental Design; refers to the “Green Building Rating System” developed and maintained by the United States Green Building Council. The USGBC describes LEED as a “third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings.”
Landmark Structure	“Landmark structure” means a structure designated as a landmark, pursuant to the Landmark Preservation Ordinance, Chapter 25.12.
Lot Coverage	“Lot coverage” means that portion of a lot occupied by the principal structure and its accessory structures, expressed as a percentage of the total lot area, refer to SMC Exhibit 23.84.024 B.
Major Institution	“Major Institution” means an institution providing medical or educational services to the community. A Major Institution, by nature of its function and size, dominates and has the potential to change the character of the surrounding area and/or create significant negative impacts on the area. To qualify as a Major Institution, an institution must have a minimum site size of sixty thousand (60,000) square feet of which fifty thousand (50,000) square feet must be contiguous and have a minimum gross floor area of three hundred thousand (300,000) square feet. The institution may be in a single building or a group of buildings which includes facilities to conduct classes or related activities needed for the operation of the institution.
Major Institution – Educational	Educational Major Institution means an accredited post-secondary level educational institution, operated by a public agency or non-profit organization, granting associate, baccalaureate and/or graduate degrees. The institution may also carry out research and other activities related to its educational programs.
Major Institution Master Plan	The intent of the “Major Institution Master Plan” shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods.
Modulation	Means a stepping back or projecting forward of sections of the facade of a structure within specified intervals of structure width and depth, as a means of breaking up the apparent bulk of the continuous exterior walls (Exhibit A for <a href="#">23.84A.025</a> )
Neighborhood Plan	“Neighborhood plan” means a plan adopted by the Council which has been developed to guide neighborhood growth and development and deal with other neighborhood related issues such as housing, institutions, transportation, economic development, and other community development activities.
Open Space	“Open space” means land and/or water area with its surface predominately open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form. See also Designated Open Space.

**Overlay District** “Overlay districts” are established to conserve and enhance the City of Seattle’s unique natural marine and mountain setting and its environmental and topographic features; to preserve areas of historical note or architectural merit; to accomplish City policy objectives for specific areas; to assist in the redevelopment and rehabilitation of declining areas of the City; to balance the needs of Major Institution development with the need to preserve adjacent neighborhoods; and to promote the general welfare by safeguarding such areas for the future use and enjoyment of all people.

**Application of Regulations**

Property located within an overlay district as identified on the Official Land Use Maps, Chapter SMC 23.32, is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.

**Pedestrian Designated Zone**

A pedestrian designation (a “P” suffix to the standard zoning designation) indicates that such areas are intended to create a pedestrian-oriented environment. Pedestrian designated development regulations apply to projects located within a pedestrian designated zone where they front onto a designated principal pedestrian street, as identified in SMC 23.47A.005.E.2. The location of uses in pedestrian-designated zones are described in SMC 23.47A.005.E.1. Other street-level development standards for pedestrian designated zones are found at SMC 23.47A.008.C.

**Planned Projects**

“Planned Projects” are those that the College has definite plans to construct as funding (public or private) becomes available. In general, these projects are anticipated to be developed in the next 10 years.

**Potential Projects**

“Potential Projects” are less definite than “Planned” but could be constructed in the as needs arise and funding becomes available.

**Setback**

Means the minimum required distance between a structure or portion thereof and a lot line of the lot on which it is located, or another line described in a particular section of this title.

**Zoning Designations**

The following General zoning designations are noted throughout this master plan document. These classifications are established by the Seattle Municipal Code - SMC 23.30.010.A. Detailed explanations of the designations are indicated in SMC 23.34.010 through 23.34.086 which can be found at:

[https://library.municode.com/wa/seattle/codes/municipal\\_code?nodeId=TIT23LAUSCO\\_SUBTITLE\\_IILAUSRE\\_CH23.34AMOFLAUSMARE\\_SUBCHAPTER\\_IIRECR\\_23.34.01ODESF5000SF7200SF9600ZO](https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IILAUSRE_CH23.34AMOFLAUSMARE_SUBCHAPTER_IIRECR_23.34.01ODESF5000SF7200SF9600ZO)

SF 5000	Residential Single -Family 5,000 SF
L-1	Residential Multifamily Low-rise 1
L-2	Residential Multifamily Low-rise 2
L-3	Residential Multifamily Low rise 3
MR	Residential Multifamily Midrise
HR	Residential Multifamily Highrise
C2-65	Commercial 2 - 65'
NC1-30	Neighborhood Commercial 1 - 30'
NC2-40	Neighborhood Commercial 2 - 40'
NC3-40	Neighborhood Commercial 3 - 40'
NC3-65	Neighborhood Commercial 3 - 65'
NC3-90	Neighborhood Commercial 3 - 90'
NC3-160	Neighborhood Commercial 3 - 160'
P suffix	Pedestrian Designated Zone (as overlay)

**RESPONSE TO CAC COMMENTS**

The following comments were received from the Seattle Central Community Advisory Committee on March 2, 2021. Please see below for responses provided by Seattle Central College

**Historic, Arts, and Cultural Spaces**

- Comment 1** 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.
- Response 1** Agreed. No further response provided for this statement.
- Comment 2** 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 Major Institution Master Plan (MIMP).
- If the opportunity to redevelop the Fine Arts Building, Erickson Theater, and/or Broadway Performance Hall were to arise, the committee recommends the college support the preservation of these historic and cultural assets.
- Response 2** A full renovation of the Broadway Performance Hall (BPH) is a Planned Project. SCC will comply with all DAHP and the City of Seattle's Landmarks Nomination processes.
- The master plan does not include any Planned or Proposed projects for the Fine Arts or Erickson Theater building. SCC will comply with all DAHP and City of Seattle Landmarks Nomination processes for the Fine Arts and Erickson Theater buildings.
- SCC acknowledges and supports the aspirational goal of maintaining community access to BPH for cultural arts and will commit to efforts to maintain it. However, the need to maximize the use of the BPH to support College mission and goals must be the College's priority.
- Comment 3** The college has historically provided use of its performing arts spaces to student and the public. 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 the these performing arts spaces arise, the committee strongly recommends the college find a buyer who will support arts and culture uses in the community after following the required disposition process.
- Look to similar partnership models for guidance:
- Historic Seattle: operates Washington Hall
  - Cornish College of the Arts Raisbeck Performance Hall
  - [City of Seattle Structure for Stability - Recommendations For Developing Affordable Community-Based Cultural Space April 2019](#)
- Response 3** SCC understands these venues are a community asset. It also acknowledges and supports the aspirational goal of maintaining public access to these facilities. SCC has, for several years, actively worked with community arts organizations as it seeks to maximize the use of, access to, and to offset the costs of maintenance and operations.
- SCC remains committed to its past and on-going efforts, However, the need to maximize the use of these venues to support College mission and goals must be the priority. SCC acknowledges and supports the aspirational goal of maintaining community access to its cultural assets for arts and will commit to efforts to maintain it.

- Comment 4** 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.
- Response 4** SCC will comply with all DAHP and the City of Seattle's Landmarks Nomination processes. As part of those processes, SCC will engage independent historic preservation consultants to prepare and make all recommendations regarding any nominations. SCC supports the aspirational goal to preserve historic structures. However, the need to maximize the use of all facilities to support College's mission and goals must be the priority.
- Comment 5** 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 updated to reflect groups that are no longer in operation on Capitol Hill.
- Response 5** The Cultural Spaces (Resources) in Vicinity Map has been updated.

**MIO Boundary/Alternatives and Decentralized Options/Planned Projects/Potential Projects**

- Comment 6** The committee supports the College's need to plan for future expansion in the Capitol Hill neighborhood but is reluctant that the Lenawee building is the best place to do this.
- The committee believes the Lenawee building is an asset for the neighborhood because of the housing it provides, as well as its architectural interest, regardless of any historic relevance. The college's limited funding for development and maintenance of their campus is an obstacle as this building may require significant funding to convert to another use or preserve long-term when those funds could be more efficiently used elsewhere.
- If the college does proceed with including the Lenawee in the MIO, the committee would ask that the college present in the Draft MIMP mitigation measures to offset the loss of housing and architectural interest if the building were to be demolished.
- Response 6** If the Lenawee building is acquired by SCC, it will comply with all DAHP and the City of Seattle's Landmarks Nomination processes. Further, SCC will commit to considering the highest and best use of the Lenawee building for college needs including its re-use for housing or other appropriate administrative need. If the SCC's needs at the time of any proposed development do not support preserving and re-use of the building, SCC reserves its rights to develop the site for the highest and best college use.
- Mitigation for the loss of architectural interest will be accommodated by any determinations made by DAHP or the City of Seattle Landmarks process. Any mitigation for the loss of housing will be addressed by requirements of the Seattle Municipal Code - Chapter 23.69
- SCC's recent parcel transactions, have substantively increased availability of housing in the Capitol Hill neighborhood. This includes:
- SCC exchanged four parcels (totaling 29,760 square feet) adjacent to the Broadway Pine intersection, for Sound Transit's Site D (10,383). As part of the agreement, the exchanges parcels will be developed by Community Housing organizations and are expected to result in:
    - Estimated 125 housing units for LGBTQ-Affirming Affordable Senior Housing (development by Community Roots Housing and Rise Together) – [find more information here](#).
    - Estimated 100 Affordable housing units, including 70 housing units for homeless youth (development by Community Roots Housing and YouthCare) – [find more information here](#).
  - SCC's Planned Project for Student Housing will add over 500 beds for SCC students. By providing affordable student housing for SCC student, the availability for affordable housing in the neighborhood will increase.

Comment 7 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.

Response 7 The College will consider acquisition of any parcels that may become available adjacent to, or in close proximity to the proposed MIMP boundary. These specific parcels are of relatively small dimension and are not generally conducive to college needs of larger developments. As there are currently no college needs that are aligned with these parcels' development characteristics, the College is not including them in the proposed MIMP Boundary at this time. If the parcels become available, and the College is interested in acquiring them, the SAC (Standing Advisory Committee) will be engaged.

Comment 8 The committee is open to further discussion with the college about the addition of a building at the corner of Broadway and Pine. This would decrease the size of the South Plaza/Green but bring constructive energy and activity to the space, which is a goal for this committee.

Response 8 The College appreciates the CAC opening this comment for consideration. At this point in time, the College does not envision a space need or funding that would be appropriate for this location. A Sound Transit easement below this area also creates complexities to development that need study before and planned or potential development on this site.

**Campus Security Guidelines**

Comment 9 New building construction shall be designed to meet a unifying standard for campus infrastructure to tie separate college spaces together. 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 its public spaces. These modifications shall address the following considerations:

- a. Provide lighting improvements along building facades, streets, and 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 to create a unified campus.
- d. Install 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 #10.

Response 9 SCC is in agreement with these comments. Please see the proposed Design Guidelines on [Campus Safety and Security, Campus Identity, Open Space, Green Space, and Lighting](#) for more information. These are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP.

Comment 10 The South Pine Plaza is the first physical impression that a visitor to the college experiences and should be a celebrated gateway and identifying feature of the college that conveys an open and welcoming environment. The space currently does not reflect inclusive values and is not well integrated with the surrounding built environment.

The committee recommends that the college redesign the South Pine Plaza as an extension of the Broadway Performance Hall renovation to maximize safety while simultaneously recognizing the long and storied role the plaza has played in supporting peaceful protest and exercise of free speech and preserving it for continued civic use. The following design outcomes should be pursued to make this space feel welcome, inviting, and safe for students, staff, faculty, and the public:

- a. Increase visibility and decrease available hiding spaces at night.
- b. Improve access and visibility to transportation at the adjacent bus stops as well as the light rail and streetcar stations.
- c. Improve ADA accessibility.
- d. Retain the plaza as a public gathering space and as a green space/respice from the busy urban life and street noises adjacent to it.
- e. Accommodate multiple levels of scale and use ranging from individual contemplation to markets to socially designated civic gathering space. This design should ensure that pedestrians always have unobstructed access around the South Pine Plaza and into the college campus regardless of what scale the plaza and glade are at that moment being used for.

f. Eliminate the exposed subterranean portions and associated fencing of the plaza. The reclaimed plaza space should support varying levels of scale and use, integrate well with the surrounding buildings, and use a mix of plants and hardscape for the maximum benefit of the community.

Response 10 SCC is in general agreement with the comments provided. However, the planned Broadway Achievement Center project (former Broadway Performance Hall) is a State-Funded Renovation. Its available funding does not include funds for exterior site improvements. SCC cannot commit to any redesign of the South Plaza as part of this project. SCC will consider the above aspirational comments to the extent achievable as additional funding sources become available.

Should the College undertake any institutional development in the South plaza area, SCC will incorporate the recommendations as achievable within the extents of the project development and funding.

Comment 11 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. CPTED principles can have inequitable and discriminatory impacts because of implicit biases of individuals only considering the perception of personal safety within a context of systemic racism. Environmental design tactics can promulgate existing prejudices and result in BIPOC, and lower income people being reported to police more often than white people before they have committed any offenses. Any CPTED measures implemented shall minimize threats for all people from public, staff, and authority (administration, police, etc.) and not exclude activities such as using the plaza for personal rest and enjoyment, entering the building safely as a public person, or congregating with people of the same ethnicity or socio-economic status. When applying CPTED principles to future projects, the CAC recommends the following objectives be met:

- 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.
- c. Create safe spaces for all people by allowing safe resting areas with appropriate seating, lighting, garbage and recycling stations, and other common amenities
- d. Educate all occupants on the policies and communities that are welcome in the plaza and park areas surrounding the school and how to approach security without immediate involvement of police.

Response 11 SCC is in agreement with the comments provided. Please see the proposed Design Guidelines on [Campus Safety and Security](#) for information on how the College proposes to address. These are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP.

Comment 12 The diverse community of and around Seattle Central College shall be actively welcomed on the campus to participate in community-oriented activities and public functions. The college shall recognize its interconnectivity with the surrounding community and actively engage with the broader Capitol Hill neighborhood when planning for and providing a campus environment that is safe for all. When proposing projects in the MIMP, the college shall 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 that is welcoming, comfortable, and safe for students, staff, and the broader community; and
- b. Provide porosity of campus buildings through glazing, materiality, and scale that create welcoming spaces for all.

Response 12 SCC recognizes the important role the campus plays in Capitol Hill and will continue striving to be a good neighbor and steward in the community. The primary concern of the College is the education, health, and safety of students, faculty, and staff. When planning for any future projects, the needs to the public will be taken into consideration with the needs of the College. Providing intentional outdoor spaces for use by the College and community at-large will be a goal of any new or renovation projects where applicable.

Please see the proposed Design Guidelines on included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP. Included throughout these guidelines are numerous commitments that will promote engagement with the varied Capitol Hill communities and create an open and inclusive environment.

**Parking and Transportation Provisions**

Comment 13 The college's current transportation management plan (TMP) study does not adequately assess the complex intersection of transportation modes surrounding the campus and is devoid of any studies or assumptions made on the future impact of the COVID-19 pandemic on transportation to and from campus. The scope of the TMP should be expanded to provide more detailed information on transportation modes to inform the college's decision on how to shift single occupancy vehicle (SOV) commutes to alternative forms of transportation. This information should also be used to determine whether or not the college should maintain their total existing parking capacity. The college shall provide information in the areas requested below and take the following actions:

- a. Make assumptions for future demand and mode splits on possible post-COVID scenarios of higher education for students and college employees by making decisions based on data and predictions. The TMP currently does not attempt to plan for a post-COVID world or how the pandemic could alter future mode demand. The college shall rectify this by preparing for a wide range of outcomes and develop the planning capacity to quickly adapt to any possible increase or decrease in transportation and parking demand.
- b. Partner with the greater Seattle College system and Sound Transit to expand parking options for students and college employees who live outside of walking distance to campus, providing an opportunity for them to utilize mass transit. Specifically:
  - i. Support and advance efforts to create provisions for shared parking within the Seattle college system, especially for students and employees living in and around Northgate.
  - ii. Identify Sound Transit parking garages and King County Metro park and rides that connect with rail, bus and other transit options that are or could be frequently used to travel to campus and attempt to make provisions for college parking at those locations.
- c. Study current trends in rideshare pick-up and drop-off locations on campus and work with major rideshare companies to establish designated loading zones that mitigate disruptions to the campus and surrounding streets.
- d. Conduct a study to determine the potential benefits and costs of constructing a direct, subterranean connection between the Capitol Hill Link light rail station and the campus, and then present these findings to the SAC.
- e. Provide supportive data for projected participation in carpool, carshare, vanpool, rideshare, bike-share (bikes, scooters, and comparable modes) and electric vehicle participation.
- f. Provide information on the impact of new MIMP projects, especially the student housing structure and garage, on traffic and on the supply and demand of parking spaces to serve the college and community's needs.
- g. Encourage and incentivize greater transit ridership. Provide specific information on transit subsidies and how those programs can be expanded both in coverage and participation rate. We applaud the college for providing subsidized ORCA passes to faculty, staff, and students—and urge the college to work with the City and the County to find a way to provide those passes free of charge to these members of the College community.
- h. Provide information and analysis on how future transit expansions in the Link Light Rail and Seattle Streetcar systems will affect transportation and parking demand on campus.

Response 13 The purpose of the Transportation Management Plan (TMP) is to require and track the reduction of Single Occupant Vehicle (SOV) trips to campus. A TMP does not include any analysis or assessment. It is the purpose of the EIS to appropriately assess the multitude of transportation modes available to the SCC campus and to provide data to the City to be utilized in the creation of the new TMP.

SCC is fully committed (and required) to achieve the goals establish by the new TMP. It is the City's right to withhold future development of campus until such time as TMP goals are achieved. Further, the TMP is reviewed and assessed with each project development at the time they are permitted.

- a. The impacts of the Covid-19 pandemic on higher education operations are simply not known at this point in time. While there are certainly changes to the way education can be delivered, the ultimate efficacy of remote/online instruction varies wildly across different instructional programs and teaching pedagogies. At this point in time, any assumed changes to the needs of parking or transporta-

tion would be based on incomplete data and anecdotal evidence. What certainly appears to true, is that certain aspects of college operations and instruction can be effectively delivered without being on Campus. The results of this will undoubtedly be a reduction in SOV trips to campus.

- b. SCC already partners with the other Seattle Colleges as part of a shared parking program. All SCC faculty, staff, and students have access to parking at other campuses. North Seattle College, and its proximity to the Northgate Light Rail station provides easily accessible parking for those living north of campus. SCC has previously engaged with Sound Transit about preferred access at park and ride venues. Sound Transit has to date, not been willing to provide preferred access as they make all parking available free, and on a first-come, first-served basis. SCC has also discussed access at Metro Park and Rides, but previous discussions have not yielded joint benefits. SCC is committed to continuing discussion with both agencies to make access and use readily and easily available to all faculty, staff, and students.
- c. The major rideshare companies have already established pick-up and drop off zones at campus locations (currently at the intersection of Harvard and Howell). As part of any redevelopment of the Howell Street Passage, the College will commit to engaging with SDOT and the City to include frontage improvements that will include a dedicated rideshare zone.
- d. The cost and scope of an underground connection to the Capitol Hill Link Station will be studied at the time ITEC project design commences.
- e. The EIS will provide mode share analysis and the College will conduct annual monitoring and survey of use. The results will dictate further efforts to reduce the targeted SOV rates till the TMP is in compliance.
- f. The EIS will provide an analysis of the projected impacts on each proposed project has on parking, traffic, and transportation.
- g. (This is what the TMP does) The purpose of the TMP is to encourage and incentivize greater transit ridership. SCC offers discounted, pre-loaded ORCA cards to all students and encourages students to see if they're eligible for ORCA LIFT reduced fair rates. More information on student transit passes is [available here](#). For SCC employees, subsidized ORCA cards are available for purchase by permanent, fulltime, or benefits eligible employees. More information on employee transit passes is [available here](#). Currently, the College is able to offer discounted transit passes to student and employees because of the revenue generated from parking fees.
- h. This is covered by the EIS process.

Comment 14 The committee understands that while the college is an asset to the region, it is also a major SOV trip generator which contributes towards vehicular congestion and the release of carbon emissions. The college shall mitigate and reduce these detriments through encouraging and incentivizing students and employees to take non-SOV transportation modes to campus.

The committee commends the college on meeting their current TMP goals and expects that the college will continue to provide at a minimum, the same Commute Transit Trip Reduction (CTR) strategies and incentives currently offered, such as the guaranteed ride home program, as a means for maintaining current mode shares and increasing confidence in transit usage.

Response 14 As part of the approved TMP the College will be required to take further efforts to reduce SOV trips and increase transit usage. SCC plans to continue offering a range of incentive programs including subsidized transit passes for faculty and students to promote use of public transit, the above-mentioned guaranteed ride home program, and others. The College can fund these programs in part because of revenue from parking garage usage. The College has not and will not incentivize SOV trips and will continue to explore options for encouraging use of mass transit and other personal transportation options.

Comment 15 The committee understands that many people still rely on personal vehicles to get to campus due to a lack of affordable housing within the city core and a lack of adequate transit options to campus from more distant parts of the region. As such, the college shall retain a reasonable amount of parking spaces on campus. However, the college shall not provide more parking than what is found to be necessary per the ultimate results of the TMP.

Response 15 SCC will continue to encourage use of mass transit, ride share, and other mobility options. The College does not plan to expand current parking capacity as identified in draft EIS/TMP studies and diagrams.



- Comment 16 The college's parking garages and surface lots are an asset to the surrounding community and should be made accessible for the public when possible. The following actions shall be taken by the college:
- Provide a market rate study for setting parking rates within the TMP.
  - Offer parking for neighborhood residents, businesses, and visitors when parking assets are under-utilized by college community (weekends, holidays, etc.).
  - Dedicate parking stalls in the garage for the exclusive use of vanpool transit or other "last-mile" transit options.
  - Participate in the e-park program by installing parking space sensors and signs that reflect the real-time amount of parking available within all garages and surface lots and compliment the system by posting real-time availability online and in integrated apps.
- Response 16 The Harvard Garage is available for the public to use at all hours; however college users typically take most available spaces by late morning (per the presentation by TranspoGroup dated October 19, 2020).
- Existing parking rates are established by an internal assessment by the college. The assessment seeks to balance affordability for faculty and staff, with availability for public use. Rates seek to maximize revenue from public use as it is a resource for funding student tuition need. While not a formal market rate study, the college believes it is balancing the needs effectively.
  - The College currently offers this service to the public.
  - The College would support adding stalls for vanpool transit if a need is determined. The College has provided this service in the past however it was seldom used. The priority should be for more effective options.
  - The College's will consider this recommendation as part of the Planned Student Housing and ITEC project.
- Comment 17 The college shall relocate the entrances to the new garage structure farther north on Boylston and/or Harvard, as far north as legally and practically feasible, to reduce congestion from vehicles queuing up on Pine Street.
- Response 17 The College agrees that relocating the entrance is in the best interest of traffic and pedestrian safety. SCC will study all feasible options for redevelopment and restructuring the Harvard Garage for its future as a joint location with Student Housing. Preliminary plans show a single garage entrance/exit on Boylston Ave to consolidate vehicle traffic and create a safer pedestrian space on Harvard Ave.
- Comment 18 The committee recommends the following for the existing parking garage:
- The committee supports state requirements for tenant coordination and relocation assistance with proposed redevelopment impacts. The committee recommends that the college mitigate construction impacts on the current two tenants if they continue to operate during construction.
  - If the existing parking garage remains standing due to significant delays or termination of the new student housing project, the college should look for ways to improve safety and increase utilization of the parking structure by students, faculty, and the community by increasing perceptions of personal security.
- Response 18 SCC is committed to being a good neighbor and fostering a safe environment within and around the campus. As required by law, the College will work with tenants within the parking garage when/if construction of the Student Housing project commences. Until such time, the College will review safety issues as they arise.
- Comment 19 The college shall encourage the use of alternative fuel vehicles for transportation to campus by installing charging stations in garages and/or retained surface parking lots. Where and when possible, charging stations shall be made available for use by the surrounding neighborhood.
- Response 19 SCC plans to renovate the parking facilities in the existing Harvard Garage when the site becomes Student Housing. Parking facilities will also be added with the ITEC project. If funding and scope allows, the College will provide e-bike and electric vehicle charging stations. The College will prioritize student, faculty, and staff use. Use by the public and surrounding neighborhood will be considered where appropriate. In College parking facilities, secure bicycle storage will be provided.

- Comment 20 Vehicular curb cuts create safety concerns for pedestrians and disrupt traffic flow. The college shall avoid creating new vehicular curb cuts on streets fronting the campus, with the exception of relocated curb cuts for the new student housing building. The committee approves of the college's current plan to locate the new ITEC garage on Harvard Avenue and merge it into a joint access entrance with the Math and Sciences parking garage. The college shall not locate the entrance anywhere else without the consultation of the SAC.
- If service vehicles need access to maintain building facades with lightweight vehicles, small curb cuts can be permitted for these uses only and should be complemented with bollards to prevent unplanned access.
- Response 20 The College agrees with the above comment. The College is currently studying creating a curb cut for service vehicle access to campus at the intersection of Harvard Ave and E Howell St.
- The College agrees that providing a safe environment for pedestrians is of the utmost importance. No other curb cuts are planned at this time.
- Comment 21 The college shall make the following pedestrian street crossing improvements:
- Evaluate and propose crosswalk improvements for the mid-block Broadway crossing between the main campus and the MAC/Bookstore.
  - Evaluate and propose crossing improvements on Harvard Avenue, between East Howell Street and East Olive Street, and on Nagle Place to and from Cal Anderson Park.
  - Implement personal safety treatments that contribute towards pedestrian safety, such as LED flashing pedestrian signs, as permissible by local regulations.
- Response 21 SCC will work the City of Seattle and future design consultants to provide street crossings that put pedestrian safety first. Projects will be taken on as funding and project scope allow (i.e., Student Union renovation scope overlaps with improvements on Nagle Place to/from Cal Anderson Park). Please see the proposed Design Guideline(s) section(s) on [Pedestrian Circulation](#) and the [Aspirational Guideline Traffic Calming on Harvard Avenue between Pike and Denny](#) (included under the section Campus Safety and Security) for more information. These sections are included in Chapter 4, Section 4.
- In the Seattle Streets Illustrated map, Broadway classifies as an Urban Village Neighborhood and Minor Arterial street-type, Pedestrian Zone, and Priority Investment location as part of the Pedestrian Master Plan. Based on this, the mid-block crossing could be eligible for a median/crossing island, curb bulb, and contrast surface treatments/ material in the crossing area. As the Streetcar runs on this street, this mid-block crossing is likely ineligible for a raised crossing.
  - In the Streets Illustrated map, Harvard Avenue, E Howell St, and E Olive St classify as Urban Village Neighborhood Access street-type, and Priority Investment location as part of the Pedestrian Master Plan. Based on this, the crossings could be eligible for curb bulbs, contrasting surface treatments/ material in the crossing areas, raised crossings, and raised intersections. Nagle Place classifies as an Urban Village Neighborhood Access street-type, Pedestrian Zone, and Priority Investment and Missing Sidewalk location as part of the Pedestrian Master Plan. Based on this, the mid-block could be eligible for curb bulbs, contrasting surface treatments/ material in the crossing areas, raised crossings, and raised intersections.
  - The College will work with SDOT to implement safety enhancements at crossings as development adjacent to said crossings occurs or as suggested by SDOT.
- Comment 22 The college should work with SDOT and the community to implement the following traffic calming measures:
- Provide pedestrian crossing and node improvements as approved by SDOT at East Howell Street and Harvard Avenue by:
    - Raising the intersection to pedestrian crossing level, with SDOT's approval, to slow down traffic prior to entering the raised intersection.
    - Providing new materials for the raised intersection to indicate the pedestrian-oriented zone, such as stamped pavement, concrete or pavement scoring, colored concrete, or other materials.
  - Construct curb bump-outs on Harvard Avenue at East Olive Street and East Howell Street to channelize and slow traffic. Provide landscaped areas within curb bump outs to accentuate a slowed pedestrian environment.

- c. Evaluate the application of other traffic calming measures to slow or discourage through traffic along Nagle, Harvard and Boylston and make it as pedestrian friendly as possible This could include but not be limited to: rapid rectangular flashing beacons at existing pedestrian crossings, roadway width narrowing with or without landscape strip enhancements, pavement treatments, etc.
- d. Use design cues at the sidewalk along Nagle to alert cars that they are approaching an unmarked mid-street crossing for people walking, biking, or rolling between Cal Anderson Park and the retained stairwell between the Hunter's Capital building the college's building.
- e. The college should study ways to pedestrianize Harvard between Pike and Howell Street.

Response 22 In general, the College is in favor of streetscape alterations that improve pedestrian safety and create a more welcoming campus for everyone. Alteration of street layouts, curbs, and pedestrian crossings will be taken on as funds are available and/or when adjacent construction requires street alterations (e.g., construction of the Harvard I/II project(s) may trigger alternations to the E Howell St and Harvard Ave intersection). All work in the public right-of-way (ROW) will be done in consultation with SDOT. SCC will encourage design teams to consult the latest standards for safe street design from NACTO (National Association of City Transportation Officials; Urban Street Design Guide, Don't Give Up At the Intersection) and other organizations and published guidelines.

Please see our response to Comment 21 above for more information.

Comment 23 The college shall improve the streetscapes along all parcels that it acquires and bring them up to the same standards as the existing campus and as specified by the CAC. This includes streets, sidewalks, and pedestrian paths, and relates to circulation, wayfinding, lighting, pedestrian amenities, limiting curb cuts, and installing campus identity materials as specified in recommendation (#29).

Response 23 SCC appreciates and agrees with the CAC's desire to provide high quality streetscapes in the Capitol Hill neighborhood. The College has limited funds to use for site/campus improvements, especially in areas not associated with a major capital project. The College will make improvements to sidewalks, streetscapes, and related infrastructure as funding allows.

Any empty or underutilized parcels acquired by the College will be evaluated for how it can be of most use in the near-term (when a temporary use may be appropriate) and long-term (new construction/renovation of existing buildings as shown in development diagrams).

Please see the proposed Design Guideline(s) section(s) on [Open Space, Lighting, Campus Identity, and Pedestrian Circulation](#) for more information. These guidelines are contained in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

Comment 24 The committee recommends that street tree canopies along newly acquired parcels be preserved with SDOT consultation and that existing curb cuts adjacent to new acquisitions be reduced to meet current SDOT driveway width requirements.

Response 24 Existing trees on parcels acquired by the College will be maintained in accordance with SDOT standards until the site development occurs. Upon development action, existing trees will be surveyed by an arborist, whose recommendations for tree maintenance or removal will be taken into consideration by the College and future design team.

The College will consult SDOT on appropriate sizing of curb cuts at acquired parcels at the time of development action.

Comment 25 The committee supports the maintenance of ADA-accessible street parking spaces along Harvard Avenue south of Howell Street.

Response 25 The College has no plans to remove the designated ADA-accessible street parking spaces on Harvard Ave south of Howell Street.

Comment 26 The committee understands that no street vacations, which allow property owners to petition the City Council for private use of the public right-of-way, are proposed by the college, and the committee does not support any additional loss of public right-of-way for college purposes.

Response 26 The College is not proposing any street vacations as part of this MIMP. No additional comment.

Comment 27 The committee recognizes the significant potential of redesigning the East Howell Street right-of-way into an active pedestrian-oriented corridor that connects the college campus to both Cal Anderson Park and the Capitol Hill Light Rail station. The college shall modify this space in the following ways:

- a. Transform the pedestrian corridor between Broadway and Harvard into a lively active zone with areas of hardscape and greenscape, while allowing for increased accessibility.
- b. Provide zones intended for public and student recreational use, while ensuring campus security and personal safety.
- c. Utilize changes in slope to locate green stormwater infrastructure within landscaped areas going downslope to the west.
- d. Implement pedestrian connection improvements from Cal Anderson along Howell to Broadway, including but not limited to wayfinding and pedestrian amenities.

Response 27 SCC looks forward to working with a future design team to transform the Howell St Passage (referred to as East Howell Street right-of-way in above Comment) into a vibrant pedestrian corridor. Due to the scale of this project, it would only be undertaken with the proposed ITEC building, a major capital project. The design and features of the space will be reviewed in consideration with college needs and community desires. Please see the proposed Design Guideline(s) section(s) on [Open Space, Green Space, Street Level Activation and Uses, Pedestrian Circulation, Lighting, and Campus Identity](#) for more information. Regarding facility access needs and opportunities at the Howell St Passage, please see Response 20. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

In response to item d above, the College has authority to make changes on parcels it owns. Any wayfinding, pedestrian amenities or other improvements would be limited to the extent of E Howell St within SCC property. Additionally, E Howell St between Broadway and Nagle PI has recently been redesigned to restrict traffic flow and provide more space for pedestrians.

Comment 28 The college shall partner with local transit agencies to improve access to transit in the following ways:

- a. The college should partner with Sound Transit to introduce wayfinding within the Capitol Hill Light Rail station that guides visitors to the college via the southwest exit, avoiding two road crossings and offering protection from the weather.
- b. The college should partner with King County Metro in improving bus stops on campus to encourage bus ridership to and from campus and to improve street.

Response 28 The College agrees that improved wayfinding, station quality/maintenance, and stewardship can lead to increased transit ridership.

- a. The College agrees that providing wayfinding signage in the Light Rail station would be beneficial to visitors. SCC will engage Sound Transit to request signage be added to the Capitol Hill Station that directs Link Light-rail riders visiting Seattle Central College to the southwest entry (officially the West Entry) nearest to campus.
- b. The College will engage with King County Metro and discuss how bus stop infrastructure can be improved.

Comment 29 The college shall strongly encourage and incentivize bicycling by providing the necessary amenities to support a thriving cycling culture among students, college employees and campus visitors. This shall be achieved by taking the following actions:

- a. Conduct an inventory of existing bike parking facilities within and around the MIMP boundary, including Sound Transit storage facilities, and make projections for future bike parking demand to inform the planning of new bike storage within the MIMP.
- b. Use the data collected in the bike parking analysis to provide an appropriate amount of bike parking and lock-up facilities that are meaningfully distributed around campus in heavily trafficked access points and other places according to demand. The following locations on campus have been identified as bike parking priority areas: the new student housing structure and attached garage, the south plaza, the Howell Street pedestrian corridor, the connection between the ITEC and Capitol Hill Link light rail station, the combined Student Union and within parking garages. This is not a comprehensive list, and the college must make sure to not neglect other areas of the MIMP. Additionally, short-term covered bike parking should be located near every major entrance.

- c. The bicycle parking should take the form of either lockers or restricted-access bicycle garages; unattended bike racks should be limited to meet day use demand. The parking should have clear signage and be well lit, be well advertised online, and be made available to the Capitol Hill neighborhood to the greatest extent possible. The college should provide security for bike parking on campus.
- d. If current Sound Transit bike parking facilities are deemed inadequate in meeting demand, the college should partner with Sound Transit to provide an expanded bike lock-up facility in between the light rail station and the ITEC, or within the immediate vicinity, in support of encouraging multi-modal transit usage. This should be done as an extension of the ITEC project.
- e. The college shall explore methods for incentivizing students and employees to bicycle to campus by providing amenities that directly support bicyclists including but not limited to a bike repair workshop, a bike-oriented retail outlet, changing rooms with showers and charging stations for electric bikes.
- f. The college should support city efforts to establish a safer and more connected bike network throughout the city and between campuses within the Seattle College system to facilitate greater access to the SCC campus.
- g. The college shall encourage and incentivize the utilization of bikeshare modes to and from campus and shall not attempt or support efforts to prohibit bikeshare parking on campus.
- h. The college shall mitigate the hazards posed by improperly parked bikeshare modes by engaging the community in design charettes to designate dock-less bikeshare and scooter parking zones.
- i. The college should work with SDOT to make Streetcar tracks in the road more visible in order to increase safety for bicyclists along Broadway.

Response 29

- The College agrees that providing improved bicycle amenities and support infrastructure can increase ridership.
- a. The College will conduct a survey of existing bicycle parking on campus (within the MIO boundary/ on parcels owned by the College) and near Sound Transit Station Entrances.
  - b. The College will use data from the above survey, Parking and Transportation data collected by TranspoGroup on percentage of employees and students who bike to campus, and survey students directly to get feedback on where and what types of additional bicycle parking facilities are desired.
  - c. Currently, the College has 12 bike lockers in the Harvard Garage that are available on a first-come first-served basis for faculty and staff. Additional bicycle parking facilities will be provided as determined by demand, and as funding allows. If installed, restricted-access garages and/or secure cages will likely be accessed via badge/keycard and will therefore be prioritized for student, faculty and staff use. If installed, individual lockers will be prioritized for student, faculty and staff use, and the public may use them if the College deems it appropriate.
  - d. The College has no effective means or jurisdiction to determine if Sound Transit bike facilities are meeting current demands. A joint venture on an expanded lock-up facility between the West Entry and future ITEC project will be taken into consideration when the ITEC project is funded for design.
  - e. The College agrees providing amenities to support bicyclists could increase ridership. Currently, the Mitchell Activity Center (MAC) and Broadway Edison Complex offers showers and changing rooms for students, faculty, and staff. If demand for auxiliary shower and changing rooms is beyond the capacity of the existing facilities, the College may provide them where it sees fit after consultation with college users. The College will consider also partner with non-profit organizations (Bike Works Seattle, Cascade Bicycle Club, etc.) to lead classes and educate college users.
  - f. The College is committed to working with the City of Seattle to support the development of protected bike lanes and a safe biking network.
  - g. The College is interested in providing incentives for students and employees using bike/scooter share. Incentives could include discounted rates, pre-loaded cards (similar to discounted ORCA cards offered by the college described in Response 13). It should be noted that previous attempts by the College to engage with the bicycling community to incentivize use, have not been fruitful.
  - h. The College will work with SDOT to create designated bike- and scooter-share parking zones within the boundaries of Campus as the College sees fit.

- i. On the section of Broadway in front of SCC, the 2-way bicycle track runs on the eastside of the street and does not intersect with the Streetcar tracks. In a review of all College street frontages, there are no instances of bicycle tracks crossing Streetcar tracks.

Please see the proposed Design Guideline(s) section(s) on [Open Space, Green Space, Street Level Activation and Uses, Pedestrian Circulation, Lighting, and Campus Identity](#) for more information. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

**Internal Circulation and Open Space**

- Comment 30 The college shall delineate the campus apart from the surrounding neighborhood so that students feel ownership of the space while sharing it with guests, building a sense of college community and identity. This shall be achieved through separating building materials, repeating aesthetic treatments in design of public spaces, implementing space demarcations such as the short stone wall and visual campus identity cues such as banners, landscaping, arches, gates, internal courtyards, etc.
- Response 30 SCC agrees that the extents of the campus should be distinguishable from the surrounding neighborhood. Design strategies have been proposed to address this accomplish this goal. Please see the proposed Design Guideline section(s) on [Open Space, Green Space, Campus Identity](#) for information on how the College proposes to create a unique and defined campus environment. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.
- Comment 31 The college shall improve signage and wayfinding around campus.
- Response 31 As funding allows and comes available for different projects, the College will improve signage and wayfinding as a means of creating a more defined campus environment. Please see the proposed Design Guideline(s) section(s) on [Campus Identity](#) for more information. This section is included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.
- Comment 32 The college shall ensure a comfortable pedestrian experience by providing the following pedestrian amenities: seating and rest areas, tables, recycling, compost, and trash receptacles, art installations, and other such amenities. The implementation of such amenities should take into consideration both use by college students, faculty, and staff, but also incentivize public/ community use.
- Response 32 The College is committed to providing quality public spaces and amenities. For all planned and proposed projects, the College will provide pedestrian amenities. The College will consult students and the community on pedestrian amenities to be added. As funding allows, the College will provide additional amenities in other areas of campus. Please see the proposed Design Guideline(s) section(s) on [Open Space, Green Space, Pedestrian Circulation, Street Level Activation and Uses, Lighting](#) for more information. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.
- Comment 33 The college should coordinate with an outside provider to locate or place a publicly accessible bathroom in a non-secured location (no key card access) on or near the college's campus. The bathroom will be operated, maintained, and secured by a third-party entity so as not to encumber the college with these costs or responsibility. As the most prominent public institution in the Capitol Hill neighborhood, Seattle Central College is frequently expected to support significant community needs in addition to educating its students. We call on the City of Seattle to address this dual role of the college by actively partnering with the college with technical and financial support to provide public access to bathroom facilities and access to resources for unhoused and/or mentally ill individuals. Further, effective management and appropriate funding of Cal Anderson Park by the City is necessary for the spaces in and around Seattle Central College to thrive.
- Response 33 SCC has engaged with the City of Seattle, Sound Transit, and other entities seeking to provide a solution for public restrooms on/near the campus. To date, engagement has not been fruitful. The College remains committed to supporting a solution.
- Comment 34 The college shall implement safety treatments that offer a sense of safety to pedestrians from the threat of cars. Various forms of barriers should be installed to separate sidewalks from the streets which can include bollards at curb cuts, trees, curb planters, street cafes and street parking. Vehicular services such as repair vehicles and waste removal should be kept separate from pedestrian activity to the greatest extent possible.

Response 34 SCC will work with SDOT and other City of Seattle jurisdictions to improve pedestrian safety in and around the College campus. Improvements with Planned projects include crossings at Harvard Ave and E Pine St (between the proposed Student Housing project and main Campus) and at E Olive St, at the mid-block crossing of Broadway (between the proposed Student Union and the main entrance to Broadway-Edison), crossing Nagle (between the Student Union and Cal Anderson Park). Improvements with Potential projects include the crossing at Harvard Ave and E Howell St/Howell St Passage. Please see the proposed Design Guidelines section(s) on [Pedestrian Circulation](#) and [Campus Safety and Security](#) for more information.

Currently, waste and recycling collection is in the Edison Building, on Harvard Ave north of E Olive St. There are no plans to move nor is there currently space to relocate the waste and recycling area.

Comment 35 The college should continue to invest and actively steward alleyway improvements behind their properties south of Pine (behind the Egyptian Theater) in conjunction with the Capitol Hill EcoDistrict and other adjacent property owners.

Response 35 The College agrees to continue working with jurisdictional agencies and the community to maintain a clean, accessible, and safe alleyway adjacent to its buildings and parcels.

Comment 36 The college should consider open space improvements that would minimize the overbearing massing of the Broadway Edison Complex and establish a lively pedestrian connection between Harvard Avenue and Broadway as an extension of that project.

Response 36 SCC is open to any projects that improve the quality of outdoors spaces on campus. Improvements to/ near the Broadway Edison Complex discussed with the CAC include murals/artwork on portions of the façade, adding lighting to activate/animate the façade and sidewalk, and adding seating and covered areas to the plazas to name a few items.

Historically, capital funds for improvements to campus grounds are limited, unless it is associated with a major project. Regarding the open space around the Broadway Edison Complex, renovation of the South Plaza and adjacent areas may be within the scope of the Broadway Achievement Center and/or District Energy Plant projects. The Howell Street Passage on the north side of the Complex will be within the scope of the ITEC project, however funding will determine if the project boundary can extend to include the entirety of the Passage or only the portion in the immediate vicinity of the building.

Comment 37 The committee recommends the college take great caution when considering skybridges due to the social and economic detriments dealt to street life, and balance skybridges with the needs of students.

A skybridge could be acceptable if it is light, transparent, engages with the Howell St Passage, provide views, and, in the instance of a skybridge across the Howell Street ~~Extension~~ Passage, is recessed from the street and is located a minimum of three floors above Broadway. If proper conditions are met, the CAC supports skywalks in the following locations with the conditions noted:

- Broadway Performance Hall (BPH) and Library – Supported by the committee.
- Across the Howell Street ~~Extension~~ Passage – Supported by the committee under the condition that it is recessed from the street and located three floors or high above Broadway.
- Sciences and Math and Building and ITEC – Supported by the committee.

Response 37 The College appreciates the committee’s feedback and support on skybridges/skywalks – a unique infra-structural element that can improve the life of students and faculty, especially regarding accessibility.

- Broadway Achievement Center (BAC) BE Complex – In lieu of a skybridge, and based on discussions with the CAC, the College understands that the CAC supports a new building entrance and connection at the ground and upper floors. This will remove the north stairwell connection to Harvard Ave. Closing off this stairwell has been an ongoing safety concern. The College agrees with the CAC’s recommendation.
- Across the Howell Street Extension – Based on discussions with the CAC, the College understands this skybridge to be a connection from the BE Complex to the planned ITEC building and/or SAM building. The College agrees to set any skybridge back from the street frontage. The College requests flexibility omitting the minimum 3<sup>rd</sup> floor location and is committed to working with the Standing Advisory Committee (SAC) to find an acceptable solution that creates activity, transparency and effective circulation for any crossing of the Howell St Passage.

c. Science and Math Building (SAM) to ITEC – Based on discussions with the CAC, the College understands the CAC supports a connection that would connect all levels of SAM and ITEC.

Comment 38 Balance accessibility improvements with thoughtful impediments to reduce high-speed travel through public spaces via bicycles, scooters, skateboards, roller-skates, etc. Provide reasonable accommodations, such as electric charging stations and lock-up facilities, for these alternative modes.

Response 38 The College is committed to creating safe and accessible open and green spaces for all users. As open and green spaces are updated, renovated, and rebuilt, pedestrian amenities and new features will be considered. Impediments such as gateways, bollards and landscaping can help define outdoor spaces and make people traveling on wheels slow down as they cross into the space. Fixed seating, benches, artwork, and plantings can help breakdown large open spaces as well. Please see the proposed Design Guideline(s) section(s) on [Open Space](#), [Green Space](#), [Street Level Activation and Uses](#), [Campus Safety and Security](#) for more information. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

The College’s commitment to electric charging stations for alternative transport modes and lock-up facilities are addressed in Response 19.

Comment 39 When construction or maintenance requires replacement of pedestrian brick pavers, the college shall replace the existing red brick with another material that is safer and has appropriate slip resistance for the climate which complies with current neighborhood design guidelines, as well as this MIMP for improved aesthetics that minimize the prior overuse of red brick.

Response 39 The College appreciates the CAC’s feedback and concern regarding the safety of public space on campus. As funding is available and conditions require, the College will work to improve the safety of new and existing open spaces and use appropriate paving materials. Please see the proposed Design Guideline section on [Open Space](#) for more information. This section is included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

Comment 40 The committee recognizes the existing landscaping on the college campus is minimal and underutilized. Increasing the tree canopy provides environmental benefits and should be encouraged, however the committee recognizes it may prove challenging due to necessary campus circulation, transportation infrastructure, and utilities. Landscaping, ranging from trees, shrubs, plants, and grasses, should be incorporated into any new development or exterior renovation.

Response 40 The College agrees with the above recommendation for effective landscaping. SCC will engage with students, faculty, staff, and the SAC on the planning of new and renovated open and green spaces. As mentioned in Response 38, the College acknowledges that landscaping and planting can improve outdoor environments and create safer spaces that inhibit high-speed travel. Please see the proposed Design Guideline sections on [Open Space](#) and [Green Space](#) for more information. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

Comment 41 The current landscape character of the Seattle Central campus is primarily lawn, with a considerable tree canopy along Pine Street. As many of the projects in the master plan will take years to complete or even begin, the Committee recommends the college plant the underutilized existing lawn areas with habitat friendly plantings that reinforce the campus identity and function. Areas of particular focus are the sloped area along Pine St and Harvard Ave and the perimeter landscape to the Broadway Edison building. The CAC acknowledges the limitations the college faces in funding these improvements and encourages the college to pursue funding and stewardship opportunities in partnership with the community to fill this gap.

Response 41 The College agrees with the above recommendations and will seek funding to make these improvements.

- Comment 42 The design goal for the proposed parking/housing structure should be for it to blend in to the other residential/commercial buildings in the neighborhood. In order to achieve this, the proposed structure should:
- Maintain an active pedestrian experience at the street level, including, but not limited to, commercial space and windows and features that support an active street frontage.
  - Minimize the appearance of exterior blank facades.
  - Use high quality building materials consistent with new buildings in the neighborhood.
  - Consider use of decorative grills or metal barriers between upper floors of garage and the residential floors.
- Response 42 The goal of any new construction or renovation project taken on by SCC is to provide a building that reflects the institutional character and function of the College, uses high-quality and long-lasting materials, and fits into the greater context of the neighborhood in its design and functionality as applicable.
- The College understands the CAC's desire to provide more commercial/retail space at street level, especially along the busy Pike-Pine Corridor. Currently, there are two café/restaurant tenants at street-level in the existing parking garage. The College will explore opportunities to provide more commercial/leasable space for street-level tenants that promote active use in the planned Student Housing project. Please see the proposed Design Guideline section on Student Housing under Project Specific Guidelines for more information. This section is included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.
  - The College will comply with city and neighborhood design guidelines regarding the minimization of blank facades.
  - The College and the State encourage use of robust materials that have a minimum 50-year life span. This initial investment means decreases the likelihood of expensive envelope repairs in the beginning of the building's life.
  - The College agrees to provide screening of any open areas of the parking garage.
- Comment 43 The sidewalk fronting the BEC along Broadway has the potential to be an incubator space for vendors, student stalls and other community uses. The college shall engage the community and SAC to develop this space.
- Response 43 The College will seek to activate the spaces of the Broadway Edison Complex for active student and community-oriented services. Creation of any incubator space for "for profit" is not permitted on state-owned land unless the service "for profit" is to serve the College. Creating space (with capital or operational funds) for community uses is not available from the College typical funding sources. Any effort aligned with this comment would be "Aspirational".
- Comment 44 The college shall install pedestrian-level lighting and lighted pathway guides that promote wayfinding and security at night while simultaneously instilling a sense of campus identity and welcomeness. These can be implemented alongside other nighttime amenities to increase student comfort while taking evening classes.
- Response 44 The College agrees that installing additional pedestrian-level lighting can improve safety on campus and the quality of open and green spaces. Please see the proposed Design Guideline section on Lighting for more information. This section is included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.
- Comment 45 The college shall implement public realm improvements that greatly increase the quality of the public realm. Creating smaller, high quality public spaces is preferred over the retention of poorly performing but larger public open spaces.
- Response 45 The College will seek funding to make improvements to outdoor spaces whenever possible. Generally, small improvements may be possible between large projects. The best opportunity to improve or renovate outdoor spaces is in conjunction with a large project directly adjacent.
- Comment 46 The built environment of the campus does not reflect inclusive values and poses significant difficulties and elevation obstacles to the mobility impaired. The college shall make the following upgrades to ensure universal access to campus:
- Ascertain mobility obstacles by engaging with the community in design charettes.
  - Rebuild the wheelchair ramp on the Howell Street right-of-way into something less austere and more aesthetically pleasing to reflect the college's commitment to universal access.

- Design any new parking structures with mobility impairments in mind. Specifically, a new garage should have designated disability parking, clearly marked elevators on every floor, and be a comfortable experience for those using wheelchairs.
  - Consider building an exterior elevator or major ramp to negotiate the elevation difference between Broadway and Harvard, close to Pine Street and the new student housing structure.
  - Redesign the South Plaza with universal access in mind.
  - Make design improvements throughout the entirety of the MIMP boundary to expand comfort for those with mobility, sight and/or hearing impairments, such as braille textures, verbalized readers, automatic door openers and more.
  - Balance these accessibility improvements with thoughtful impediments to reduce high speed travel of these spaces via bicycles, scooters, skateboards, roller-skates, etc.
- Response 46 The College is required by law to provide a fully accessible campus. A Civil Rights audit is regularly conducted on full campus environs and delivers required improvements. All major capital projects are reviewed by a Washington State Accessibility Committee. In addition, SCC is committed to increasing accessibility and has adopted Universal Accessibility design guidelines to make the campus environs easily navigable by all users, no matter how they walk, roll, or move.
- As major projects occur, the College will engage with the SAC via a design charrette.
  - The College agrees and will seek to address this issue.
  - SCC agrees.
  - SCC agrees with this aspirational goal.
  - SCC agrees with this aspirational goal.
  - SCC agrees.
  - SCC agrees. See Response 38 regarding impediments to high-speed travel. Please see the proposed Design Guideline section on Universal Design for more information.

**Neighborhood Integration + Design Guidelines**

- Comment 47 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. When additions or renovations are undertaken, look to the renovated buildings to be found along Pike-Pine as an example.
- Similarly, any new construction shall:
- Comply with the design standards for new construction within the Overlay.
  - Reflect the fine, granular nature of the acclaimed auto-row building fabric along Pike-Pine and the similarly detailed, pre-war buildings along Broadway; and
  - Honor the existing urban fabric, scale, and character along Harvard Avenue when integrating new structures and engender stewardship of the existing catalogue of historic buildings.
- Response 47 SCC is committed to maintaining the buildings and historic assets on campus. All projects undertaken by the College, whether renovations, additions, or new construction, which fall within the Pike Pine Conservation Overlay District will follow the Pike/Pine Neighborhood Design Guidelines as required.
- Comment 48 Proposed new buildings, additions, or building modifications located within the Capitol Hill Urban Village should seek to further design standards set forth in the 2019 Capitol Hill Neighborhood Design Guidelines which guide future development within the Capitol Hill Urban Center Village to maintain and further develop a healthy, diverse, and vibrant Capitol Hill Urban Village. When Capitol Hill Neighborhood Design Guidelines were developed, the community advisory board did not craft design guidelines specially for the college since that is under the purview of the MIMP and the design guidelines developed through that process. There was an expectation among the group that design of new projects outside the Capitol Hill Urban Center Village would seek to complement each other and that the college would look to these design guidelines when developing their own.
- Response 48 The College understands the role it plays in the Capitol Hill neighborhood and that the success of the College is related to the success of the neighborhood and vis-versa. The College reviewed the 2019 Capitol Hill Neighborhood Design Guidelines and has included relevant items in the Design Guidelines and Development Standards (MIMP Chapter 4).

Comment 49 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 or that the new construction will replicate the long, blank facade along Pine Street. The student housing building should have ground-level activity along Pine that activates the streetscape and improves the pedestrian experience along this street.

Response 49 As stated in the project description of Student Housing in Chapter 3.2 – Campus Growth and Expansion Planned, preliminary plans show that the existing garage will not be left as-is with housing added on top. In the new development, the parking garage will be rebuilt and have capacity to hold about 50% fewer cars. Regarding streetscape development, SCC is committed to creating a vibrant street atmosphere with a goal of reconnecting the current “gap” that exists at the College along the E Pine St corridor. Please see the proposed Design Guideline section on Student Housing, and Street Level Activation and Uses for more information. These sections are included in Chapter 4, Section 4 of the Preliminary DRAFT MIMP document.

**Height**

Comment 50 The codes create a balance of allowable height to building footprint and it is the understanding of the committee that the College will follow the MIMP and the agreed to balance between the CAC and the University and not defer to the underlying zoning to gain additional square footage.

The understood goal of the proposed building massing and height is to provide opportunities for the necessary densification and growth of the College without adversely affecting the relationship to the neighboring buildings and community. The table below outlines what the underlying and MIO zoning allow, but the “College Proposed Height” is what the CAC recommends the College limit themselves to. Any future project that has a proposed height beyond the height of the project listed below (College proposed height) would be subject to a master plan minor amendment.

Project – stories	College Proposed Height	Allowable Height by Underlying Zone	Max MIO Height
Student Housing – 6	<b>85'</b>	75'/85'	105'
ITEC – 6	<b>95'</b>	55'/75'	105'
Student Union – 3	<b>55'</b>	75'	85'
Harvard 1/2 – 5	<b>75'</b>	85'	85'

Response 50 Per the guidelines of the city and this MIMP, the College cannot use both the City of Seattle Land Use Code and agreements in this MIMP to construct a building larger than what is allowed by either – the College must abide by one or the other. If the College elects to abide by the requirements of the Land Use Code, any previous agreements reached as part of this MIMP do not apply and the College must go through a separate process for building approval. For design and construction of a SCC building, it is generally in the best interest of the College to abide by the rules and agreements in this MIMP.

The College is committed to working with and obtaining approval from the SAC for any deviations in overall height in lieu of a minor amendment.

The current MIMP establishes a maximum height of 75' for buildings south of E Pine St. and 105' for buildings north of E Pine St. For proposed building heights, please see Chapter 3 – Campus Growth and Expansion, subsections on individual projects. For proposed maximum building heights within the MIO boundary, please see Chapter 4 – Design Guidelines and Development Standards, subsection on Zoning. Proposed heights below:

Project – stories	College Proposed Height	Allowable Height by Underlying Zone	Max MIO Height
Student Housing – 6	<b>90'</b>	75'/85'	105'
ITEC – 6	<b>95'</b>	55'/75'	105'
Student Union – 3	<b>60'</b>	75'	85'
Harvard 1/2 – 5	<b>80'</b>	85'	85'

*Please note, the above Proposed Heights have been adjusted to account for the Average grade plan definition included in City Zoning code. They differ slightly from what was presented to the CAC where we discussed height form main building entrances/street frontages.*

**Design Guidelines**

Comment 51 The CAC does not support the guideline regarding “curved forms and harsh angles” as it is unclear how this can be executed successfully or interpreted during SAC review. The CAC recommends this design guideline be removed or reworded.

Response 51 This item has been removed from the Design Guidelines.

Comment 52 Review and revise precedent images for relevance and clarity. The images become the specific reference for the language and should reflect the intent of guidelines. Some images are lacking or missing (e.g., images for the side of the Student Center facing Cal Anderson Park, lighting installation of the tree felt cold, and green stormwater infrastructure images was depressing.)

Response 52 Precedent images will be revised and updated based on feedback received from the CAC in previous meetings and above requests.

**Open Space**

Comment 53 Revise the first bullet point to read “Student usability of open space shall be prioritized over public usability.”

Response 53 The line-item currently uses the word “will” in the place of “shall” as shown above. To maintain clear and consistent language and terms throughout the design guidelines, the College will keep the word “will” as currently shown.

Comment 54 The concept of “redeveloping underutilized open space” should be more specific about the end goal. The CAC strongly encourages the college to seek to transform underutilized open space into high-quality public realm and this concept of transformation and quality should be reflected in the design guidelines.

Response 54 In general, the College will always work to provide high-quality, attractive, accessible public space to serve the needs of the College first and the needs of the public second. SCC doesn't want to commit to a vision or use for a particular outdoor space prematurely or the needs of the College change, and then the College isn't able to change course. The statement will be revised to reflect more intention.

**Green Space**

Comment 55 The CAC is excited about the idea of an improved and enhanced public realm, focusing on a vision for increasing the number of plantings and greenery around campus by developing a consistent planting language that would strike a balance between being drought tolerant, climate adaptive, and providing of habitat value. If special maintenance were to be required, the college should provide training and education for maintenance staff including an established manual and guidelines.

Response 55 The College agrees that providing a unified and quality planting palette will enhance the public spaces around campus and create a better sense of college identity. Staff will receive information and training on care requirements for any new plantings. The College supports using plantings that are drought tolerant, climate adaptive, and provide habitat value. To support the best possible outcome, low-maintenance plantings should be prioritized due to the College's limited staffing of grounds and landscape staff.

Comment 56 The concept of “redeveloping underutilized open space” should be more specific about the end goal. The CAC strongly encourages the college to seek to transform underutilized open space into high-quality public realm and this concept of transformation and quality should be reflected in the design guidelines.

Response 56 See Response to comment 54 above.

**Street Level Activation and Uses**

- Comment 57 Murals are not the only means for activating blank facades. The design guideline for facade activation should encourage public art “such as murals,” which leaves open the possibility for other creative treatments.
- Response 57 The items listed under the design guidelines are intended to be suggestions and not limitations on what is or is not acceptable or appropriate (unless specifically identified as such). The item in question has been amended to be more open as suggested.

**Sustainability**

- Comment 58 The precedent image of the full stormwater infrastructure in action is dull and unattractive. Replace this image with more attractive stormwater infrastructure. One CAC member suggested looking to the Swale on Yale for suitable imagery.
- Response 58 The image in question has been replaced.
- Comment 59 The college needs to provide further assessment as to how and if a steam plant is appropriate to include within the proposed MIMP.
- Response 59 The College is proposing to construct as a potential project, a new District Energy Plant. Please see [Chapter 3 – Campus Growth and Expansion Potential](#), subsection on Potential Project Development for more information. This section is included in Chapter 3 of the Preliminary DRAFT MIMP document.

**APPENDIX C CAC DESIGN CHARETTE SUMMARIES**

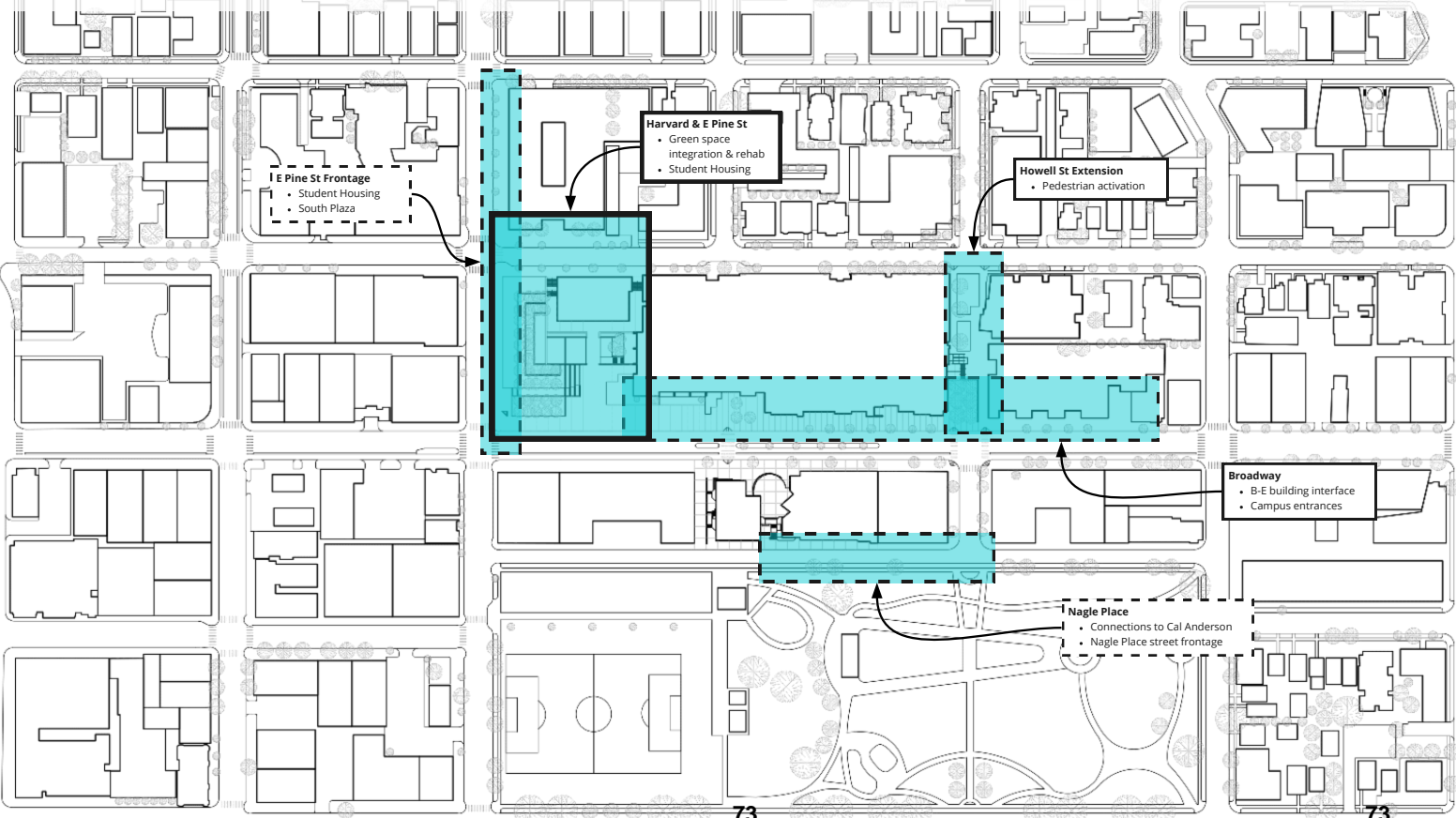
The following pages include summaries of design charette held with the Citizens Advisory Council. They include.

- Charette 1 South Plaza Charette
- Charette 2 Pine Street Frontage
- Charette 3 Broadway Streetscape
- Charette 4 Howell Street Passage
- Charette 5 Nagle Place

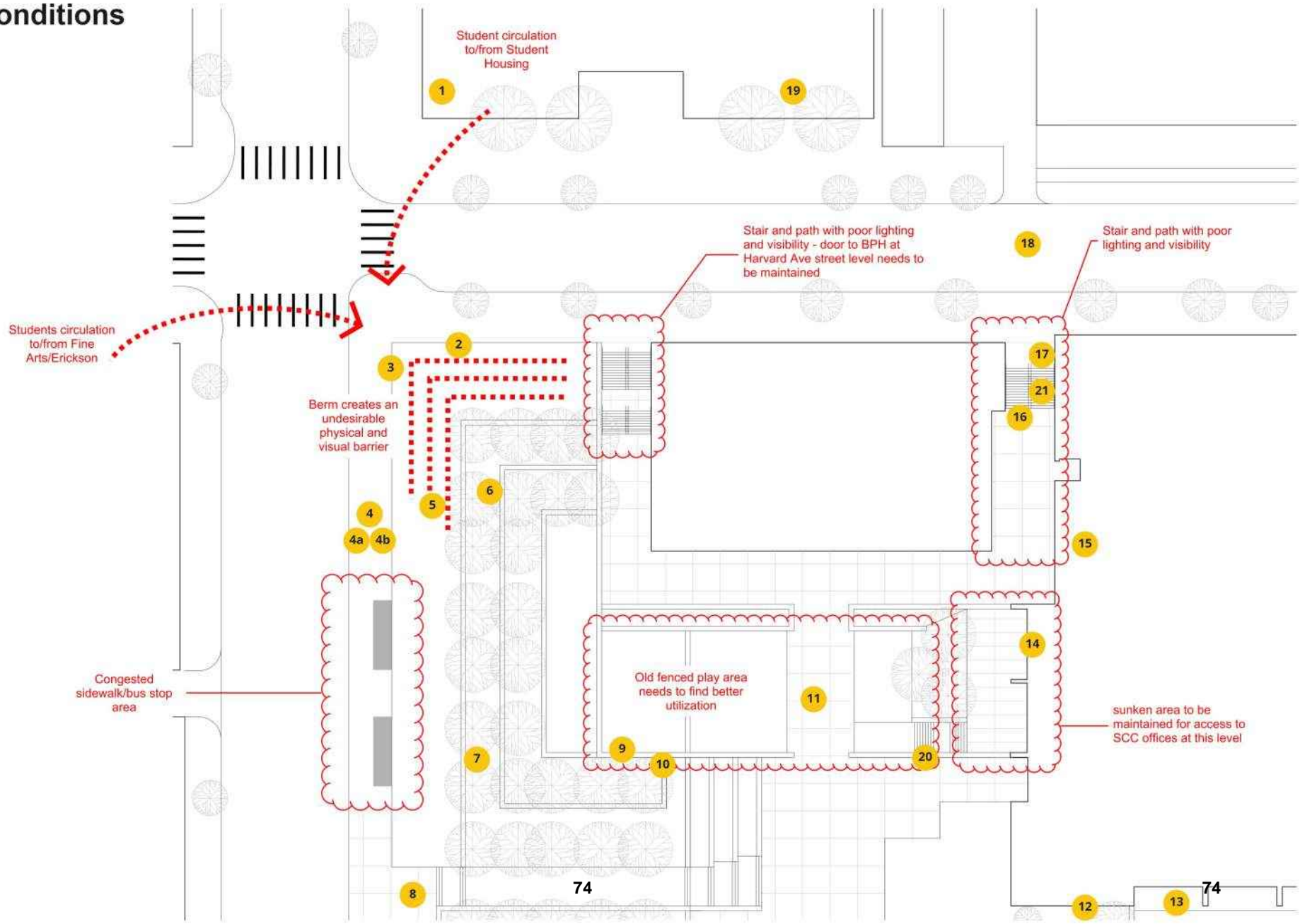


# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## C.A.C. MEETING 10 - SOUTH PLAZA & HARVARD / E PINE ST.



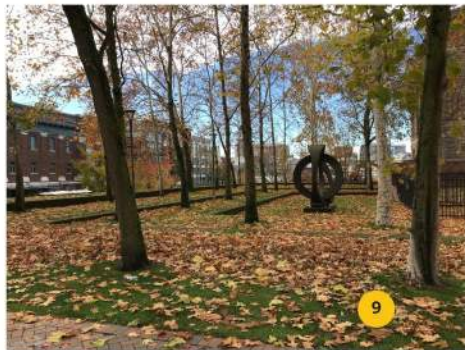
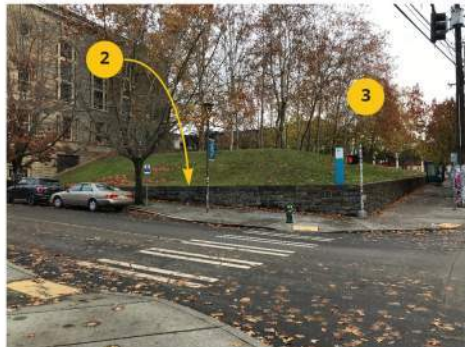
# Existing Conditions



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# Existing Conditions



# Comments - Existing Conditions

1. consider improving existing and [tiering] in the frontage from the parking garage into southwest corner of the performance hall plaza "glen"
2. Locate at SW grade businesses within Pine frontage, underneath [re-designed] upper plaza.
3. This southwest facing wall creates the feeling of a fortress/closed off environment - should be gently terraced to maximize views of city, invitation and activation. The sunken nature of the 'glen' creates a perceived safety issue - trees aid this as they are sunken
4. I'd like to see the [berm] flattened
  - a. Yes!
  - b. Berm flattened but don't lose that wall
5. Use the grade change to create some micro-retail sites underneath south plaza.
6. Park furniture and small reading/relaxing nooks would be great, provided they remain visible to the street and plaza
7. Okay to lose the ultra linear form of existing tree plantings.
8. Opportunity for corner treatments of redesigned plaza to have a relation to each other, both at Broadway and at Harvard. Designer could consider symmetry, similar use of materials, colors, treatments, and be [interesting] to traverse from one corner to [another].
9. Could this former play area be used for farming tied to culinary programs?
10. In our community tour, we talked about gates as a way to make students feel more like the campus is theirs, similar to Seattle U
11. strange pinch point
12. not sure where this fits - a former SCC foundation board member proposed to have each window well lit up with a different color using floodlights to create more welcoming feel at night.
13. this is a mote currently - a drop off and should be utilized in a more effective way as street spillover, stormwater management.
14. Can the entrances be moved elsewhere? Or is the hollow necessary for sunlight?
15. Community members on my tour were supportive of pedestrian bridges to improve student experience and safety
16. There needs to be activity here like a cafe or some sort of student activity as per Alex Brennan
17. Close this [pedestrian] [connection].
18. Consider a partial street vacation of Harvard between Pine and Olive. This will help increase a ped friendly environment between the student housing and campus, and will direct cars to enter the garage from Boylston and Olive.
19. Consider consolidating all parking underneath the STEM/ITEC Building parking garage and build new commercial / student housing building. Partner with housing developer to add workforce / affordable / market rate housing in building. Use non-student housing as a revenue generator for the College.
20. Remove sunken, gated-off area if no longer expected to serve a specific purpose (e.g. daycare)
21. If this cannot be widened, I support closing this ped connection

# Comments - Existing Images

1. Staircase needs to be greatly expanded and made into a "grand" entrance for people parking in the garage and walking into campus.
2. This wall needs to be retained because it is aesthetically desirable and helps to define the space which is important when surrounded by roads that are nearly out of human scale. Stone wall can be cut to allow passageways through.
3. Can the Broadway PH have entrances facing different directions so that it feels the building is facing both Broadway and Harvard?
4. Bus stops need to be improved. The old stops in the plaza and on Howell that are now smoking areas should be removed
5. Great asset. Blank canvas for art. Think of the State Hotel mural in DT Seattle
6. These views should be everywhere and supported as campus standard.
7. These lantern banners can be redesigned to integrate with other "new campus identification materials" such as large campus signs
8. This pit is such a dead space. Get rid of it.
  - a. agreed!!
  - b. Agreed!
9. I support redevelopment of the plaza and glen, but strongly encourage creation of greenspace. I would like to see the retention of trees, but don't want this to limit how you create highly-functioning greenspace.
10. History of the art? Who made this? What does it symbolize? Do we need these or can they be replaced?
11. Artwork on campus is important to curate and continue
12. I support the use of more art throughout campus. See Greenway's comments [comments in SCC\_CAC\_PublicComment\_111620.pdf] for recommendations related to art

# Precedent Images



1. Different ground materials and textures suggest different uses  
2. Street furniture with simple forms provides a variety of uses



1. Continuous pavement with different colors  
2. Planting beds minimize street, maximize sidewalk  
3. Sidewalk and street at the same level  
4. Festival street opportunity



1. Gathering space cut into grade  
2. Enclosed activity area adjacent to public spaces



1. Use slight changes in level to create hierarchy and break down large spaces



1. Use parklets as furniture within larger open spaces



1. Incorporate signage to reinforce identity of place  
2. Use as a visual and physical orientation element  
3. Celebratory elements (graduation pictures, etc.)



1. Use similar paving on the street and sidewalk to indicate slow areas



1. Highlight crossing areas with contrasting paving  
2. Use raised crosswalks for added pedestrian safety



1. Similar materials with different colors - delineates different zones



1. Create new seating opportunities built off existing site features (brick pavers)  
2. Use different materials to convey different uses (warm materials for sitting)



1. Put seating at the edge of green spaces to encourage active edges



1. Design art/sculptures for multiple uses - beautification and shelter from elements



1. Introduce stairs and/or ramps to navigate elevation changes  
2. Use negative space for planting beds, site furniture



1. Tiered plaza/walkway creates different zones  
2. Seating looking towards pathway, focal points, site features



1. Locate seating at the edge of green spaces to encourage active edges



1. Integrate landscaping and site furniture  
2. Create small spaces for rest - be aware of the environmental noise in the area



1. Adjustable furniture gives users the option to create their own space  
2. Plug-and-play variability



1. Introduce stairs and/or ramps to navigate elevation changes  
2. Integrate stairs and ramp landings to maximize space efficiency  
3. Use negative space for planting beds, site furniture



1. Street furniture provides seating and planting beds  
a. Street furniture is built into the sidewalk - is not movable  
2. Use of heavy materials to imply permanence



1. Pavement types suggest different zones  
2. Street furniture provides seating and planting beds  
a. Street furniture is not integrals/structural to sidewalk - is movable/changeable  
3. Multiple small/medium scale furniture pieces can have different features



1. Embedded sidewalk lighting  
2. Light the extent of a path or zone



1. Low-level bollard fixtures to light walkways and delineate paths



1. Large-scale lighting creates a focal point and gathering spot  
2. Tying lighting and seating together



1. Uplights and broad surfaces can create implied separation and define zones of use

# Comments - Precedent Images

## General Notes:

- I'd like to see precedent images that suggest gates / entrances to a semi-public space

## Image 1:

- I really like the idea of breaking up the hardscape with greenery in this manner

## Image 2:

- Image 2 scares me; makes me think of the confusion of cars/people near Pike Place

## Image 6:

- if this type of raised crosswalk is [implemented] [on] Harvard, use muted colors

## Image 13:

- Elevated spaces bisect open spaces in ways that they should not and aren't equitable

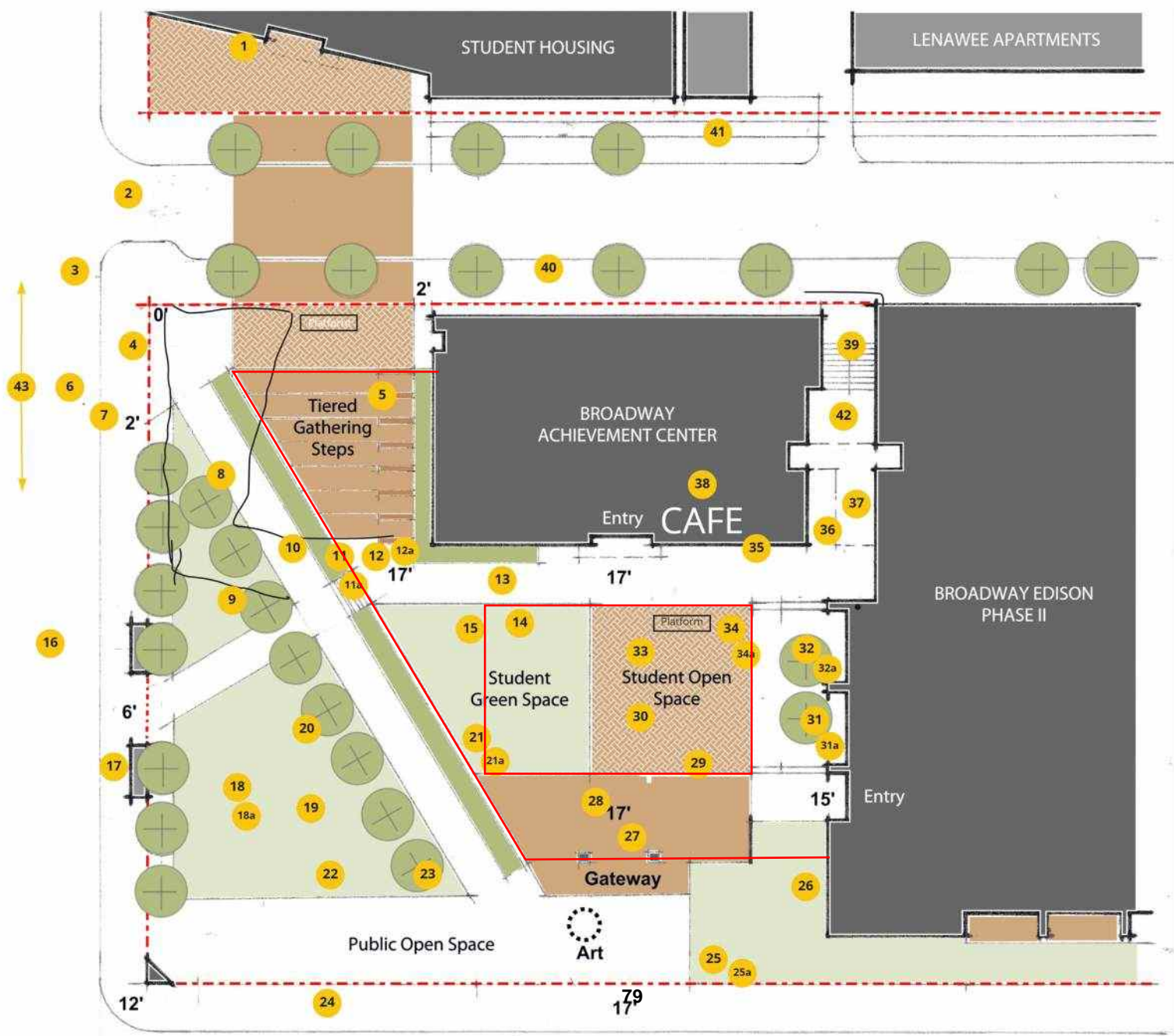
## Image 21:

- I think this will a mgmt burden for the college.

## Image 25:

- Both the central light and the usable art are tacky and in no way elegant.

# Concept 1



# Comments - Concept 1

1. I'd like to see a larger notch out of the student [housing] building and have the plaza space relate to this space at the housing building corner.
2. Keep pedestrian crossing at usual location, for safety
3. Cars must be greatly slowed when moving from Pine to Harvard
4. Really like the thought of sloping up into the site, but 0-18' with half the site is a lot. How would that feel in reality?
5. LOVE the widened staircase. Have resting spaces in the tiers and many eyes on it from near BAC
6. Claim the SW corner with a terraced landscape that emphasizes views, gateway to pine and downtown - and material language to marriage to new housing building across street
7. Please go visit the Good Shepherd Center in Wallingford, look at the NW corner, you won't be disappointed. The entrance is a beautiful, uncovered stone pathway that meanders and has seating built into it. Possible inspiration for what to do with the wall.
8. Add obstructions on this pathway to keep pedestrians safe (vs. fast-moving e-bikes, bikes, scooters, skateboards) without losing access for wheelchairs.
9. I really like the idea of creating public space analogous to Seattle U. It's an absolute pleasure traversing through Seattle U's campus. I go out of my way to walk through their campus rather than along Madison. That should be an outcome/goal for your plaza redevelopment as well.
10. I'm really intrigued by the idea of a more gradual slope through campus. An ADA-accessible ramp is key to the plaza's transformation.
11. Incorporate green stormwater features as landscape art incorporated with real art to define green spaces and provide WQ benefit.
  - a. I second this comment
12. Speakers' platform? Tiered gathering steps would be conducive to public discourse
  - a. \*thumbs up\* A speakers platform could not only serve a purpose during protests but could also be used by teachers if classes were held outside.
13. Add! gateway
14. Financial District and Shard District in London are amazing references and inspiration for small pedestrian moments.
15. It's key that the exterior of campus create a sense of belonging that makes students feel welcome!
16. Micro retail would ideally have spaces that stay open late to keep human traffic and eyes in the area - Such as streetfood.
17. Maintaining greenspace, greened areas at 40-50% min, is super important. Even the grey/beige areas on this concept must/need to include green planted areas.
18. Use whimsy throughout all these rethought spaces to allow people to make connections with art, treatments, signage, features that unite the space. Could be motifs, animals, etc.
  - a. YES!
19. You can retain greenspace, but not if it remains as uninviting and off-putting as it currently does. This space should be a noticeable respite and it's not currently.
20. Meandering path could be more attractive and wheelchair accessible
21. A hierarchy of space that emphasizes gathering - a central area that allows for large scale gathering
  - a. I second this comment.
22. These open spaces have to accommodate protests, farmer's markets, and daily student activities
23. I liked your suggestions in the inspiration images for soft, low lighting. I would like to see that lighting incorporated throughout the plaza and Harvard.
24. Add Street trees off the campus parcel between the curb and ped way (Broadway). Ensure Pine Street, street trees remain and are preserved.
25. The hardscape along Broadway would be the most used for public gathering and "soap box" events. This would be important to think what is the most accessible space along the street.
  - a. I agree with this comment.
26. Can the interface of facade to plaza be affected??
27. Like the idea of an iconic SCC backdrop. The big W at UW Tacoma is an inspiration.
28. Love the informal kiosk / entrepreneurship and incubator possibility for this space
29. Question: how do larger public gatherings like the Farmers Market have access to and effectively utilize this space?
30. Picnic tables or informal outdoor eating space would be great. Can it be covered?
31. Anyway to fill this space? It detracts so much unless you have some creative use for it.
  - a. +1
32. Maintaining this sunken area makes little sense. Is this really a necessary / primary entrance into the BE building?
  - a. I agree. It must be removed!
33. Ameer and students want a covered outdoor space because Seattle is rainy
34. Possible speakers platform or natural convening space?
  - a. I was thinking of a speakers platform near the tiered gathering steps given that people may naturally assemble there, keeping this area more protected for students
35. Add a cafe adjacent to the "student space" that allows for proximate spillover into the open space
36. I'm supportive of pedestrian skywalk to connect library from AC to II for students
37. This connection could be an asset, not vulnerability. It could provide an intimate space for activities or a small restaurants. Needs to be shut down at night though
38. I really like the idea of incorporating active uses on the ground floor to add the deep connectivity that Jaime talked about!
39. This space does not feel welcoming, even during full daylight.
40. There's so much opportunity for improving Harvard. Add low-level lighting per your inspo images.
41. Consider Fulton Center(San Francisco) for making open space from the student housing open space
42. Support closing off the staircase to Harvard
43. Activate the Pine street frontage



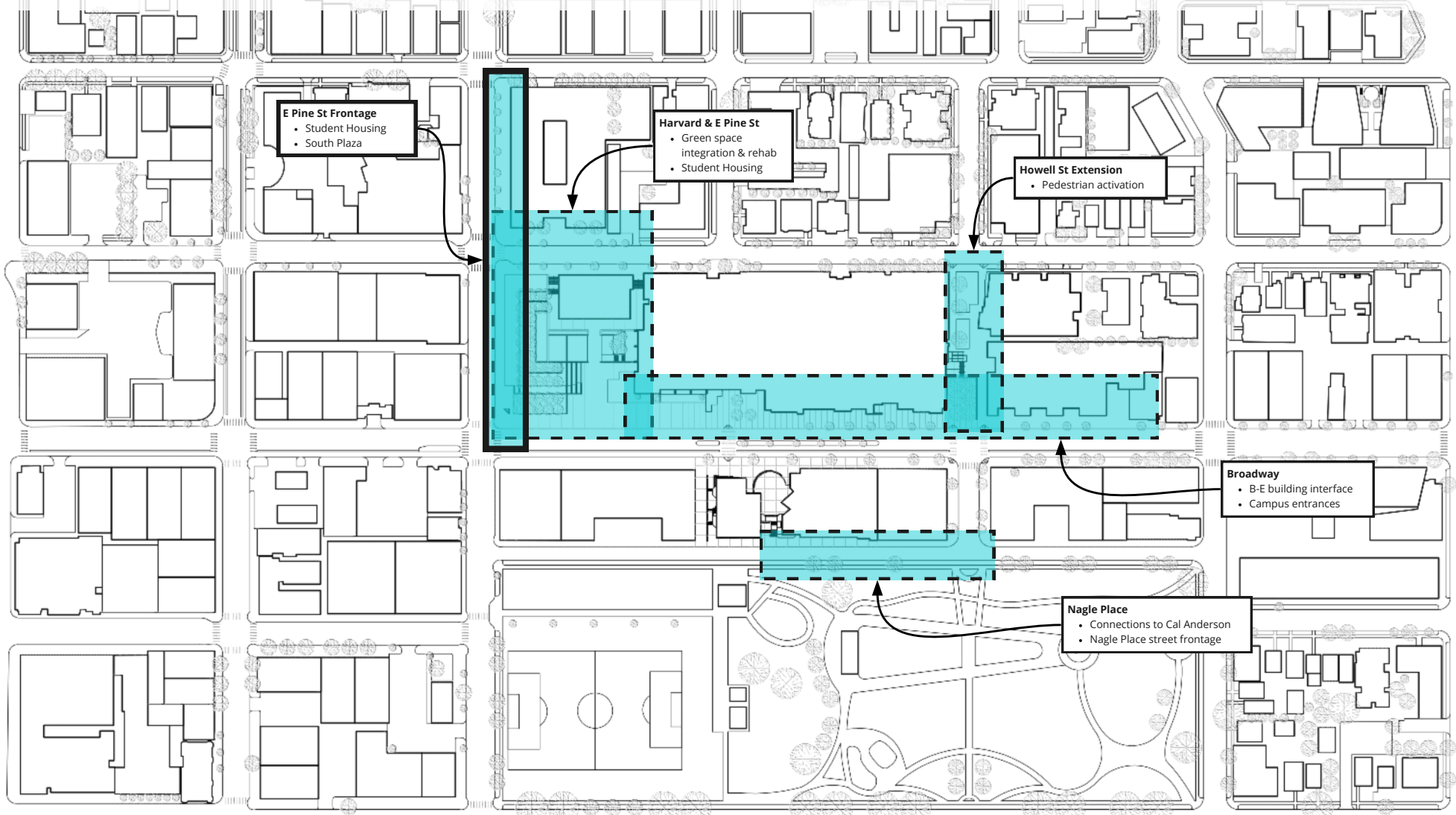
Campus Open Space	Designated Open Spaces	Hardscape	Greenscape	Harvard & Pine Crossing	The Glen	Bus Stop	Amenities to Include	Lighting, Materials, Etc.	Community Use Space	Activites to be Accomdated	Safety	Other	Other
Open Space Existing College open space = 37% of parcel areas owned  SCC - Propose Decrease to 25%	Designated Open Spaces South Plaza/Green Howell Street Plaza Student Center Plaza  SCC - No proposed Changes	Hardscape Existing College hardscape = 75% of owned Open Space  SCC - Target a Decrease to 65% of Open Space	Greenscape Existing College landscape = 25% of owned Open Space  SCC - Target an Increase to 35% of Open Space										

For ped safety, minimize the area of the shaded "crossing" between the plaza/tiered steps and the housing building

Yes, please improve the bus stops on campus. Shelter from the rain is key. May be an opportunity to incorporate art or campus signage/placemaking.

# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## C.A.C. MEETING - PINE STREET FRONTAGE CHARRETTE



# Design Guidelines - Existing Conditions

**To the extent reasonable, retain existing physical context and blend with new development.**

- When project development, includes existing structures, consider repurpose and/or reuse if the existing structures positively impact the surrounding context.
- Reinterpret common aspects of adjacent structures in new development such as use of similar materials, transparent street fronts, high-ceiling ground floors, expression of structure.

\*No  
comments\*

# Design Guidelines - Building Facade

## Building façade articulation should blend with the established development pattern of the Pike Pine and Broadway street frontages

- Existing structures along Pike, Pine, Broadway, and Harvard generally match the originally platted lots and are characterized by building that are 50 – 60 feet or when on two lots are 100-120 feet in width. The scale of new structures are to reflect the rhythm of bulk and scale established by this context.
- Respond to topography by stepping facades so that floorplates generally match the street grade.

Avoid  
blank wall  
surfaces

encourage  
small  
storefront  
businesses

Design for  
anti-graffiti by  
avoiding  
design that  
attracts it.

<https://campaign.ucsd.edu/impact/stuart-collection-alexis-smith-mural/>

<https://art.famsf.org/andy-goldsworthy/drawn-stone-20045>

# Design Guidelines - Streetscape Connection & Integration

## Connection to the Street. Integrate new structures with existing street patterns to maintain a cohesive streetscape

- Structures with street frontage facing Pike, Pine, or Broadway shall orient active street-level uses on these streets. Uses shall be generally those that support student needs, or related. Uses provided highly activated functions that will bring energy and interests to the street. (i.e. student lounges, gathering spaces, food services, meeting spaces, etc.). Office type uses should be avoided. yet bring student and community activities.
  - The uses should be transparent with visibility into and out of, the structures.
- Provide a strong 2 to 4 story street wall along frontages except where structures are pulled back at major building entrances.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances.
- All street fronts shall be provided with activity, visual interest, and variety. Consider appropriate use of:
  - Canopies or cantilevered structure at walkways along frontages with high levels of pedestrian traffic to provide weather protection.
  - Street furniture for College and Community Use. Include at areas to promote activity, and in locations that offer respite to the bustle of busy streets.
  - Plantings and trees that create a defined "palette" to reinforce the college "district".
  - Multilevel lighting (General frontage illumination, Pedestrian oriented lighting, Security lighting select building façade/site development lighting.
  - Signage that support definition of the College "district"
  - Building and Site materials that are of a pedestrian scale. Palette of materials should that support the definition of the College "district"
  - Enhance the pedestrian environment through inclusion art, societal, and other placemaking features.
  - Consider design features that visibly represent and promote the diversity of the Capitol Hill community.

Student space vs. community space	Student walkways vs. using the sidewalks	encourage and support intentional space for street art	create opportunities for refuge from street activity with plantings, seating
take advantage of south facing facades for outdoor activities	Placemaking through art (paving, walls)	Gates/arches to identify space as being a campus	Provide street trees and other natural environment elements to soften the streetscape
Stormwater treatment as an environmental benefit/feature <a href="https://atyourservice.seattle.gov/2019/07/01/project-spotlight-swale-on-yale/">https://atyourservice.seattle.gov/2019/07/01/project-spotlight-swale-on-yale/</a>	Add stormwater treatment features - Sitka development in SLU has stormwater infrastructure that acts as a site amenity & has information/signage	Create site feature(s) that can be placed around the campus to help identify the boundaries of the college. Ex: fountains fed by stormwater.	

# Streetscape Elevation - E Pine Street



# Precedent Images



1  
• Sidewalk cafe seating - open seating



6  
• Trees/greenery in boxes



7  
• Trees/greenery planted in ground



12  
• Commercial entrance setback from sidewalk



18  
• metal panel facades



23  
• Downlighting to light alcoves/cantilevers



28  
• Street-level facade is differentiated from facade above



2  
• Sidewalk cafe seating - closed off seating area



8  
• Parklet with cafe seating - no impact to sidewalk space



13  
• Commercial entrance not setback from sidewalk



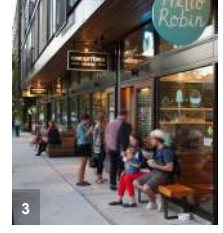
19  
• Wood facade



24  
• Downlighting to light facade and sidewalk



29  
• Facade design is consistent at street level and upper floor



3  
• Transparent Glass storefront  
• Ground floor steps back from sidewalk makes space for people



9  
• Seating areas separated from sidewalk flow with planting



14  
• Ground floor facade with stem wall and mixed transparency and opaque surfaces



20  
• Brick/masonry facade



25  
• Low-level lighting specifically for sidewalk/paths



30  
• New housing at Broadway & Denny



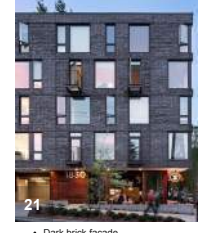
4  
• Commercial spaces that open to the sidewalk



10  
• Modular sidewalk furniture provides planter boxes and seating  
• Different pavement types create zones on the sidewalk



15  
• Ground floor facade with complete transparency



21  
• Dark brick facade  
• Small porches for units



26  
• Raised sidewalk crossings for pedestrian safety and traffic calming



31  
• Howell St passage - small scale spaces & seating



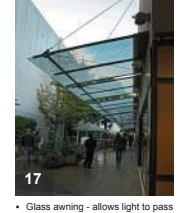
5  
• Banners/ flags to announce the college



11  
• Seating elements of various configurations and sizes



16  
• Opaque awning - prevents light from passing thru; hides dirt from view

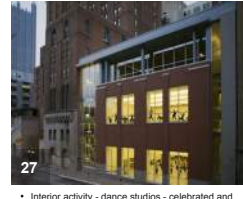


17  
• Glass awning - allows light to pass thru; but dirt visible from below

87



22  
• Change scale of facade above ground level  
• Columns land beyond the ground floor windows



27  
• Interior activity - dance studios - celebrated and visible to the exterior



32  
• Howell St passage - small scale spaces & seating, planted areas

87

# Comments - Precedent Images

General Comments:

- 

Image 3:

- Like the building set-back at street level. Like that the bench is against the building; gives space for people to occupy but doesn't take over the sidewalk. Uses a tight sidewalk space well.

Image 4:

- Similar to image 3, I like how space is created for people to occupy, but it doesn't take up a ton of real estate like image 2 or image 1.

Image 5:

- I am supportive of signage for SCC!

Image 27:

- Identify programs that could have a public face and could benefit from it. A restaurant or cafe that's part of the culinary program? A gallery or exhibit space for art, design, textile courses?

Image 30:

- As a community member, I dislike how "blocky" these buildings are and how much they cut off visibility to Cal Anderson from Broadway

Image 31:

- This strikes me as a place to put an arch to identify this area as a campus community

Image 32:

- It took me a couple years of living in Capitol Hill to figure out that this was a walkway. I think it's because I can't see that the pathway continues on. I can be hesitant to walk where there's a blind corner (where the building juts out from the sidewalk)

## Discussion

- On Boylston & E Pine, it really doesn't feel like you're on campus. It would be great to make that feel like campus; make the extents of the campus more clear/visible. It'd be great to see the college invest in strong materials and transparency that speaks to the public, create some iconic spaces.
- With the limited sidewalk space on Pine, finding creative ways to create space for people to occupy will be important. I like image 3 and image 4
- At the Fine Arts Building (SE corner of Harvard & E Pine), the regular passerby would have no idea that that's a college building. It's clear that the Egyptian Theater is there and someone could see movies, but someone would never know that it's a college fine arts building with studios. Making SCC's presence more visible at street level and celebrating that presence feels like a missed opportunity.
  - Agreed! On E Pine, the college is in buildings, but there's no public face. Maybe put a gallery for students to exhibit work from art, design, textile courses. Northwest or Northeast corner of Harvard and E Pine could be good opportunities for a space like this.
- I don't hate the red brick as a material on the existing building - it's more about the large, unbroken expanses of it and how the facade feels so dominating on Broadway, especially the northern part between the main entrance and E Howell St. I'd like to see more attention paid to human scale. Photos here have smaller expanses broken up by windows - not as monolithic as the Broadway Edison building.
  - Agreed. The red brick as-is is very monotonous.
- Nearby buildings that have a friendly relationship with the sidewalk and don't feel like they tower above humans:
  - Sunset Electric (SE corner of E Pine & 11th Ave) & Packard Building (SE corner of E Pine & 12th Ave) - the change in material between the bottom 1-2 floors and the rest of the building above helps breakdown the scale of the building. The setback of the floors above the "podium" helps as well.
  - Hugo House - entirely brick and very uniform, but the material changes at the balconies and the change in the facade at the street make it successful.
  - 12th Ave Arts - the setback floors above the podium.
- Lincoln Ferris noted there is a gallery space in the Broadway Edison Building. If that could be relocated to Pine and could host student work as well as some of the artwork the college has from the State collection. Could this be put on display at the street level in the Fine Arts building?

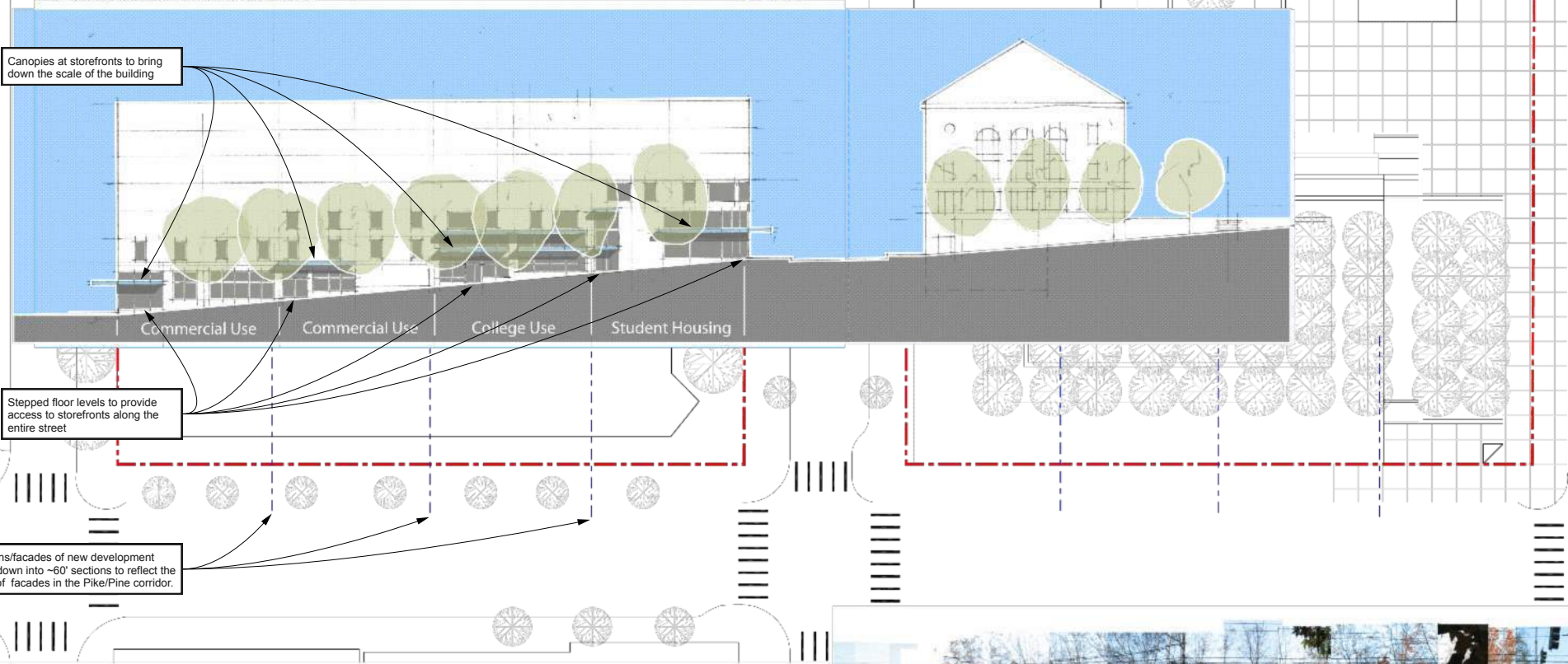


# Concept 1

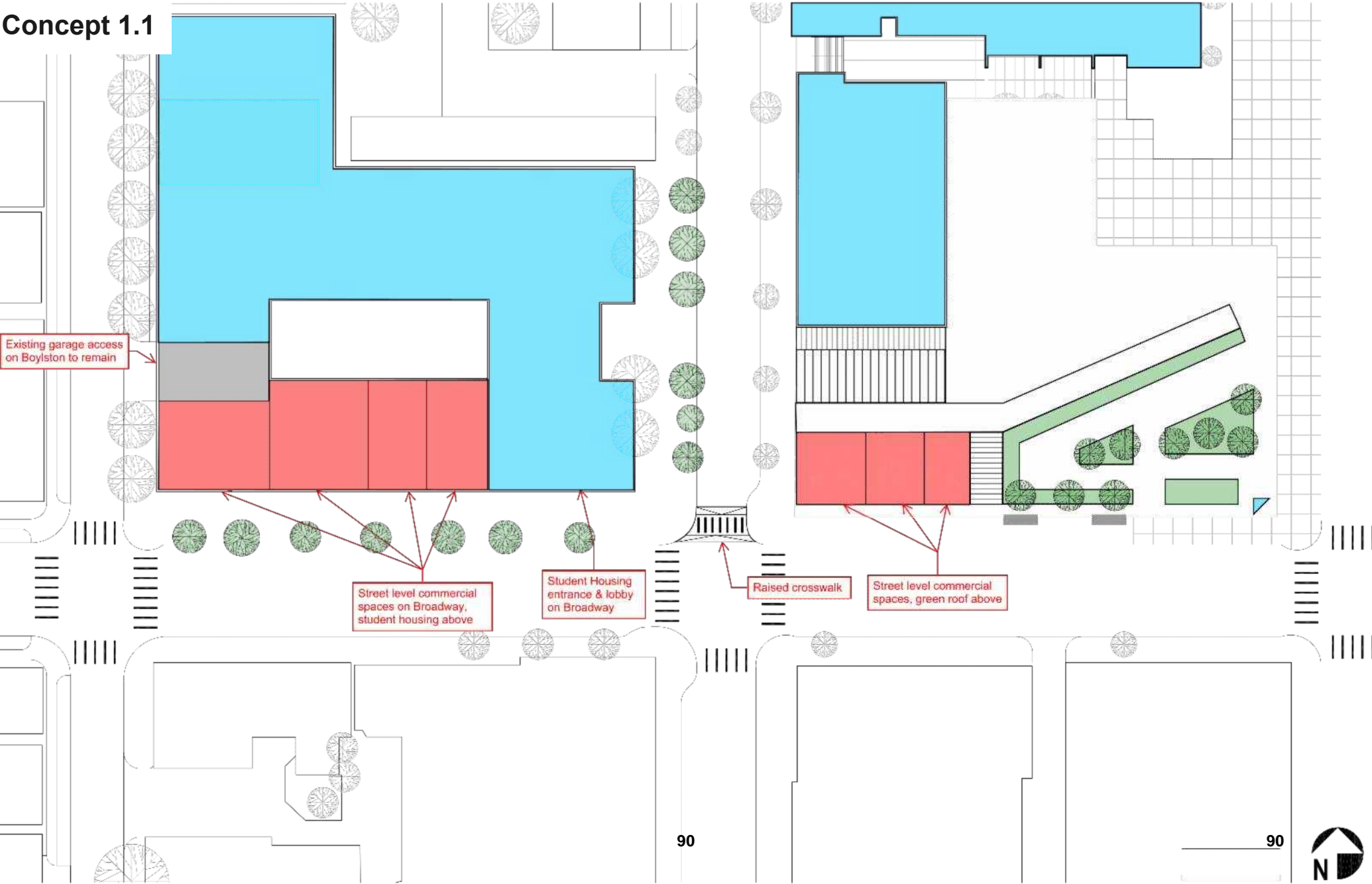
Canopies at storefronts to bring down the scale of the building

Stepped floor levels to provide access to storefronts along the entire street

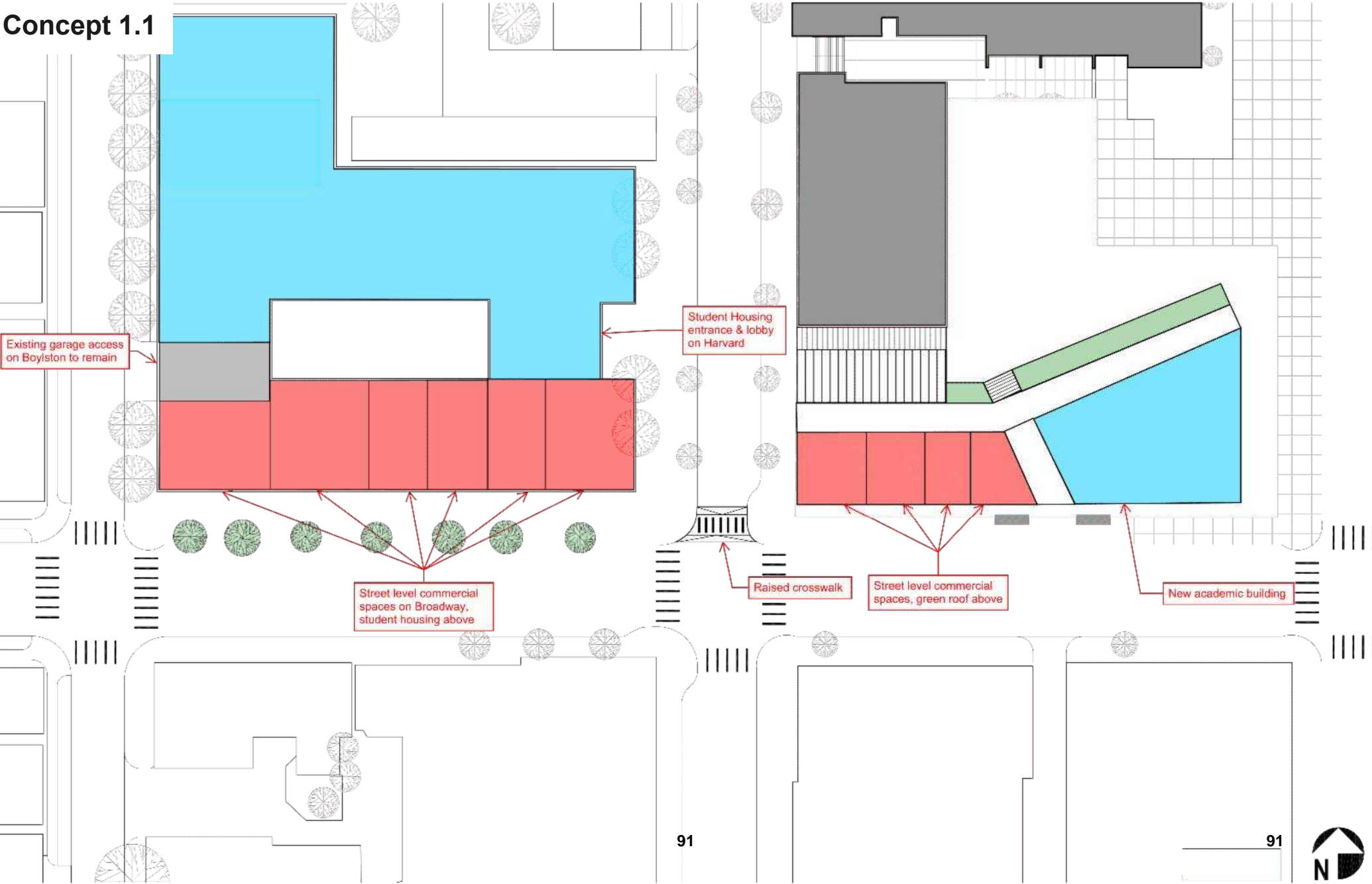
Elevations/facades of new development broken-down into ~60' sections to reflect the rhythm of facades in the Pike/Pine corridor.



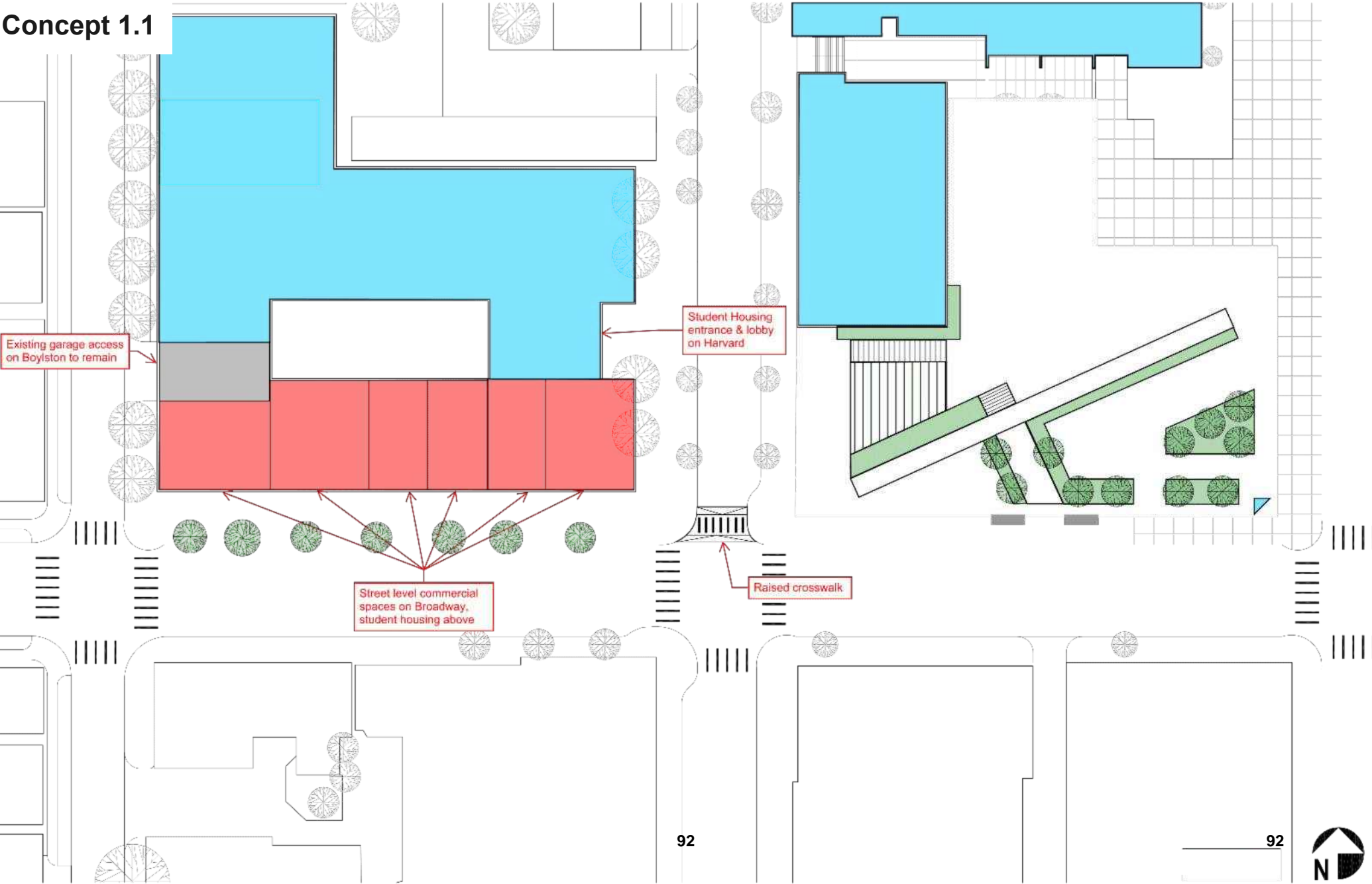
# Concept 1.1



# Concept 1.1



# Concept 1.1



# Comments - Concepts

## General Notes:

- CAC attendees liked the focus on providing commercial space along E Pine rather than having college uses at street level.
- Like the idea of having commercial/retail space on the corner of Harvard & E Pine - would add pedestrian activity and help reconnect the gap in the commercial corridor. REALLY like the idea of an accessible green roof above the spaces!
- Most new building don't have the small commercial spaces that you see in older buildings that can host micro-retail, pop-up stalls, etc. It would be great if the college could provide small retail spaces for micro-retail tenants and small start-ups.
  - Chophouse Row and Melrose Market are good precedents - small storefronts and retail spaces with centralized amenities and services spaces.
  - The new Vulcan development at 23rd and Jackson is creating space for pop-up kiosks, could be an interesting precedent.
- I'm struggling to express this, so bear with me. I've heard feedback that students don't feel safe on campus, and as such, they don't use the space. Given this, I'm inclined to make the space "more" for students, with the community goal of making the area more vibrant (by having more people - e.g., students - outside and as part of the community)
- I am inclined to support efficient pathways for students (including pedestrian bridges) to move about the campus, even if that takes away from the number of people on the sidewalks.

## Concept 1.2:

- Other urban campuses typically have a central courtyard that is only for students. SCC students don't have that - everything faces out. Having that building could create more privacy or containment for students, while still keeping the space open to the public.
- I like the idea of a building on the corner of Broadway & E Pine to create more of a closed (but still publicly accessible) courtyard at the South Plaza for students. If that building is constructed, I'd want to see the college open up to Cal Anderson more; create a more meaningful and intentional connection to the park.
- I was initially opposed to a building on the corner of Broadway & E Pine because it's valuable outdoor space and I've used it as a refuge - but if it helps create a sense of place and provide a sense of ownership for the students, I could support that. I expect the courtyard/plaza to still be publicly accessible. As for the building, don't want it to be a tall building that puts a shadow over the courtyard.
  - I'd want the building(s) to be low-rise or pavilion-like. Allow southern or western sunlight into the courtyard.
  - A building that helps transition from Capitol Hill to the SCC campus.
  - Could be a library or something that would have lots of students moving in and out throughout the day.
- The mid-block access shown in the sketch is important to keep the courtyard porous and easily accessible to the community

# Closing Thoughts / Takeaways

incorporate public art whenever possible

take advantage of public streetscape to increase visibility of college programs (apparel, textiles, graphic arts, theater arts, etc. etc.

Opportunities for inward facing activities & spaces for student

Architectural element to help define extents of campus (gates, arches, banners, etc. etc.)

incorporate green space of any size when possible

A thickened edge between campus and public spaces w/ small parklets, seating (a buffer between students and community)

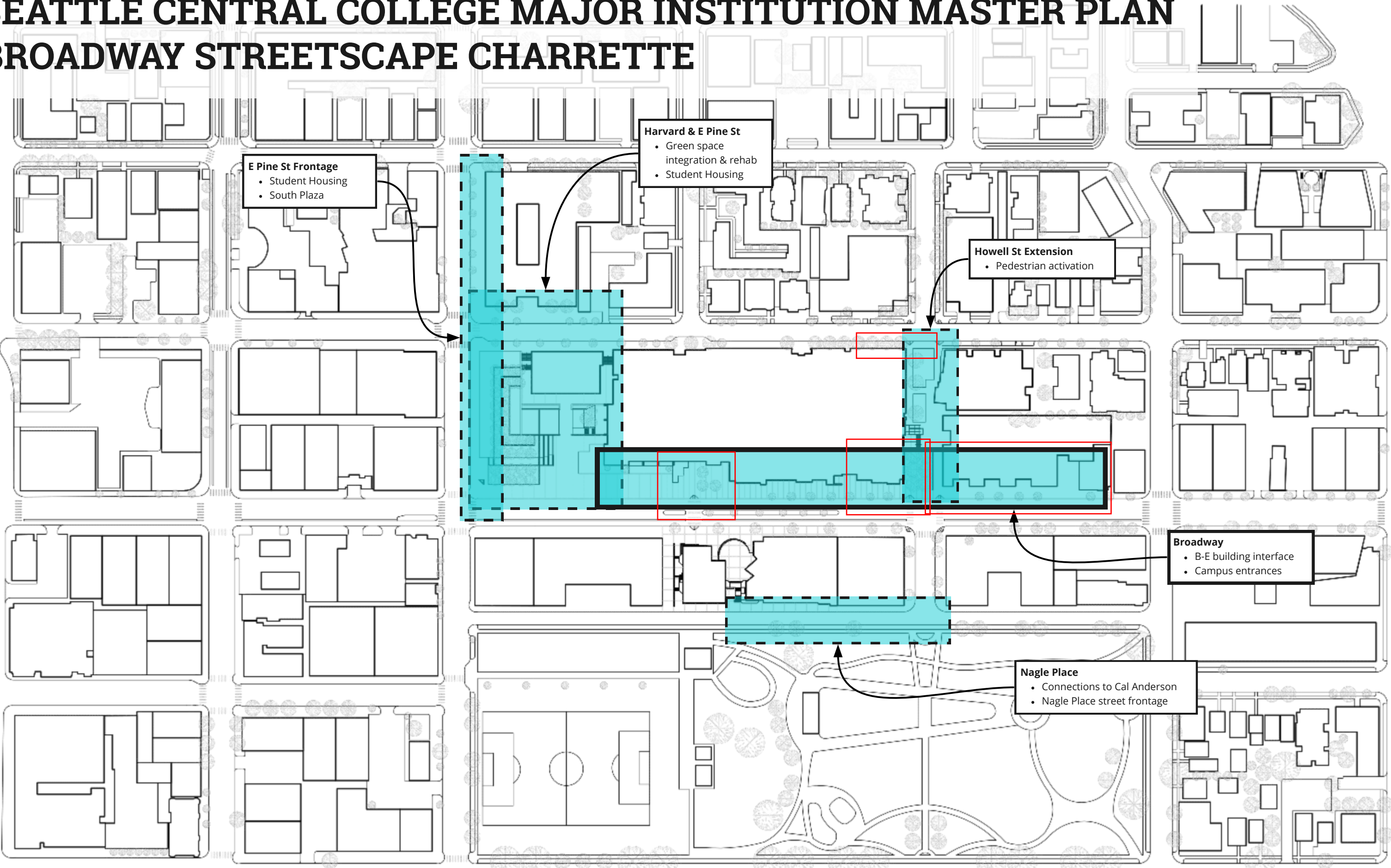
create public retail opportunities for micro business (pop-up, entrepreneurial, micro retailing.

Consider a college structure on the corner of Broadway and Pine

Look for opportunities to open the campus and Broadway connections to Cal Anderson Park (create visibility of routes through the MAC plaza)

# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## BROADWAY STREETScape CHARRETTE



**E Pine St Frontage**

- Student Housing
- South Plaza

**Harvard & E Pine St**

- Green space integration & rehab
- Student Housing

**Howell St Extension**

- Pedestrian activation

**Broadway**

- B-E building interface
- Campus entrances

**Nagle Place**

- Connections to Cal Anderson
- Nagle Place street frontage



# Design Standards - Architectural Design and Character

## Architectural Design and Character

**Building Façades** - Envelope articulation should blend with the established development pattern of the Pike Pine and Broadway street frontages

- Existing structures along Pike, Pine, Broadway, and Harvard generally match the originally platted lots and are characterized by buildings that are 50 – 60 feet wide, or when on two lots are, 100-120 feet in width. The scale of new structures is to reflect the rhythm of bulk and scale established by this existing context.
- Respond to topography by stepping facades so that floorplates generally match the street grade.

**Building Materials** – All college structures should make use of materials that convey a sense of permanence and importance suitable to a major civic institution

- Materials selections should have a long natural life. i.e., masonry, stone, steel, glass, concrete.
- Material palettes between existing and new structures should create a common visual aesthetic.
- Individual structure should visually represent the functions contained within.

**Aesthetic** – Building design should represent the highest effective use of public funds and current building technologies.

- Building design should maximize sustainable technologies. i.e., material conservation and reuse, daylighting, sunshades, high performance envelopes, stormwater reuse, energy systems, etc.
- Envelopes should be constructed for a 50-year life span.
- Materials and systems should be easy to maintain and operate.
- Consider solution that will deter vandalism and graffiti.



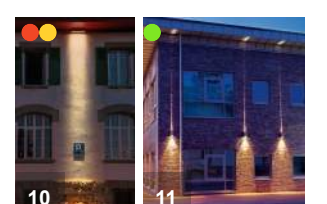
1 • Opaque awning - prevents light from passing thru; hides dirt from view



2 • Glass awning - allows light to pass thru; but dirt visible from below



3 • Highlight main entrance(s) with material, lighting



4 • Use similar materials at different scales to indicate primary, secondary, tertiary entrances



5 • Brick/masonry facade to reinforce identity of campus structures



6 • Mural with a template, students invited to add their own stamp



7 • New construction is distinct from existing



8 • Art that uses the brick unit as a guide



9 • Murals that honor community members and builders



10 • Stylistic/ artistic murals



11 • Murals that speak to a time period



12 • Broadway streetscape looking South



13 • Broadway streetscape looking North



14 • Broadway Edison Building main entrance



15 • ITEC building concept rendering



21 Anhalt Apartments



22 Seattle University Law School



23 Seattle Academy



24 Bullett Center

The depth of the wall is one thing I think is so imposing. How can the existing wall be reduced in mass?

The skaters may be considered a nuisance/destructive amenity on the building but they are a community. Can a skate area / skate park be incorporated to engage them in a safe way out of the walk space of pedestrians or away from the windows of staff?

Getting rid of the red brick sidewalks / public realm will likely have a tremendous affect of softening the overwhelming red brick of the buildings that exist on campus now

See UW Foster School of Business as a design precedent: the building brings red brick up to contemporary standards, incorporating brick, steel, glass, and wood accents for a warm, modern, inviting feeling with a nod to the aesthetic of the UW campus

accent: innovation in form

Limit the use (or exclude) of red brick as a material in new structures while maintaining a cohesive integration iwth the existing campus, and making aesthetic statements that speak to monumental institutes of higher learning. Use lighter bricks or differnet masonry shapes to provide interest.

Multi-level lighting solutions ex) Lighting up each window-well with varied colors to make the building less scary and more beautiful at night.

Generally more flood lighting at night but not in a creepy way.

lots of dead green space at southeast corner - opporutnity for streetspillover, outdoor office, classroom/gathering space - break up facade.

Articulate facade to allow for the "7 second rule," generate interest along the facade, through street spillover, seating areas, cafe/foodtruck

large blank east facade is a perfect opportunity for A - articulation/screen that divides facade and wraps within the module of the window height. B - SIGNAGE - large - school colors in above banding?

utilize alcoves and moted grass areas to extend the streetscape, perhaps clerestory where current windows are at adjacent to "notes"

painting or winding concrete sidewalk through brick plaza areas - removes trip hazards without tearing out 100% of brick

Murals that deter graffiti!

Comments from Pine St charrette:

Avoid blank wall surfaces -

encourage small storefront business!

Design for anti-graffiti by avoiding design that attracts it.

<https://campaign.ucsd.edu/imp/act/stuart-collection-alexis-smith-mural/>

<https://art.fam.sf.org/andy-goldsworthy/d-rawn-stone-20045>

campaign.ucsd.edu  
Stuart Collection Artist Alexis Smith Donates Cherished Mural - UC San Diego  
They are carefully melded to the earth, absorbed into woodlands and swam into the fabric of existing structures. Meandering the 1,200-acre UC San Diego campus, you will likely stumble upon a treasure—a giant, vibrantly colored bird embellished with a g...



# Arch Design & Character

## CAC suggested Precedent Images



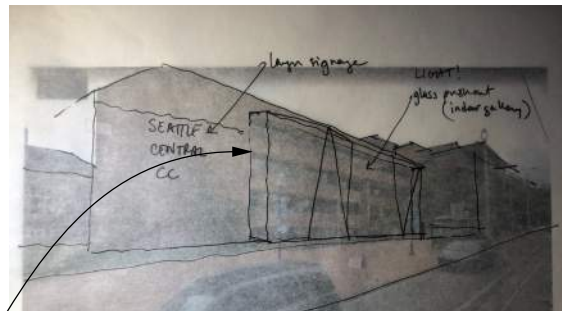
PACCAR Hall at UW  
 • Brick facade with steel, glass, and wood - more modern and appealing use of brick on a large university building



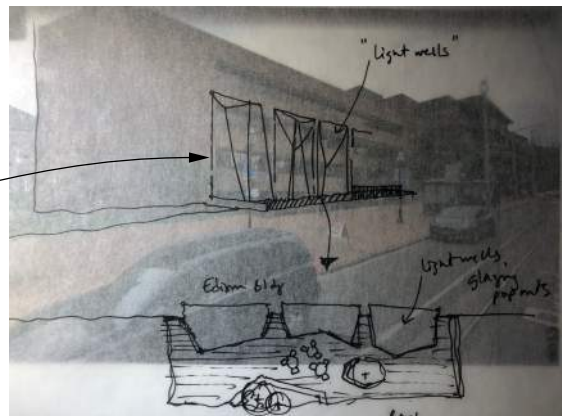
Interdisciplinary Science Center at Eastern Washington University  
 • very regular brick facade with canted glass accent elements



Interdisciplinary Science Center at Eastern Washington University  
 • Rhythm of brick facade broken up by canted glass protrusions



• Glass protrusion on Broadway



• Glass "light wells" / "shards" with a small patio off the sidewalk



Cover glass to student space, add a small patio, add clerestories for daylight access. Add larger signage or wood panels or bands of color to blank portions of facade.

# Architectural Design & Character

## Comments - Precedent Images

Image 24:

- it just looks like garbage can with a too-large lid
- The articulation of sustainability of the building to the public is interesting and great!
- Bullitt center overuses metal, does not exude "northwest", is too much based on function over form.

## Discussion

- Create a multi-level lighting plan for the campus that addresses different areas/spaces
  - a. General illumination - light street frontage and buildings adequately at the street level for pedestrian visibility and safety
  - b. Secondary lighting at building entrances, plaza entryways, pedestrian pathways
  - c. Accent lighting for artwork, and gathering spaces within larger areas
  - d. Artistic/pop lighting to create visual interest on building facades or in plazas.
  - e. In general, creating a lighting plan that reinforces activity, safety, and creates delight on campus.
- What if new buildings weren't brick and almost turned their back to the Broadway Edison building? By using different materials on new buildings, the emphasis on the brick could get diminished. The common aesthetic that ties the buildings and campus together could be a different element besides brick.
- At Eastern Washington University, the new Interdisciplinary Science Center has brick facade with a very regular rhythm that's broken up by canted glass protrusions. Could use that idea along Broadway to disrupt the monotony of the facade.

# Design Standards - Streetscape

**Streetscape - All street fronts shall be provided with activity, visual interest, and variety. Consider appropriate use of:**

- Canopies or cantilevered structure at walkways along frontages with high levels of pedestrian traffic to provide weather protection.
- Street furniture for College and Community Use. Include at areas to promote activity, and in locations that offer respite to the bustle of busy streets.
- Plantings and trees that create a defined "palette" to reinforce the college "district".
- Use of stormwater detention features for street trees and paved areas.
- Multilevel lighting (General frontage illumination, Pedestrian oriented lighting, Security lighting select building façade/site development lighting).
- Signage that supports definition of the College "district"
- Building and Site materials that are of a pedestrian scale. Palette of materials should that support the definition of the College "district"
- Enhance the pedestrian environment thought inclusion art, societal, and other placemaking features.
- Consider design features that visibly represent and promote the diversity of the Capitol Hill community.



- Incorporate signage to reinforce identity of place.
- Use as a visual and physical orientation element.
- Celebratory elements (graduation pictures, etc.)



- Water retention/bioswale
- Varied pavement textures & materials suggest different uses



- Seating module reconfigured in different sizes and orientations



- Trees/greenery in boxes
- Trees/greenery planted in ground



- Low-level lighting for sidewalk/paths



- Textured/high-contrast pavement to direct pedestrians



- Street furniture built into sidewalk
- Provides seating and planting beds



- Seating areas separated from sidewalk traffic with planting



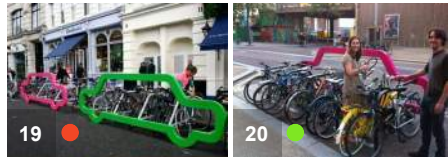
- Downlighting to light alcoves/cantilevers



- Visual texture/orientation pavement to direct pedestrians



- Modular sidewalk furniture provides planter boxes and seating
- Different pavements create zones on the sidewalk



- Bike corral in street - statement on space provided for (1) car VS many bikes
- No impact to sidewalk area
- Protects bikes from vehicle traffic



- Banners/flags to announce the college



- Different pavement materials and textures suggest different uses
- Street furniture with simple forms



- Create new seating opportunities built off existing site features (brick plinths)



- Bike shelter with minimal profile & footprint



- Wayfinding signage on sidewalk to direct students and guests



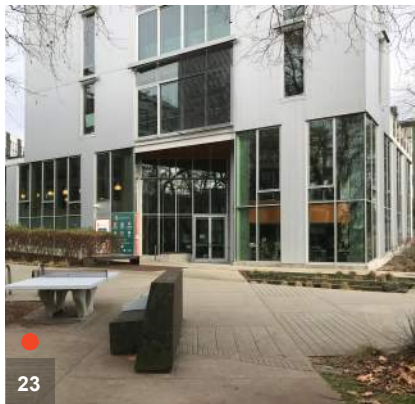
- Use materials with distinct textures
- Retain portions existing brick to suggest SCC paths/boundaries, replace other areas



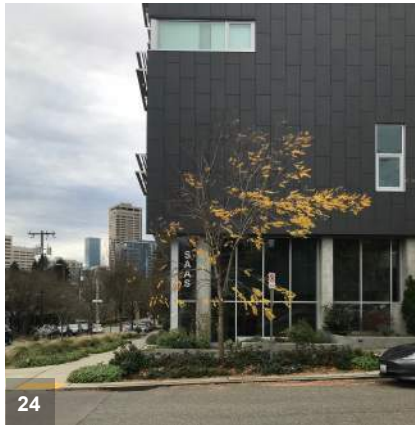
- Art installations that create a sense of place and opportunities for interaction



- Bike shelter with bigger footprint and bolder profile
- Creates a distinct boundary for bike parking



Bullett Center



Seattle Academy of Arts and Sciences



Hugo House



12th Avenue Arts

probably out of scope: change the "one of the seattle colleges" tagline above readerboard on pine and broadway...

design with input from students and/or alumni (with an eye toward quality and sustainability) SCCA is full of talent

opening up cafes and culinary restaurant to seem more public - whether with physical glass/ resurfacing or signage

incorporate greenscape wherever possible within the pedestrian expericne - to soften new AND existing hardscape

I see almost everything on Broadway should have elements of art or creative features to open up the street and create constant expression.

use concrete creatively with irregularly scored areas to define walk routes, public gathering spaces - all combined with colored//tinted and texturized concrete to be a public space material in place of brick.

encourage moving public facing activities and programs to the front of the building and allow for spillover and connection to the streetscape - e.g. culinary / bakeshop / design programs

space for student work features? under

provide a continuity of experiences with similar features, materials, amenities, art, etc. throughout the Broadway walk frontage with specific goals of tying the Howell open space to the south open space/green space.

incorporate music / sound into streetscape?

need more street trees and landscape pits from the mid block crosswalk south to the intxn at Pine St. This area is sorely in need of greenery and tree canopy. Can tree siting here be connected to any recon work onthe Broadway Perf Hall building?

## Comments from Pine St charrette:

- Student space vs. community space: Britney Moraski: I'm struggling to envision this, so hear with me. I've heard feedback that students don't feel safe on campus, and as such, they don't use the space. Given this, I'm inclined to make the space "neutral" for students, with the community goal of making the area more vibrant (by being more people, e.g. students, outside and as part of the community)
- Student walkways vs. using the sidewalk: Britney Moraski: am inclined to support efficient pathways for students (including pedestrian bridges) to move about the campus, even if that takes away from the number of people on the sidewalks.
- encourage and support intentional space for street art
- create opportunities for refuge from street activity
- take advantage of south facing facades for outdoor activities
- Placemaking through art (paving, walls)
- Gates/arches to identify space as being a campus
- Provide street trees and other natural environment elements
- Stormwater treatment as an environmental benefit/feature: <https://atyourservice.seattle.gov/2019/07/01/projects-spotlight-swale-on-yale/>

# Streetscape

## Comments - Precedent Images

Image 16/17

- I prefer the plantings in ground to root into the street. the boxes seem temporary and fragile.

Image 19/20:

- I like the look of those bike racks and the implication of how many bikes can be parked in the space (1) car would take up.

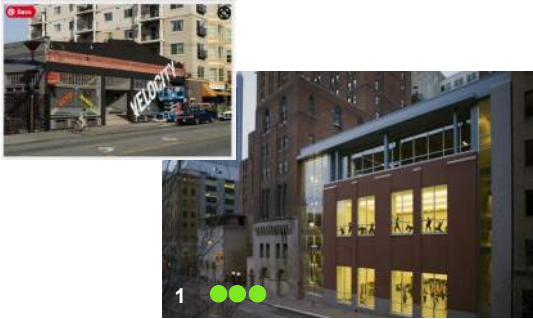
Image 26

- I like the inset of the building to draw you deeper into the sidewalk. the storefront signage and activity allow more dynamic facade at a smaller streetscape level.

# Design Standards - Street-Activating College Uses

**Street-Activating College Uses - Integrate new structures with existing street patterns to maintain a cohesive streetscape**

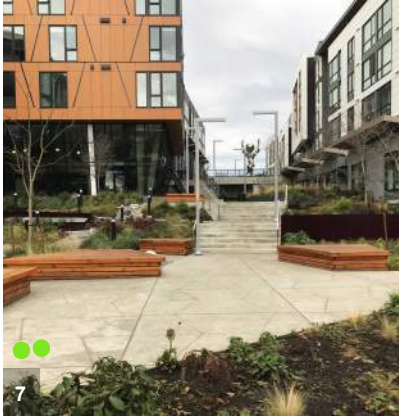
- Structures with street frontage facing Pike, Pine, or Broadway shall orient active street-level uses on these streets. The uses should be transparent with visibility into and out of, the structures. Uses should include highly activated functions that bring energy and interest to the street. Such as:
  - Campus Retail (bookstore, coffee shop, bakery, bistro)
  - Food services
  - Student lounges
  - Gathering spaces
  - Meeting spaces (student, college, community)
  - Academic Program Exhibition (makerspaces, digital sandboxes, art gallery, etc.)
  - Fitness Centers
  - Public Safety Offices
  - Performing Arts Venues
  - Community Service Centers
- Provide a strong 2 to 4 story street wall along frontages except where structures are pulled back at major building entrances.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances.



1 Interior activity - dance studios - celebrated and visible to the exterior



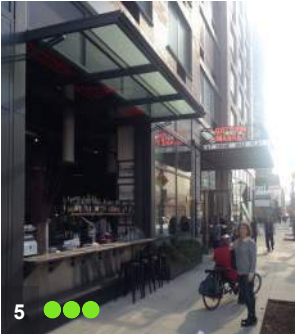
4 Brightly lit social spaces visible to street



7 Using elevation transition to create varying seating and landscaping settings. Use of varied nighttime lighting (general and accent).



2 Ground floor facade with stem wall and mixed transparency and opaque surfaces



5 Food service that opens to the street



3 Ground floor facade with complete transparency



6 Closed-off sidewalk seating area



Love the micro-retail opportunities

Student work highlight opportunity - behind glass - like a showcase wall

it'd be nice to see a large glass curtain wall at grade for a mixed use indoor space that could easily be combined with adjacent outdoor space (Howell) to provide a larger public venue for school functions, public use and/or indoor/outdoor food services functions.

provide a rhythm of whimsy in public features along the streetscape - could be art, could be creative landscaping, hardscaping or building features that make you stop and go hmm

Art intermixed such as like a sculpture park would connect people together. Art for all.

See Westman Bagel on Madison and 15th as precedent for micro-retail space

consider alcoves adjacent to street - catering to bikes/bike cafe

See public plaza and buildings surrounding El Centro de la Raza - restaurant; indoor spaces for public meetings at ground level right off of the plaza with rolling garage doors to easily open up to the plaza

# Street-Activating College Uses

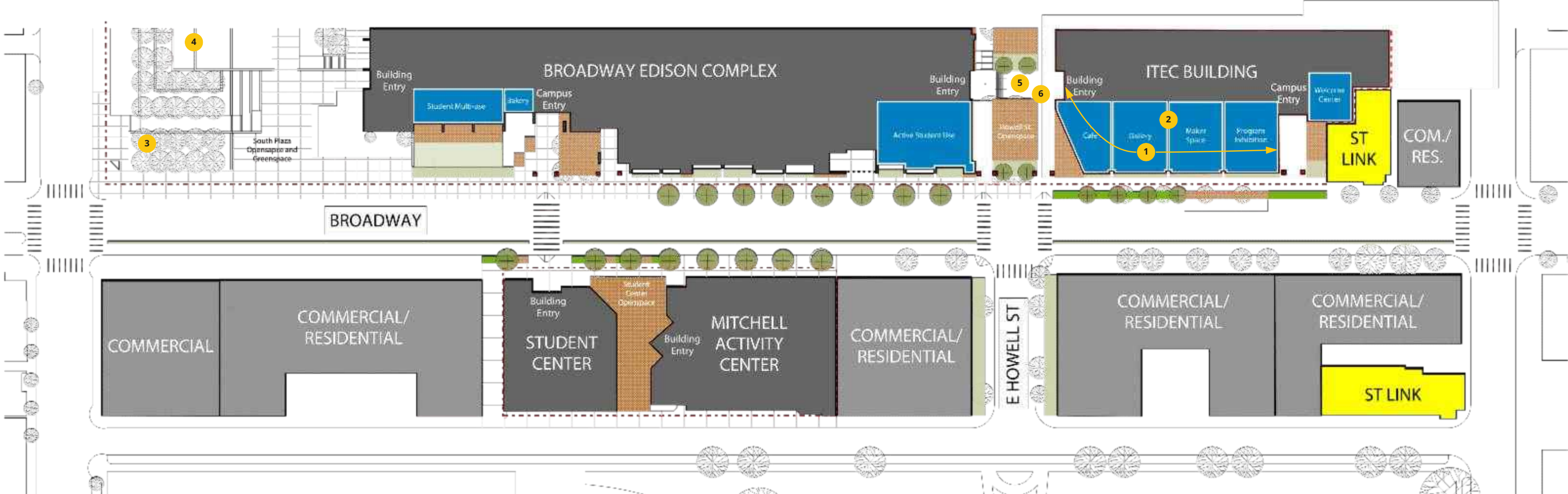
## Comments - Precedent Images

Image 6

- Closed off sidewalk seating areas should only be used sparingly, as they break up the larger, public space and there's usually a high volume of pedestrians on Broadway.

## Discussion

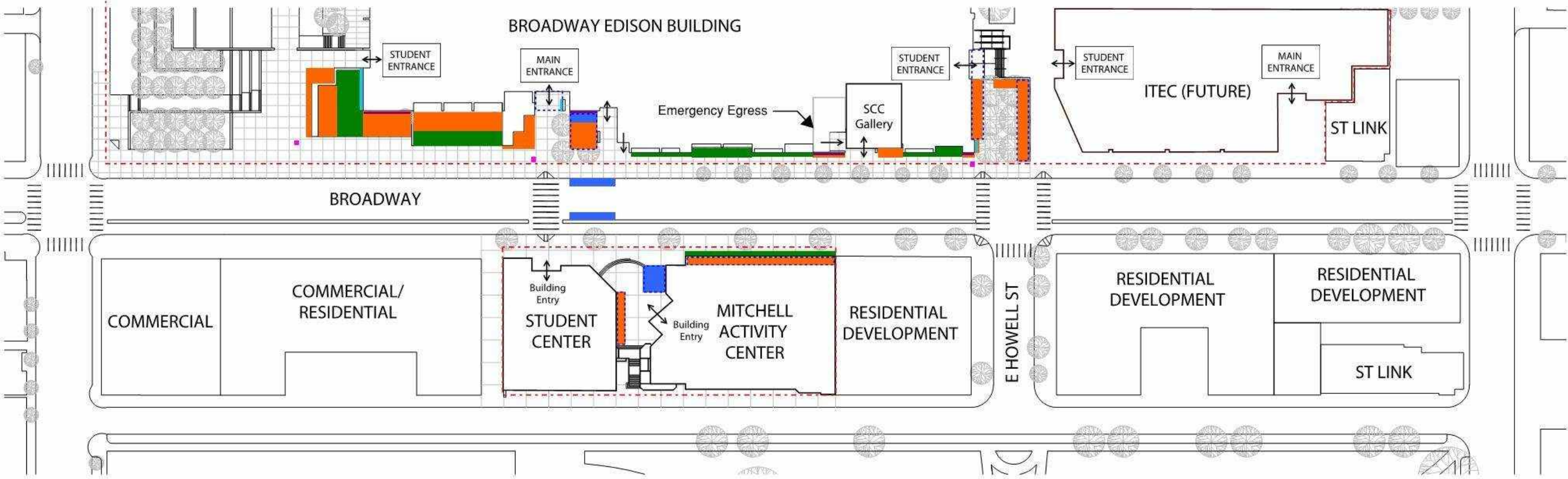
Concept 1



# Concept 1 - Detail A

- LEGEND:**
- - SEATING
  - - LANDSCAPING
  - AWNING / CANOPY
  - - ART / MURAL
  - - BIKE PARKING
  - - SCC SIGNAGE
  - - SCC WAYFINDING / DIRECTORY

- Conceptual Approach:**
- Seating at edges near entrances
  - Landscaping between seating and building edges
  - Seating at building plazas & entrances
  - Canopies at entrances and seating areas
  - Murals on large blank walls
  - Wayfinding signage at street crossings and plazas

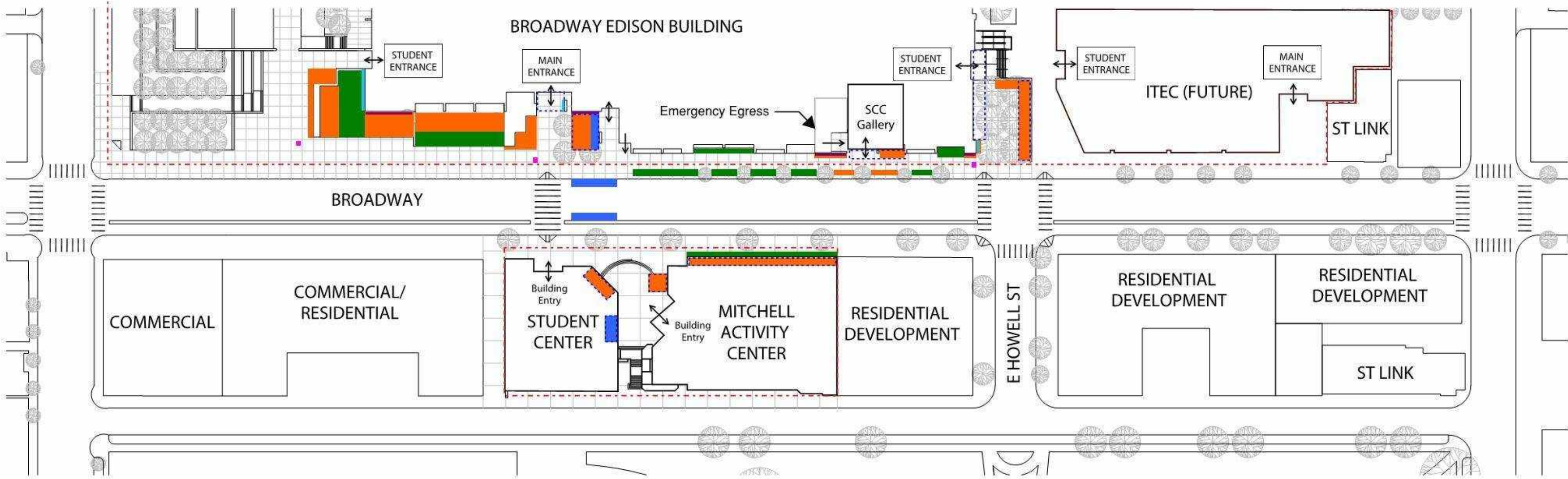




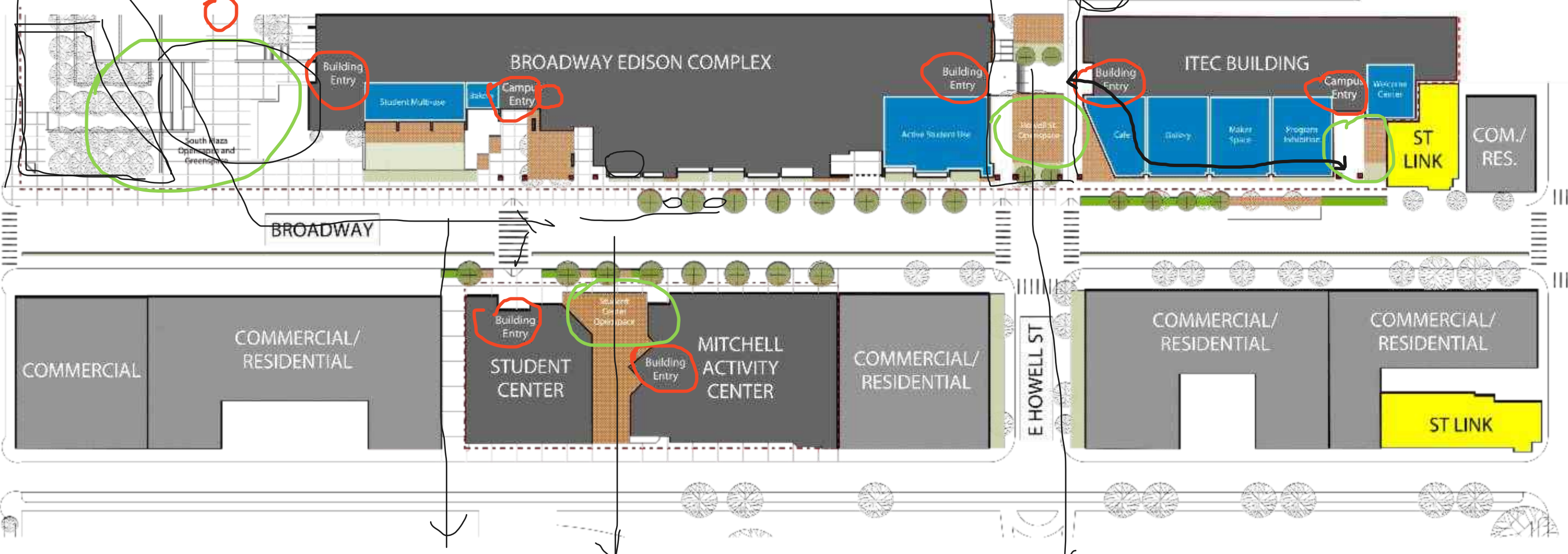
# Concept 1 - Detail B

- LEGEND:**
- - SEATING
  - - LANDSCAPING
  - AWNING / CANOPY
  - - ART / MURAL
  - - BIKE PARKING
  - - SCC SIGNAGE
  - - SCC WAYFINDING / DIRECTORY

- Conceptual Approach:**
- Seating at edges near entrances
  - Landscaping between street trees and between building fins
  - Seating at building plazas & entrances
  - Add canopies at entrances and seating near entrances
  - Murals on large blank walls
  - Wayfinding signage at street crossings and plazas



Concept 1 (w/ mark-ups)



# Concept 1

## Conceptual Narrative:

- Prioritize programs and functions that bring student activity to street-level
  - At the future ITEC building:
    - Welcome Center for new and prospective students near ST Link station
    - Program Exhibition space for student shows, college activities, vendor shows, etc
    - Maker Space / Digital Sandbox
    - Gallery featuring student work and/or artwork from the State collection
    - Cafe with outdoor seating
  - At Broadway Edison Complex:
    - Active Student Use space in place of existing staff offices
    - Improve Student Multi-use space by renovating the adjacent outdoor space and creating a barrier between the sidewalk and adjacent outdoor space
- Open space:
  - Add ceremonial entry points or "gateways" at designated open space to define the college campus
  - Create open spaces of different sizes to offer different functions and uses along Broadway.
- Improve Broadway Edison Complex street-frontage:
  - At street-level windows - add a landscape buffer to soften the edge of the building
  - At solid walls - add seating, art/murals, and a change in pavement
  - Add canopies with lighting to provide pedestrian weather protection and additional lighting on sidewalk
- Add bioswales/stormwater management landscape features at the ITEC building and Student Center

## Comments

1. Bring the pathway through the spaces for flexible space at the streetscape.
2. Ability to connect the cafe/ gallery/ maker space and exhibition to hold large campus events.
3. The South Plaza is very piecemeal. The sunken green space and plaza almost feel like a moat. The addition of one or two building along Pine could make the entire space more cohesive and more integrated into the city.
4. Remove weird fencing here.
5. My assumption is there will be SIP upgrades/requirements along Harvard as well and may serve as an opportunity to improve that frontage/pedestrian interface as well
6. If building entries to Science & Math, ITEC and Edison will essentially create a level plaza that extends almost to Harvard street - what is the proposed circulation down 15' to Harvard? will that encroach on the ROW? will it be accessible?

## Discussion

- Is any of the work shown underway?
  - Of all the work shown, the ITEC building is currently seeking state funding, and students are planning a renovation/expansion to the Student Center and funding via a self assessed fee. All other work shown on the sketch would need additional funding.
- At ITEC building, I'd be interested in seeing the circulation come closer to the street frontage instead of being buried within the building.
- At ITEC building, having a looser spatial organization at the ground floor that's more open and meandering feels more powerful than the boxed spaces shown.
  - Show that ground floor area as more flexible and adaptable space.
- Will it be possible to renovate the Howell plaza and the stair between the Broadway Edison Complex and ITEC?
  - The plan is that funding for ITEC will include renovation of the Howell Passage, but the scope and extents of that renovation is unknown at this point. The State doesn't fund creation of outdoor spaces unless they are necessary in support of a building.
  - Note: The first floors of Broadway Edison, Science and Math, and the future ITEC are at the same elevation. Meaning any future development of the Howell Passage will ideally have all of those building entrances on a continuous plaza off Broadway.
-

# Closing Thoughts

Breaking down facades by using approachable materials

Look at TOD paving development for similar paving solution. Would link a community project with the college.

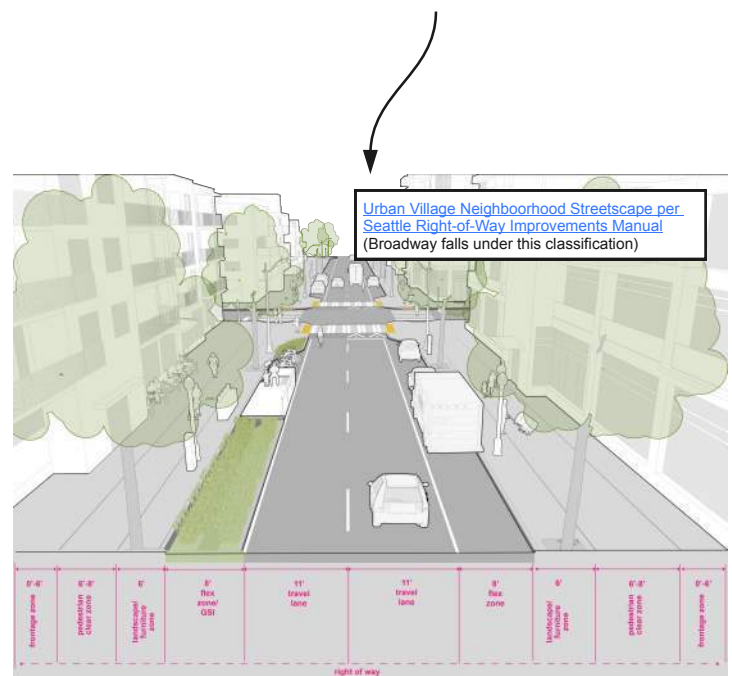
Accentuate the Campus entrance and welcome center such that its obviously located from pedestrian observation

Create cohesion between the open spaces along Broadway with a consistent material palette, site features, paving, etc.

Articulate the facade at street level to create eddys, seating areas for street spillover (i.e. pop-ups & temporary activities).

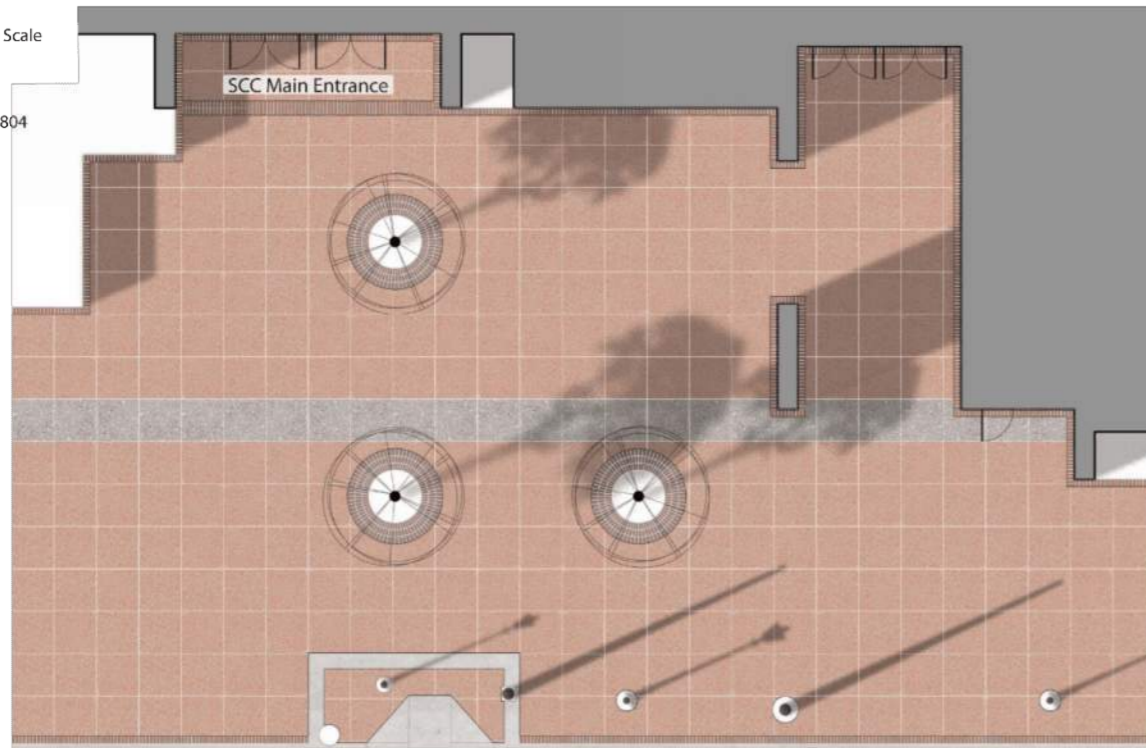
Reference Seattle R.O.W. Improvements Manual for Broadway streetscape improvements

Activate the streetscape with a combination of student and commercial activity (retail, coffee shop, pop-ups)



**Related Work - Pavement Design Studies:**

**Manufacturer - Paver -** Stepstone Inc  
Linearity Pavers : Large Scale  
CalArc Pavers  
48" x 48"  
**Size in Image - Color(s) -**  
Field: Brick Red - 1816  
Accent: French Gray - 1804  
Border: Existing Brick



BROADWAY



Sidewalk Pavement Plan - Layout 1

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

**Manufacturer - Paver -** Belgard  
Moduline Series  
24" x 60"  
**Size in Image - Color(s) -**  
Field: Graphite, Foundry, Linen



BROADWAY



Sidewalk Pavement Plan - Layout 2

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

**Manufacturer - Paver -** Stepstone Inc  
Linearity Pavers : Large Scale  
CalArc Pavers  
48" x 48"  
**Size in Image - Color(s) -**  
Field: Porcelain -1413, Kona -  
1821, Granada White 1801 &  
1401  
Border: Existing Brick



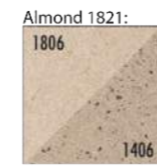
BROADWAY



Sidewalk Pavement Plan - Layout 3

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

**Manufacturer - Paver -** Stepstone Inc  
Linearity Pavers : Large Scale  
CalArc Pavers  
48" x 48"  
**Size in Image - Color(s) -**  
Field: Porcelain -1413  
Accents: Almond 1406, Agave -  
1412, Brick Red - 1416, Kona -  
1421, Granada White - 1401  
Border: Existing Brick



BROADWAY

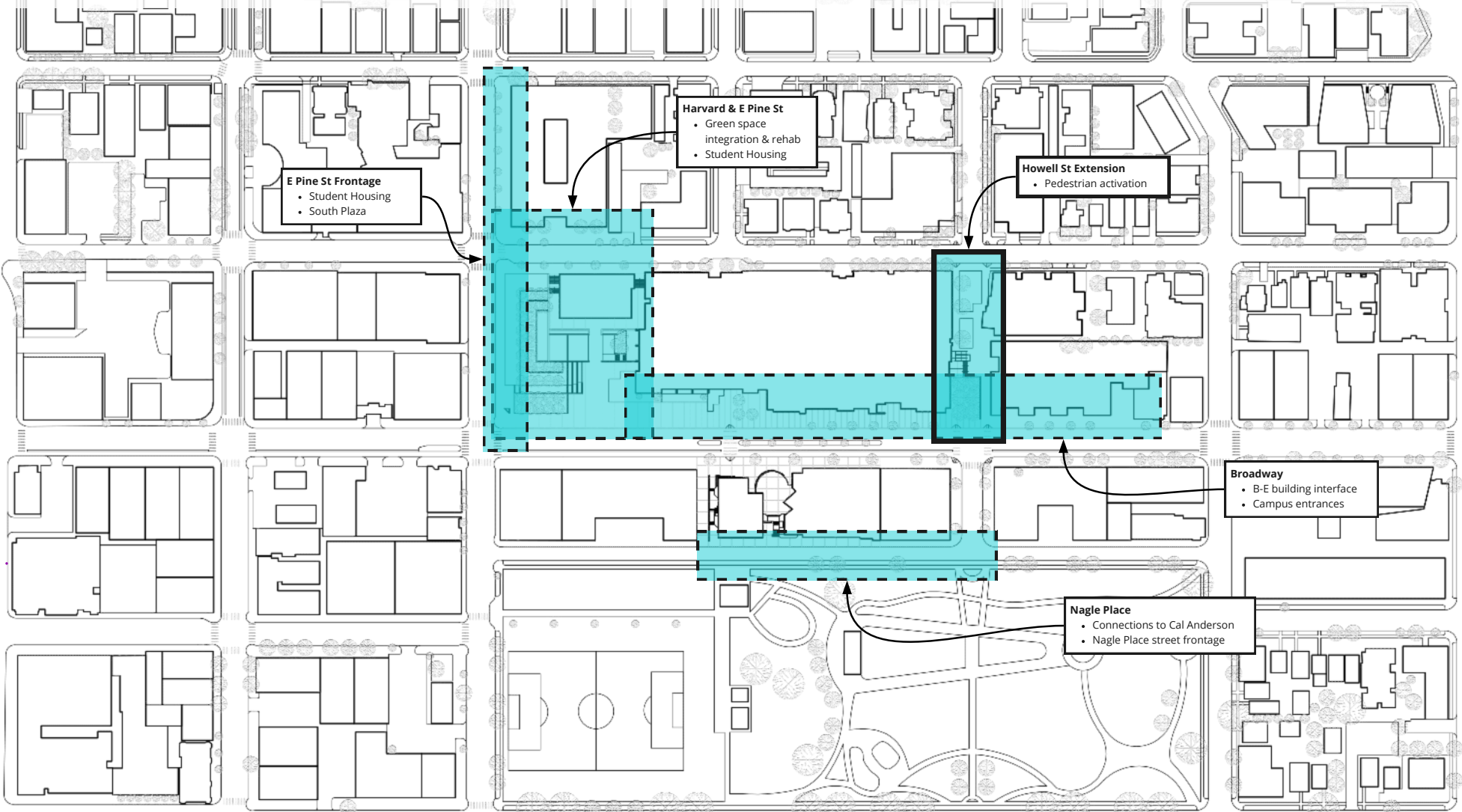


Sidewalk Pavement Plan - Layout 4

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## C.A.C. MEETING - HOWELL STREET CHARRETTE



# Designated Open Spaces

## Designated Open Spaces

Seattle Central College has three existing Designated Open Spaces. These spaces serve as focal points for users of the College and are points of interchange with the greater Community. These three areas stand out for their significant role on the campus/community context. They will remain and as opportunities are available (as part of a major capital project) they will be redeveloped and/or enhanced.

- **South Plaza** – a combination of open hardscape and green spaces serving many campus and community functions. This plaza includes a range of activities from highly active to passive and reflective. Proposed improvements include:
  - 
  -
- **Howell Street Passage** – a major pedestrian plaza that links the residential neighborhood west of campus to Broadway and beyond to Cal Anderson Park. Proposed improvements include:
  - 
  -
- **Student Center Plaza** - located in the middle of campus, directly across Broadway from the major BE Complex entrance, the Student Center Plaza sits at the nexus of student’s daily life on campus (Academics and Services at the BE Complex, Health and Wellness at the Mitchell Activity Center, and Student Life at the Student Center. Proposed improvements include:
  - 
  -

There are no new Designate Opens Spaces proposed. The college does propose small open spaces be included at all new capital project where the propose building main entrance meet public street frontages. See Building Threshold Open Spaces for more discussion.

Consider  
Open Space  
on top of  
buildings

# Design Standards - Architectural Design and Character

## Architectural Design and Character

Building Façades - Envelope articulation should blend with the established development pattern of the Pike Pine and Broadway street frontages

- Proposed college projects with frontages along Broadway, Pine, and the Howell Street Passage shall reflect the rhythm of bulk and scale established by this existing context.
 

*Existing structures along Pike, Pine, and Broadway, generally match the originally platted lots and are characterized by buildings that are 50 - 60 feet wide, or when on two lots are, 100-120 feet in width, have expressive structural bay spacing of 25-30 feet, and are typically 5-6 stories tall with strong two-story street frontages at the property line.*

Building Materials - All college structures should make use of materials that convey a sense of permanence and importance suitable to a major civic institution

- Materials selections should have a long natural life. i.e., masonry, stone, steel, glass, concrete.
- Material palettes between existing and new college structures should create a common visual aesthetic.
- Individual structures should visually represent the functions contained within.
- Use glass and other transparent materials at street-level to provide visibility of college activities both into and out of the buildings.
- Consider appropriate use of lighting as a material to animate the façades and surrounding public spaces.

Aesthetics - Building design should represent the highest effective use of public funds and current building technologies.

- Building design should maximize sustainable technologies. i.e., material conservation and reuse, daylighting, sunshades, high performance envelopes, stormwater reuse, energy systems, etc.
- Envelopes should be constructed for a 50-year life span.
- Materials and systems should be easy to maintain and operate
- Consider solutions that will deter vandalism and graffiti.



- Up-Downlighting to light facade and sidewalk
- Lights can break down elements of facade



- Highlight main entrance(s) with material, lighting
- Use similar materials at different scales to indicate primary, secondary, tertiary entrances



- New construction is distinct from existing
- New building respects scale of existing



- Skybridge to connect upper levels of adjacent buildings across Howell (not over the Right-Of-Way)



- Murals that honor community members and builders



- Stylized/ artistic murals
- Add a pop of color to a blank facade



- Mural with a template, students



Anhalt Apartments



Seattle University Law School



Seattle Academy



Bullet Center



ITEC building concept rendering

A contextual package of material without re-using red brick (size/color)

Paver materials that blend with adjacent public spaces. Variety in texture and color

Contextually relate new construction with rest of campus.

Add a guideline for inclusion of public art and its integration in the architecture.

Warm earthy institutional (monumental aesthetic) Stone, concrete (could be tinted)

whimsy, art, creative vibe of Cap Hill. The building/public space as art feature

use curvilinear linework across and between different buildings to continue one line across open spaces. Remove too many angled building points.

Add a layer of whimsy to the building features - facade, windows, lighting. Maybe something suspended above Howell Passage

Comments from Previous Charrettes:

112 Avoid blank wall surfaces -

encourage small storefront business'

Design for anti-graffiti by avoiding design that attracts it.

articulate facade to allow for the '7 second rule' generate interest along the facade, through street spillover, seating areas, cafe/foodtruck

large blank east facade is a perfect opportunity for A-articulation/screen that divides facade and wraps within the module of the window height. B-SIGNAGE - large - school colors in above banding?

112 painted or winding concrete sidewalk through brick plaza areas - removes trip hazards without tearing out 100% of brick

Getting rid of the red brick sidewalks / public realm will likely have a tremendous affect of softening the overwhelming red brick of the buildings that exist on campus now



# Architectural Design & Character

## Comments - Precedent Images

Image 11:

- BEC blank facades are an unrealized opportunity for murals.

Image 14:

- Like this building as a precedent for a transitional facade for ITEC - using brick to connect with Broadway Edison while providing more glazing and transparency in distinct massings.

Image 15:

- Like the different colored brick and creative use of glazing, brick, and sun shades - not sure if applicable for ITEC, but like that it's not a red brick.

Image 16:

- Don't like the Bullitt Center as an architectural precedent.
- The Bullitt Center has great sustainability features, but the facade bland and uninteresting - not a great precedent for this discussion.

Image 17:

- Safety is overwhelmingly salient on this campus where people consistently feel unsafe. I would want to see clear lines of sight with minimal hiding spaces.

# Design Standards - Streetscape and Open Space

**Streetscape and Open Space - All street fronts and open space shall be provided with activity, visual interest, and variety. Consider appropriate use of:**

- Canopies or cantilevered structure at walkways along frontages with high levels of pedestrian traffic to provide weather protection.
- Street furniture for College and Community use. Include at areas to promote activity, and in locations that offer respite to the bustle of busy streets.
- Plantings and trees that create a defined "palette" to reinforce the college "district".
- Use of stormwater detention features for street trees and paved areas.
- Multilevel lighting (General frontage illumination, Pedestrian oriented lighting, Security lighting select building façade/site development lighting).
- Signage that supports definition of the College "district" Examples include banners, flags, and/or gateways/sculptures.
- Building and Site materials that are of a pedestrian scale. Palette of materials should that support the definition of the College "district"
- Engage will local artists, arts organizations, and community services to enhance the pedestrian environment thought inclusion art, societal, and other placemaking features.
- Consider design features that visibly represent and promote the diversity of the Capitol Hill community.



1 • Create a palette of paving materials for use throughout campus



5 • Create an implied boundary/threshold between the college and the street with art, sculpture, or an open gateway



12 • Use similar plantings, trees, and other landscape elements to reinforce the campus identity/boundary as well as for stormwater treatment/control



2 • Seams and patterns imply paths of travel



7 • Low-level lighting specifically for pedestrian paths



3 • Use different types of paving to imply different uses of space



8 • Site furnishings with integrated lighting



4 • Use seating elements of different materials/scales for different users



10 • Bollard and sidewalk mounted lighting for pedestrian paths



15 • Use large scale seating elements to define spaces



17 • Use changes in grade to create seating areas, planting edges, opportunity for pedestrian lighting. Avoid creating "walls" that isolate



16 • Use floating canopies to both define space, activities, and provide weather protection.

Funtional art.

Stormwater management as a district wide strategy - a holistic approach to site conditions

Greenify the environment of campus -

rainwater cisterns and flows. Incorporate with art.

pollinator pathway.

create independent Greenscaping guidelines.

consider defined palette of plants, trees, bushes, landscaping that helps to brand/define the college - use throughout the public openspaces

Look at Bothell stream/creek daylighting

OHSU Rood Pavilion rooftop park - rainwater re-use

[Pint Defiance Regional stormwater park](#)

Look at Buster Simpson' work in Belltown (Growing Vine Street, Beckoning Cistern)

Copenhagen, Denmark: [Enghaveparken - Climate Park](#)

Northgate Thornton Creek development and OHSU Rooftop Pavillion + Seattle USPS Garden for successful water features



Vine street rainwater management. <https://www.migco.com/work/vine-street-cistern-steps>

Comments from Previous Charrettes:

114

Student walkways vs. using the sidewalks: Inclined to support efficient pathways for students (including pedestrian bridges) to move about the campus, even if that takes away from the number of people on the sidewalks.

encourage and support intentional space for street art

Placemaking through art (paving, walls)

Gates/arches to identify space as being a campus

incorporate greenscape wherever possible within the pedestrian experience - to soften new AND existing hardscape

provide a continuity of experiences with similar features, materials, amenities, art, etc. throughout the Broadway walk frontage with specific goals of tying the Howell open space to the south open space/green space.

use concrete creatively with irregularly scored areas to define walk routes, public gathering spaces, all combined and colorized/finished and textured concrete to be a public space material in place of brick.

opening up cafes and culinary restaurant to seem more public- whether with physical glass/ resurfacing or signage

# Streetscape and Open Space Comments

- No separate comments - see Streetscape and Open Space page for comments and sticky notes

# Design Standards - Street Activating College Uses

## Street/Pedestrian Area-Activating College Uses - Integrate new structures with existing street patterns to maintain a cohesive streetscape

- Structures with street frontage facing Pike, Pine, Broadway, or Howell Street Passage shall orient active street-level uses abutting pedestrian areas. The uses should be transparent with visibility into and out of, the structures. Uses should include highly activated functions that bring energy and interest to the streets/walkways. Area-activating uses may include:
  - Campus Retail (bookstore, coffee shop, bakery, bistro)
  - Food services
  - Student lounges
  - Gathering spaces
  - Meeting spaces (student, college, community)
  - Academic Program Exhibition (makerspaces, digital sandboxes, art gallery, etc.)
  - Fitness Centers
  - Public Safety Offices
  - Performing Arts Venues
  - Community Service Centers
- Provide a strong 2 to 4 story street wall along frontages except where structures are pulled back at major building entrances.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances.
- At minor building entrances (student-only entrances) provide site furnishings to encourage student-ownership and presence.

A grand statement at the corner of Howell and Broadway

An opening in the building to expand the building into the public realm (Broadway/Howell/B oth



• Display student work in street-facing windows



• Student space protected from weather  
• Create exterior space for students to occupy



• Interior activity - dance studios - celebrated and visible to the exterior



• Canopies with lighting to provide additional visibility



• Brightly lit social spaces visible to street



• Ground floor facade with stem wall and mixed transparency and opaque surfaces



• Protected exterior space directly connected to interior space  
• Opportunity for outdoor learning



• Closed-off sidewalk seating area



• Food service that opens to the street

### Comments from Previous Charrettes:

116 Love the micro-retail opportunities	Student work highlight opportunity - behind glass - like a showcase wall	See public plaza and buildings surrounding El Centro de la Raza - restaurant. Indoor spaces for public meetings at ground level right off of the plaza with rolling garage doors to easily open up to the plaza	It'd be nice to see a large glass curtain wall at grade for a mixed use indoor space that could easily be combined with adjacent outdoor space (Howell) to provide a larger public venue for school functions, public use and/or indoor/outdoor food services functions.	provide a rhythm of whimsy in public features along the streetscape - could be art, could be creative landscaping, hardscaping or building features that make you stop and go hrrm	consider alcoves adjacent to street - catering to bikes/bike cafe	closed off sidewalk seating areas should only be used sparingly, as they break up the larger, open space and there's already a high volume of peds on Broadway
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# Street/Pedestrian Area-Activating College Uses

## Comments

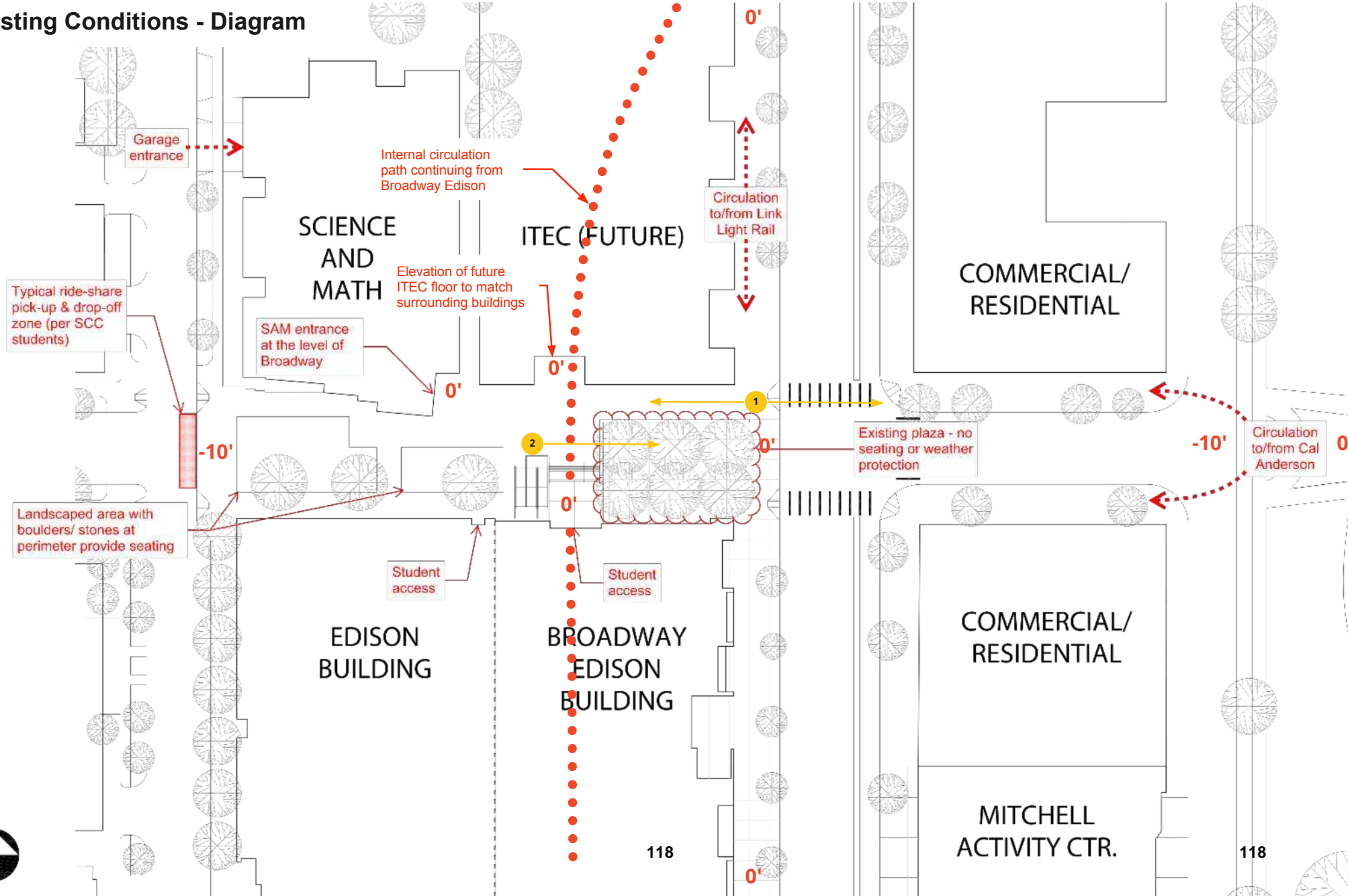
Image 3:

- Umbrella Walkway art found in many European cities good example of how this can look better

Image 5:

- We don't want features to make the Howell Street passageway feel more narrow and cramped than it really is

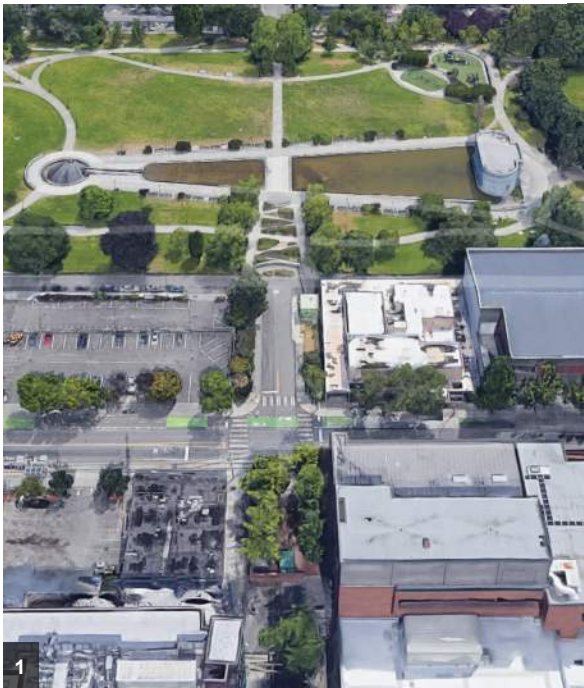
# Existing Conditions - Diagram



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# Existing Conditions - Images



# Existing Conditions - Diagram

## Comments

1. Poor existing site lines
2. Establish a visual connection to Cal Anderson and to the west

# Existing Images

## Comments

Image 1:

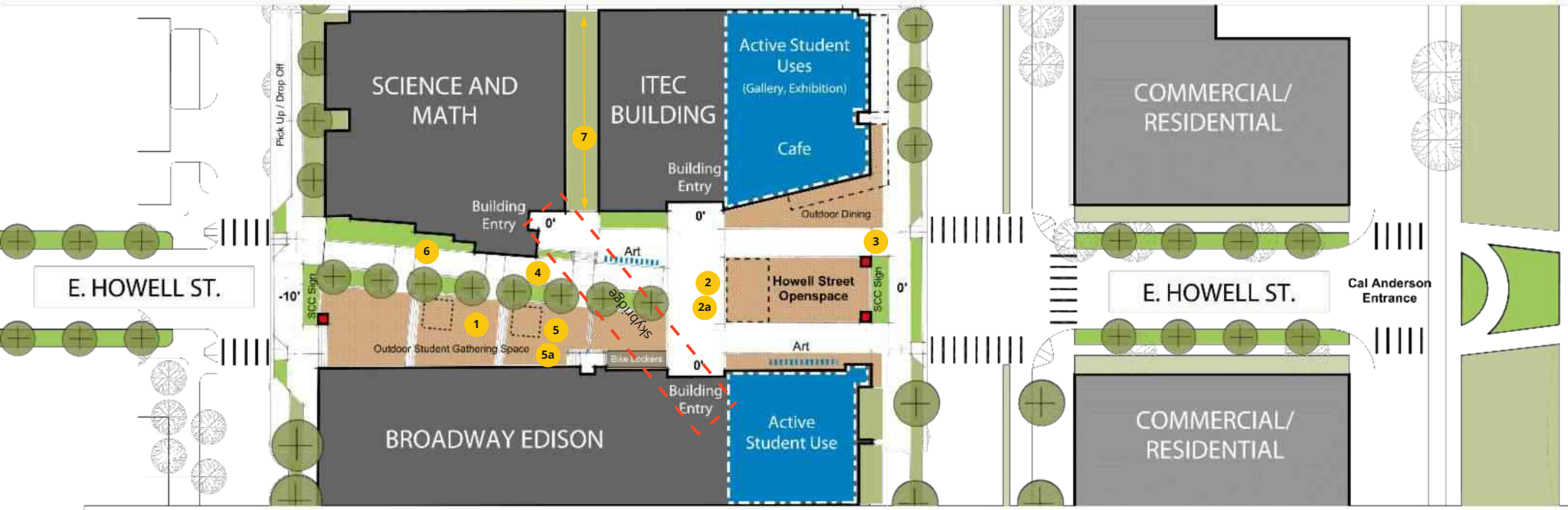
- Rounded building entrances increase visual interest and provide meaningful social space. Example: SW corner of Central Park in NY
  - When used across from open space corners\*

Image 2:

- The large tree (behind the motorcycle) is out of scale with the pedestrian space and blocks any view through the passage. There may be corners of undefined space that would benefit having a large tree like this, but in the middle of the space, a tree 20'-50' tall would be better.



Concept 1



# Concept 1

## Conceptual Narrative:

- Provide a mix of student and commercial/public activity where Howell Passage meets Broadway.
  - Cafe with outdoor seating in ITEC.
  - Active Student use (such as a lounge or study space) in Broadway Edison.
  - Provide open space with seating, landscaping, and art.
- Connect the entrances of Broadway Edison, Science and Math, and ITEC with a continuous plaza.
- Create small-scale outdoor gathering space for students away from the noise and activity of Broadway
  - Provide canopies, bike lockers, and site seating.
- Use an straight ADA-accessible ramp to make-up the grade change between Harvard and Broadway (~10').
  - Ramp can also be used for service vehicle access to Broadway - something the College does not currently have.

## Comments

1. Worried that if the space is too segmented and broken up into different areas aren't connected smoothly, it might feel too cramped.
  - a. Especially with the overhead features like the rain shelters and skywalks.
2. A value-statement earlier was that there's great value in having the open space focused on Broadway. The more that the space can be oriented to Broadway and be maintained as one-large open space, the better. Stay away from sub-dividing it too much.
  - a. This concept as shown feels very broken-up - better to have one large at-grade area.
3. Soften the edges/thresholds with smooth or organic shapes.
4. There is more value for the public and the college in creating a larger at-grade plaza with a switch-back ramp than having a plaza with many levels and a long, continuous ramp.
5. Not sure how student would use this space - very segmented. Concerned that it wouldn't be used and would be taken over by an undesirable use.
  - a. Agreed. Engage the college and students. Ask what they would like that space to be, how it could be used, what activities could happen there.
6. Lots of lines and angles. I'd look at Cal Anderson with it's segmented arches, and curved concrete paths as a reference to soften the hard edges and lines as shown. Could come through in the paving or signage as well.
7. Possible to reclaim this space between Science and Math & ITEC as interior building space, an art walk, a path to light rail, other?

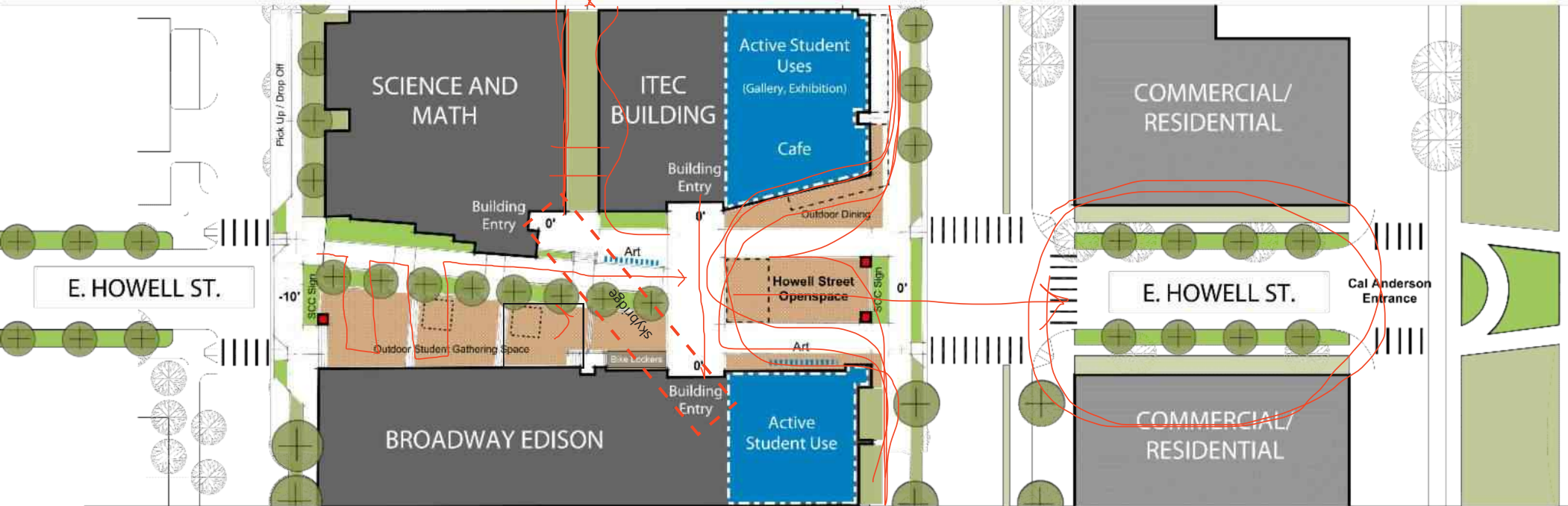
## Discussion

- Create Landscaping Guidelines
  - Address how heritage trees will be dealt with. I would support the removal of heritage trees for the sake of defining new space and encourage you to make that statement in the guidelines.
  - Create a brand/identity for the entire campus
  - Language for landscaping in different outdoor spaces that could inform how the spaces are used.
  - Stormwater mitigation, rain garden features.
- Adding a well-designed service enclosure could be an option if it can add other positive attributes to the space (better views, better public space)
  - Service enclosure discussed would be on the west-end of Howell Passage and public space above it would be at the same elevation as Broadway. Alternate location discussed is the stairs between the Broadway Performance Hall and Broadway Edison. If those stairs are closed removed, could a service enclosure be added there.
  - Currently, college has more garbage than they have interior storage for. The garbage area in the loading/receiving area is at capacity which is why dumpsters are commonly seen on Howell and Harvard.
- A larger, more unified open space at the elevation of Broadway is more desirable than a terraced space.
  - Make the space feel as wide as possible - especially if there's a service enclosure accessed from Harvard, don't want the path/space to bottle neck.
- Skybridge;
  - Maximize transparency of any bridge
  - Make it as high as possible so it doesn't loom/dominate over Howell Passage - don't want it to block visual connections and site lines.
  - Push the bridge to the west/ mid-block as much as possible. Don't want a skybridge to feel like a continuation of the Broadway Edison elevation - want to preserve the break in massing provided by Howell Passage.
  - Making a skybridge wide enough to hold lounge space for students or host activity is a positive.
  - A diagonal bridge connecting Broadway Edison and Science And Math may provide a bridge with less visual weight than a bridge connecting Broadway Edison and ITEC.

Concept 1 (w/ markups)

Provide landscape guidelines

Stormwater/Raingarden



# Skybridge Precedents

I think they need to be tall so as to not cause claustrophobia to pedestrians underneath. Having them be tall and wide with student space is an opportunity to add more student spaces AND is more aesthetically pleasing.

Concern is increasing shadows so it needs to allow for natural light through it and presents an opportunity to have eyes on the street.

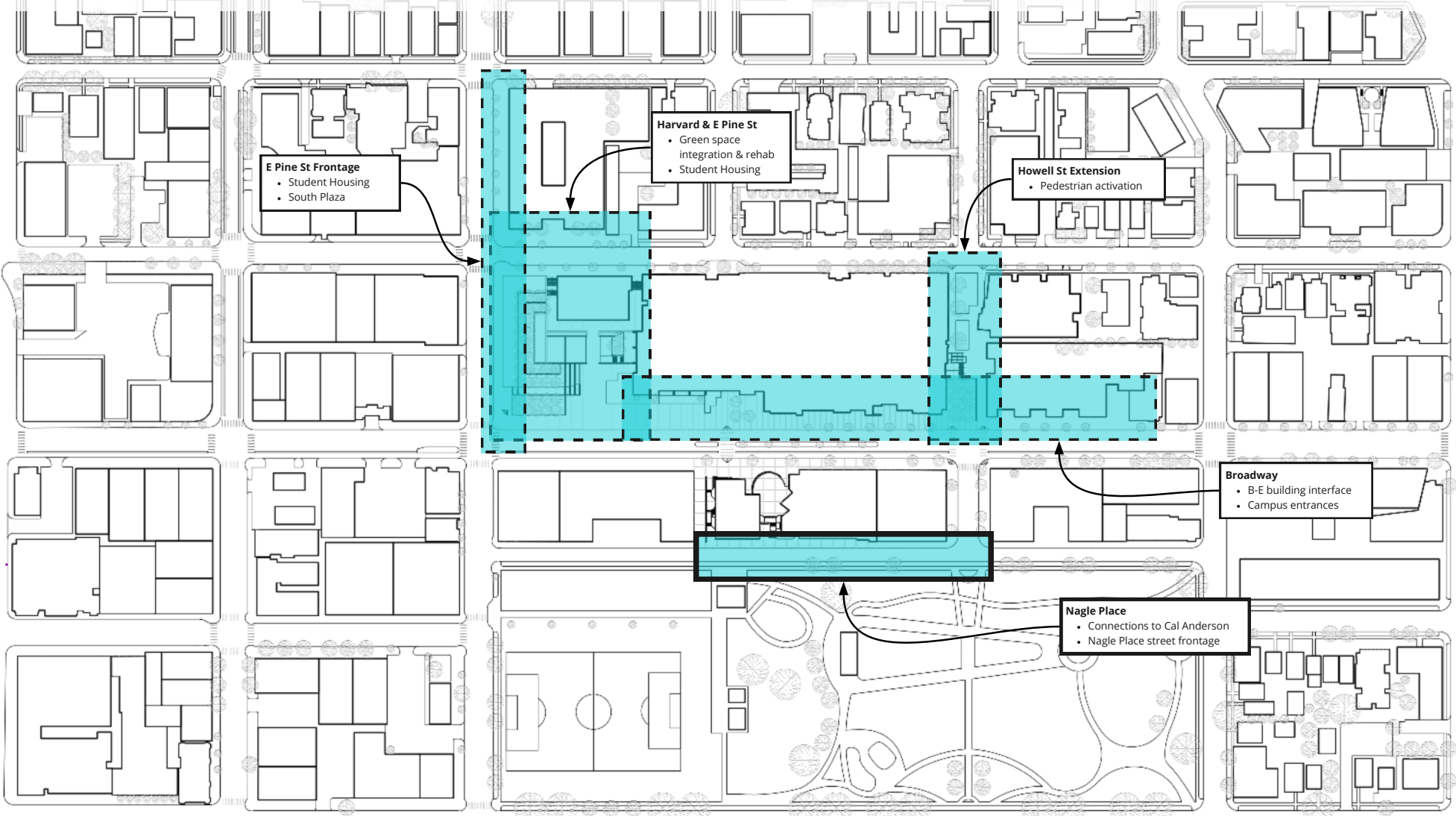
Great example: Allen Library skybridge connection to Suzallo Library (bridge uses a similar material palette as adjacent buildings)  
 Poor example: Green River College satellite campus at Kent Station.

Don't like the massiveness of this skybridge - the space below looks/feels dark and cold. Want our space to be more bright & open



# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## C.A.C. MEETING - NAGLE PLACE CHARRETTE



**E Pine St Frontage**  
• Student Housing  
• South Plaza

**Harvard & E Pine St**  
• Green space integration & rehab  
• Student Housing

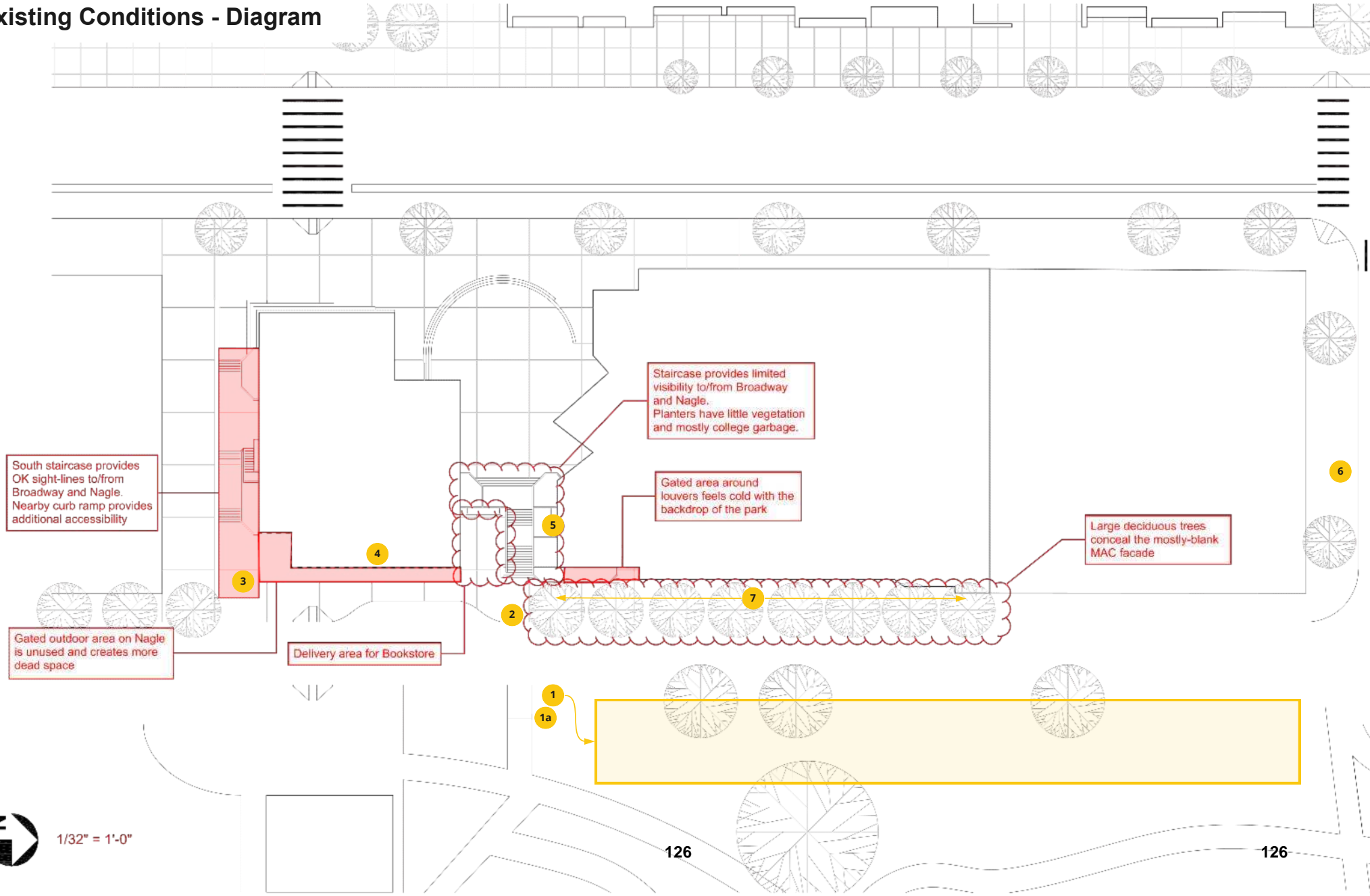
**Howell St Extension**  
• Pedestrian activation

**Broadway**  
• B-E building interface  
• Campus entrances

**Nagle Place**  
• Connections to Cal Anderson  
• Nagle Place street frontage



# Existing Conditions - Diagram



South staircase provides OK sight-lines to/from Broadway and Nagle. Nearby curb ramp provides additional accessibility

Gated outdoor area on Nagle is unused and creates more dead space

Delivery area for Bookstore

Staircase provides limited visibility to/from Broadway and Nagle. Planters have little vegetation and mostly college garbage.

Gated area around louvers feels cold with the backdrop of the park

Large deciduous trees conceal the mostly-blank MAC facade



1/32" = 1'-0"

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# Existing Conditions - Images



MAC-Student Union Plaza



South Stairwell - standing @ Broadway looking East



South Stairwell - standing @ mid-landing looking East



MAC-Student Union Plaza - top of stairs looking at Cal Anderson



Bottom of stairs looking towards Broadway



MAC service room door on Nagle Place



Delivery access for MAC & Student Union



South Stairwell



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**Nagle Place Streetscapes**





# Existing Conditions - Diagram

## Comments

1. This area not used very much. Could this change to natural landscaping?
  - a. Right now this area is concrete...what if it became a grassy hill with a ramp for ADA access?
2. Generally in favor of closing the entrance from the MAC.
3. Improvements to this south stair are needed. Better lighting, more signage/visibility.
4. Want to bring more views to the park from the Student Center - more eyes on the park and visual access/connection.
5. Add more greenery on stairwell to transition to the park.
6. What is the slope of the sidewalk on Howell? Could someone in a manual wheelchair roll up that street?
7. Want visual connections from the MAC at Nagle to the street & park. More porosity and vibrancy from being able to see into and out of the building because this sidewalk is dead space right now.

# Design Standards - Architectural Design and Character

## Architectural Design and Character

Building Façades - Envelope articulation should blend with the established development patterns of Capitol Hill neighborhood

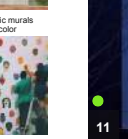
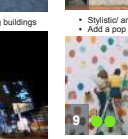
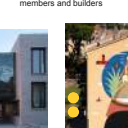
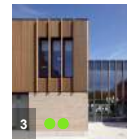
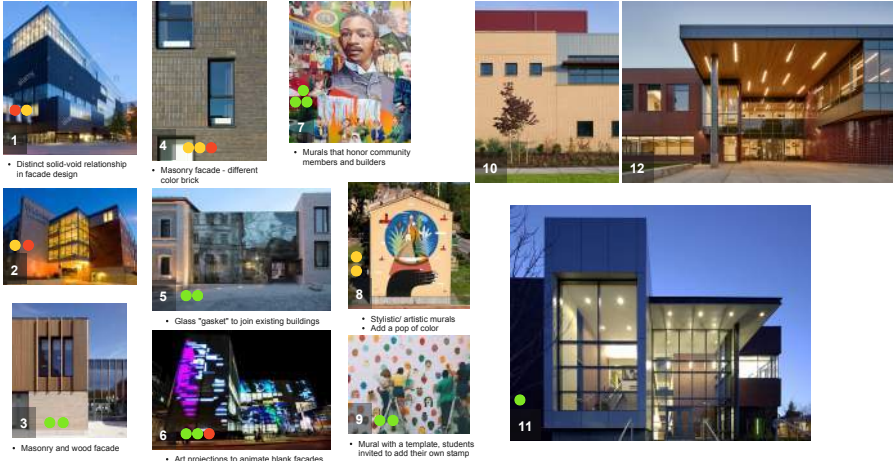
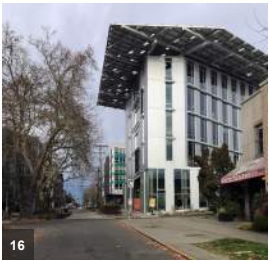
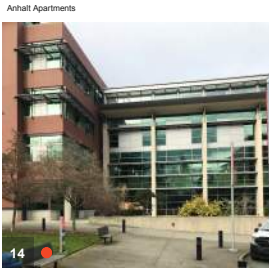
- Proposed college projects with frontages along Broadway, Pine, and the Howell Street Passage shall reflect the rhythm of bulk and scale established by this existing context.
  - Existing structures along Pike, Pine, and Broadway, generally match the originally platted lots and are characterized by buildings that are 50 – 60 feet wide, or when on two lots are, 100-120 feet in width, have expressive structural bay spacing of 25-30 feet, and are typically 5-6 stories tall with strong two-story street frontages at the property line.
- Proposed college projects with frontages along Nagle Place, Harvard Ave, Boylston Ave, and East Howell St shall exhibit details at street level to respect the pedestrian scale.
- Proposed college projects facing any street frontage shall endeavor to put activity behind the building facades to avoid creating dead space along the street.

Building Materials – All college structures should make use of materials that convey a sense of permanence and importance suitable to a major civic institution

- Materials selections should have a long natural life. i.e., masonry, stone, steel, glass, concrete.
- Material palettes between existing and new college structures should create a common visual aesthetic.
- Individual structures should visually represent the functions contained within.
- Use glass and other transparent materials at street-level to provide visibility of college activities both into and out of the buildings.
- Consider appropriate use of lighting as a material to animate the façades and surrounding public spaces.

Aesthetics – Building design should represent the highest effective use of public funds and current building technologies.

- Building design should maximize sustainable technologies. i.e., material conservation and reuse, daylighting, sunshades, high performance envelopes, stormwater reuse, energy systems, etc.
- Envelopes should be constructed for a 50-year life span.
- Materials and systems should be easy to maintain and operate
- Consider solutions that will deter vandalism and graffiti.



### Comments from Previous Charrettes:

Avoid blank wall surfaces -	encourage small storefront business'	Design for anti-graffiti by avoiding design that attracts it.	articulate facade to allow for the '7 second rule' generate interest along the facade, through street spillover, seating areas, cafe/foodtruck	large blank east facade is a perfect opportunity for A-articulation/screen that divides facade and wraps within the module of the window height. B-SIGNAGE - large - school colors in above banding?
painted or winding concrete sidewalk through brick plaza areas - removes trip hazards without tearing out 100% of brick	Getting rid of the red brick sidewalks / public realm will likely have a tremendous affect of softening the overwhelming red brick of the buildings that exist on campus now	Add a guideline for inclusion of public are and inclusion in the architecture.	A contextual package of material without re-using red brick (size/color)	whimsy, art, creative vibe of Cap Hill. The building as art feature

# Architectural Design & Character

## Comments - Precedent Images

Image 1:

- This is too large and domineering. intimidates you and doesn't have a pedestrian scale to it.

Image 3:

- warmer and raw materials rather than crisp and hard materials. Makes me want to touch it.

Image 4:

- Feels boring.

Image 5:

- like the connection without blocking the view through to the park, but can create more interior circulations.

Image 6:

- Like using art to activate a space.
- Can be able to change over time with other schemes but has a technology to build upon.

Image 7:

- so much about the community and represent the history and evolution of the area in a pictorial way. people can see themselves in different parts

Image 11:

- like large windows and openings that encourage people to be in the space and connect to the outside. not necessarily personally engaging because the window is so large. see movement and people passively

Image 16:

- like the expression of sustainability at the Bullitt Center.

Image 17:

- Would invite tagging

# Design Standards - Streetscape and Open Space

**Streetscape and Open Space - All street fronts and open space shall be provided with activity, visual interest, and variety. Consider appropriate use of:**

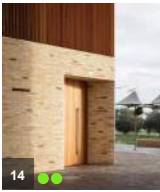
- Canopies or cantilevered structure at walkways along frontages with high levels of pedestrian traffic to provide weather protection.
- Street furniture for College and Community use. Include at areas to promote activity, and in locations that offer respite to the bustle of busy streets.
- Plantings and trees that create a defined "palette" to reinforce the college "district".
- Use of stormwater detention features for street trees and paved areas.
- Multilevel lighting (General frontage illumination, Pedestrian oriented lighting, Security lighting select building façade/site development lighting).
- Signage that supports definition of the College "district" Examples include banners, flags, and/or gateways/sculptures.
- Building and Site materials that are of a pedestrian scale. Palette of materials that support the definition of the College "district"
- Engage will local artists, arts organizations, and community services to enhance the pedestrian environment thought inclusion art, societal, and other placemaking features.
- Consider design features that visibly represent and promote the diversity of the Capitol Hill community.



1 • Handrail-mounted lighting at exterior staircases



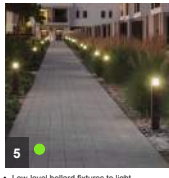
8 • Wash street-level facades with light  
• Amplify texture/pattern of facade



14 • Subtle design for student-only entries to/from Nagle



2 • Overhead lighting at exterior stairs



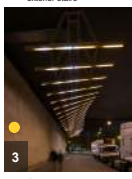
5 • Low-level bollard fixtures to light walkways and delineate paths



9 • Trees/greenery planted in ground



15 • Pavement types suggest different zones  
• Street furniture provides seating and planting beds  
• Street furniture is not integral/structural to sidewalk - is movable/changeable  
• Multiple small/medium scale furniture pieces can have different features



3 • Overhead lighting that takes a dynamic form



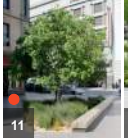
6 • Trees/greenery in boxes



10 • Wayfinding signage on sidewalk to direct students and guests



4 • Uplights and broad surfaces can create implied separation and define zones of use



11 • Use similar plantings, trees, and other landscape elements to reinforce the campus identity/boundary as well as for stormwater treatment/control



12 • Use similar plantings, trees, and other landscape elements to reinforce the campus identity/boundary as well as for stormwater treatment/control



13 • Use similar plantings, trees, and other landscape elements to reinforce the campus identity/boundary as well as for stormwater treatment/control

Generally in favor of closing off some of the entrances to the park

Other than the comment to the left, I really think you nailed it with the Streetscape and Open Space comments

Use pollinator plants and native landscaping

Wayfinding should be unique and inspiring so you want to find the next piece and follow it.

*Comments from Previous Charrettes:*

Student walkways vs. using the sidewalk:  
Inclined to support efficient pathways for students (including pedestrian bridges) to move about the campus, even if that takes away from the number of people on the sidewalks.

encourage and support intentional space for street art

Placemaking through art (paving, walls)

Gates/arches to identify space as being a campus

Incorporate greenscape wherever possible within the pedestrian experience - to soften new AND existing hardscape

provide a continuity of experiences with similar features, materials, amenities, art, etc. throughout the Broadway walk frontage with specific goals of tying the Howell open space to the south open space/green space.

use concrete creatively with irregularly scored areas to define walk routes, public gathering spaces - all combined with colored/tinted and textured concrete to be a public space material in place of brick.

opening up cafes and culinary restaurant to seem more public - whether with physical glass/resurfacing or signage

consider defined palette of plants, trees, bushes, landscaping that helps to brand/define the college - use throughout the public openspaces

a plant palette that focuses on pollinating plants and creates a pollinator pathway.

# Streetscape and Open Space

## Comments - Precedent Images

Image 1:

- Add an arch / transition from campus to park

Image 4:

- like how this looks but would prefer not to have many blank spaces on campus (based on the likelihood of inviting vandalism)

Image 10:

- I support more permanent wayfinding like this for building identification than banners/flags.

# Design Standards - Street/Pedestrian Area-Activating College Uses

**Street/Pedestrian Area-Activating College Uses - Integrate new structures with existing street patterns to maintain a cohesive streetscape**

- Structures with street frontage facing Pike, Pine, Broadway, Howell Street Passage, and Cal Anderson Park shall orient active street-level uses abutting pedestrian areas. The uses should be transparent with visibility into and out of, the structures. Uses should include highly activated functions that bring energy and interest to the streets/walkways. Area-activating uses may include:

- Campus Retail (bookstore, coffee shop, bakery, bistro)
- Food services
- Student lounges
- Gathering spaces
- Meeting spaces (student, college, community)
- Academic Program Exhibition (makerspaces, digital sandboxes, art gallery, etc.)
- Fitness Centers
- Student Centers
- Public Safety Offices
- Performing Arts Venues
- Community Service Centers

- Provide a strong 2 to 4 story street wall along frontages except where structures are pulled back at major building entrances.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances.
- At minor building entrances (student-only entrances) provide site furnishings to encourage student-ownership and presence.



1 • Create visual connections from basement-level gym to Cal Anderson Park



5 • Outdoor student patio  
Private space for students overlooking park



2 • Locate student lounge space against window overlooking park



6 • Interior activity - dance studios - celebrated and visible to the exterior



3 • Outdoor deck for students, provide views overlooking



7 • Collaborative student spaces against windows



Like the idea of outdoor student spaces overlooking the park

Windows that visually connect the workout spaces in the MAC with Nagle - overall just want more porosity

Comments from Previous Charrettes:

Love the micro-retail opportunities

Student work highlight opportunity - behind glass - like a showcase wall

See public plaza and buildings surrounding El Centro de la Raza - restaurant, indoor spaces for public meetings at ground level right off of the plaza with rolling garage doors to easily open up to the plaza

It'd be nice to see a large glass curtain wall at grade for a mixed use indoor space that could easily be combined with adjacent outdoor space (plaza) to provide a larger public venue for school functions, public use and/or indoor/outdoor food services functions.

provide a rhythm of whimsy in public features along the streetscape - could be art, could be creative landscaping, handicrafting or building features that make you stop and go hrrm

consider alcoves adjacent to street - catering to bikes/bike cafe

closed off sidewalk seating areas should only be used sparingly, as they break up the larger, public space and there's usually a high volume of peds on Broadway

A grand statement at the corner of Howell and Broadway

An opening in the building to expand the building into the public realm (Broadway/Howell/B oth

# Street/Pedestrian Area-Activating College Uses

## Comments - Precedent Images

Image 5:

- My view is that a private park can become an 'invitation' to the park; as students engage with the park on their own terms, makes them more comfortable with engaging with the park itself
  - +1 for this comment

Image 6:

- I like the windows here, but it is overly urban for this area ... something more moderated but in the same vain is great

Image 8:

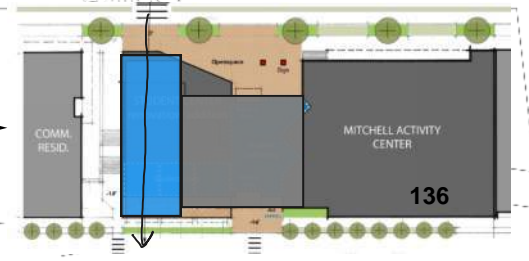
- Unless this is driven by sustainability, it looks...busy?
- The building interior is beautiful. The exterior façade is terribly ugly.

# Concept 1



Like this kind of greenery being added to streetscape @ MAC

Alternative concept - locate Student Center against MAC, create path to Nagle that continues from Broadway crosswalk



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# Concept 1:

## Conceptual Narrative:

- 20,000-30,000SF expansion and renovation of the Student Center - no changes to the MAC. Adding 1 floor the the building to make it 4 floors on the Nagle side, 3 floors on the Broadway side (would match heights of MAC and adjacent apartments).
- Funded via self-imposed student fees
- Propose closing the gap between the Student Center and MAC.
- At the south stairwell, extend the landing at Broadway and put active interior space with transparency to the stairwell.
- At the Nagle Pl level, add windows and porosity to the Student Center.
- At the Broadway Level, add active student uses looking out to the park
- At higher level(s), add outdoor deck(s) looking out over the park.
- Create a new Student Gathering space with entrances facing Broadway and Nagle.

## Comments

1. Support closure of this entrance
  - a. Agreed
  - b. Me too
2. may benefit from a different shape to the back facing Nagle to activate the space without a wall to the park.
3. Gym, student lounges, meeting rooms with visibility to park
4. Want this to be a secure access point for students. If the stairwell to the south is kept, then I think this building doesn't need to be publicly accessible.
  - a. What about wheelchair users? Will they be able to use an interior elevator? Or can an ADA ramp be added?
5. Could this be a ramp instead of stairs?
6. I don't think this building has opened yet; how might we get residents' feedback? This will impact them the most
7. Can this become a public ADA space?
8. Would be great to move the Student Center to be against the MAC and have the Student Gathering/transitional space to the park line up with the crosswalk from Broadway Edison (see alt. concept)
9. With so much glass facing the park, any bird-safe design idea being considered? Cap Hill Eco District worked to create bird-friendly design guidelines.
10. Feels like the college has been waiting for Cal Anderson to offer a connection to it. Rather than wait, this seems like a great opportunity for the college to lead the way and make a meaningful connection to the park.

## Discussion

- Why aren't any changes proposed for the MAC?
  - The MAC is functioning as needed for the students, so they don't see a need to fix something that is working fine.
  - Would like to see more streetscape improvements at the MAC.
- As part of the design guidelines, create 3 or 4 different types/hierarchies of paths and how those paths should be lit.
- Parks department hosted visioning workshops on park activation. May be good to see results from those exercises and what people want to see in the parks and how they are activated.
- Add comments to MIMP relating to how the city treats the park and how it does(n't) connect to it's surroundings.