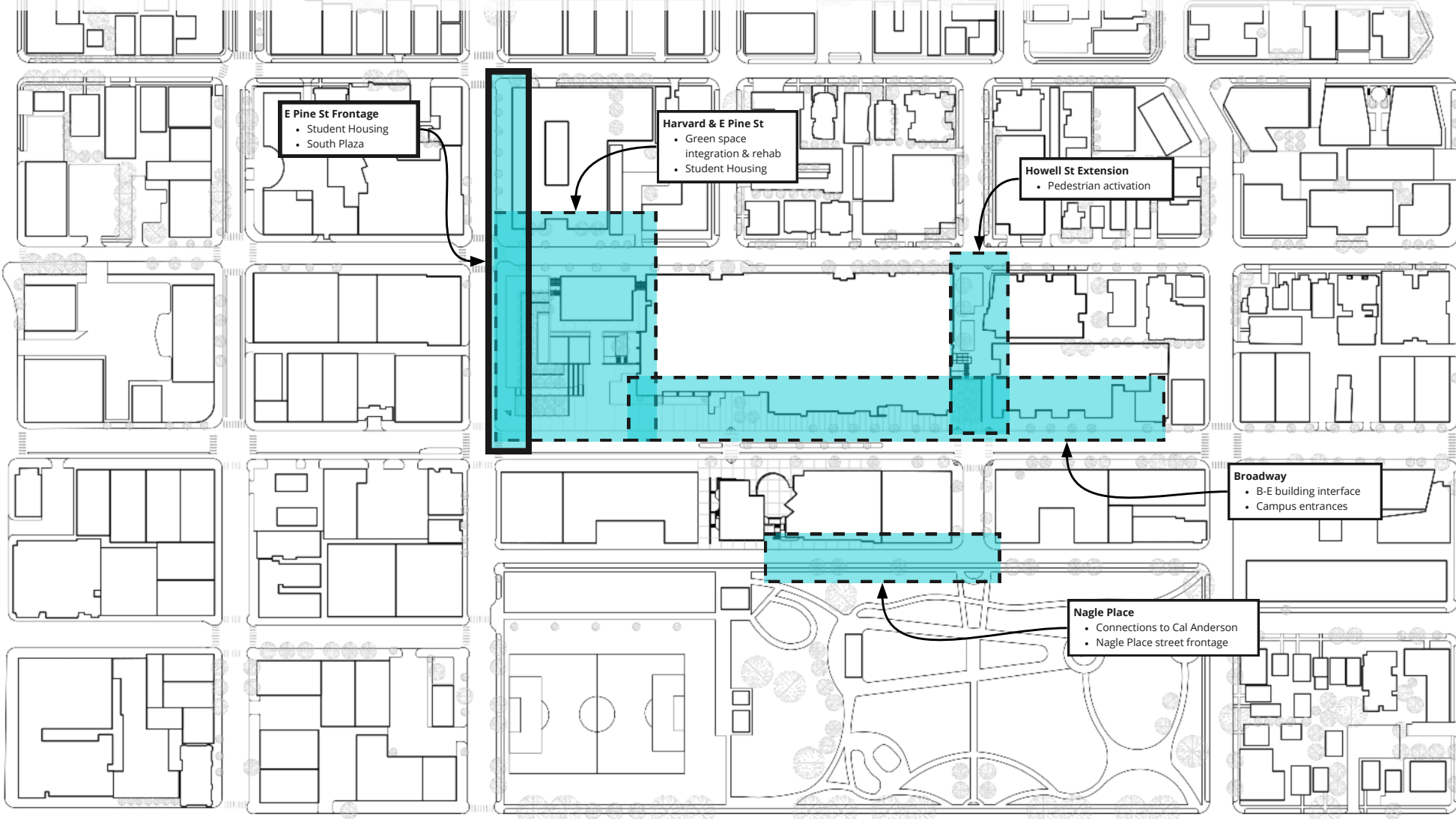


SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

C.A.C. MEETING - PINE STREET FRONTAGE 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 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
<https://atyourservice.seattle.gov/2019/07/01/project-spotlight-swale-on-yale/>

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.

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?

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



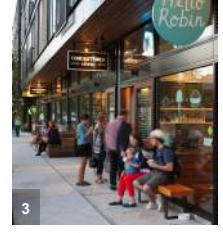
19
• Wood facade



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



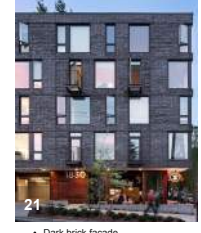
4
• Commercial spaces that open to the sidewalk



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



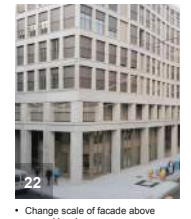
11
• Seating elements of various configurations and sizes



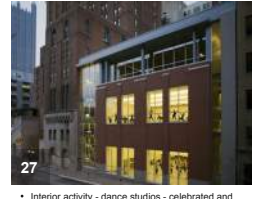
16
• Opaque awning - prevents light from passing thru; hides dirt from view



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



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

Streetscape Elevation - E Pine Street



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:

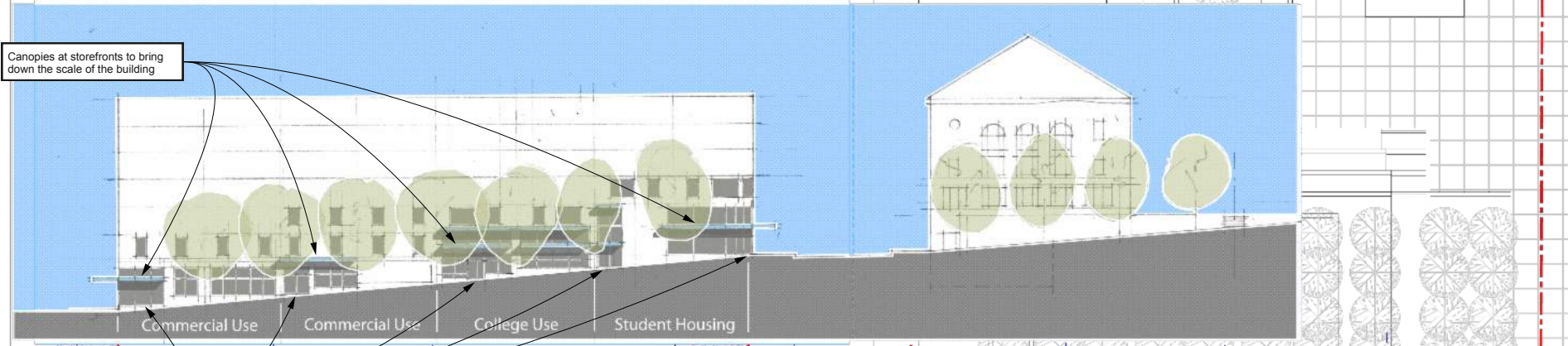
- Other urban campuses typically have a central courtyard that is only for students. SCC students don't have that - everything faces out. Having that building could create more privacy or containment for students, while still keeping the space open to the public.
- I like the idea of a building on the 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

Concept 1

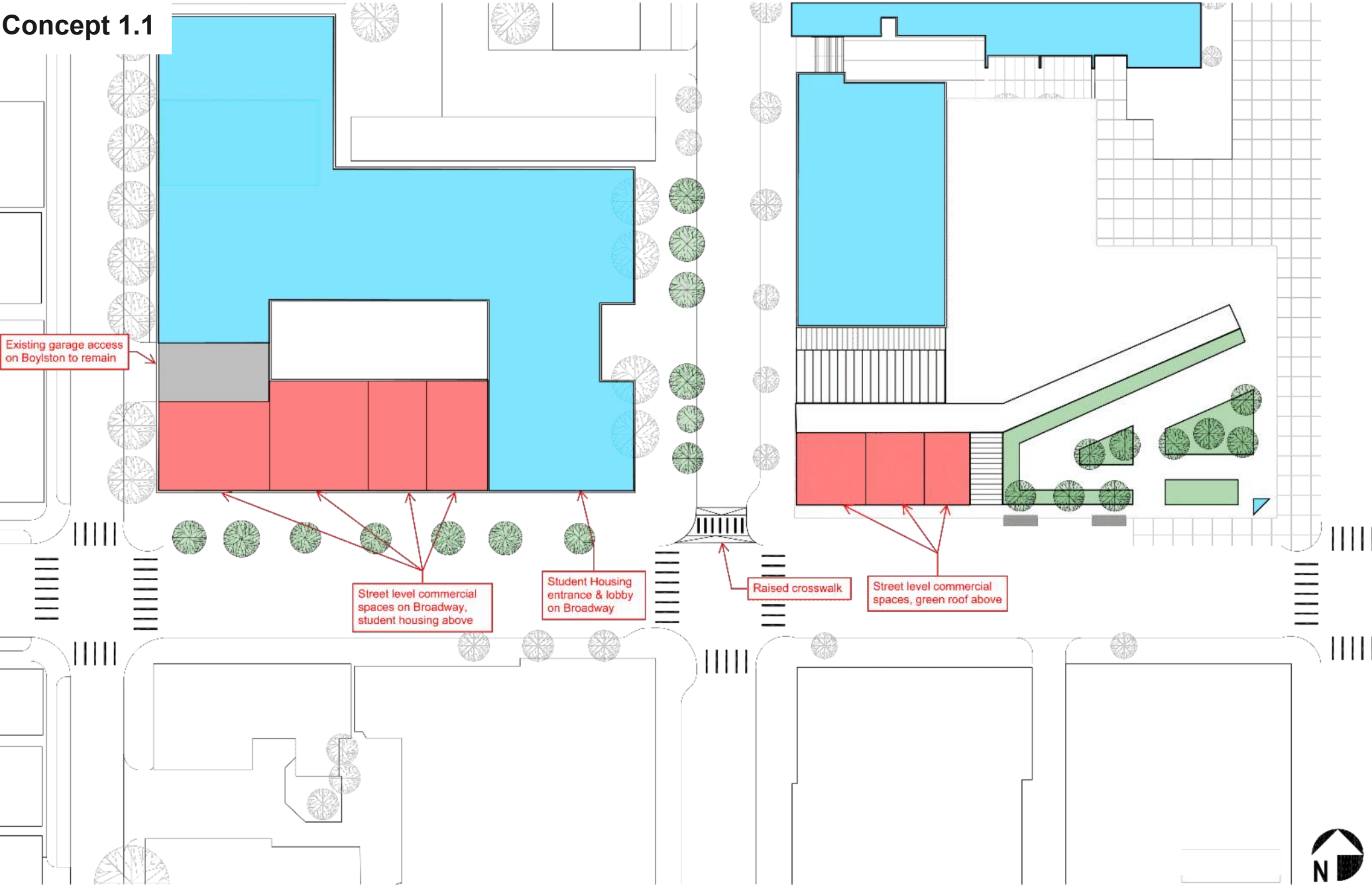
Canopies at storefronts to bring down the scale of the building

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



Existing garage access on Boylston to remain

Street level commercial spaces on Broadway, student housing above

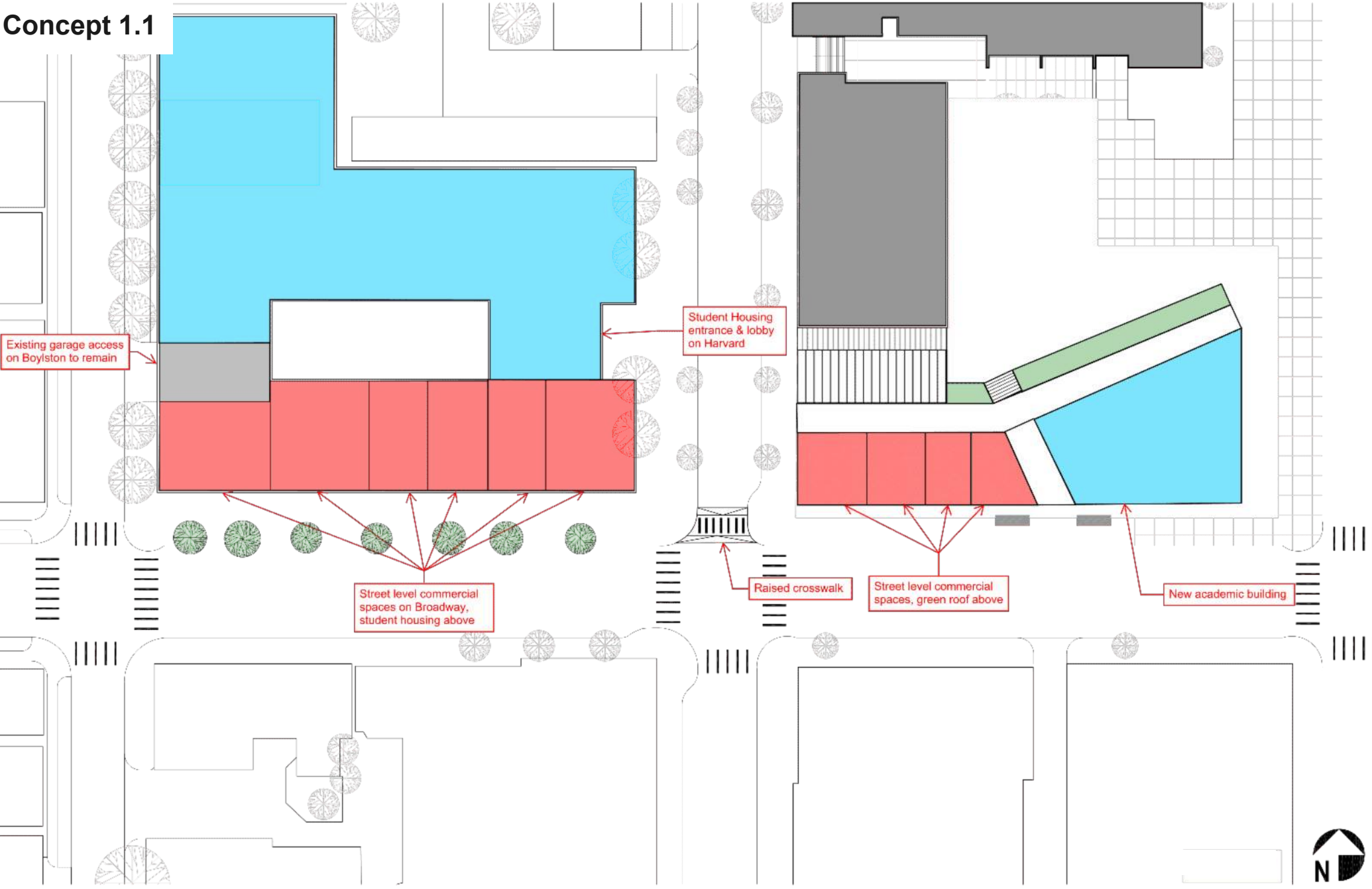
Student Housing entrance & lobby on Broadway

Raised crosswalk

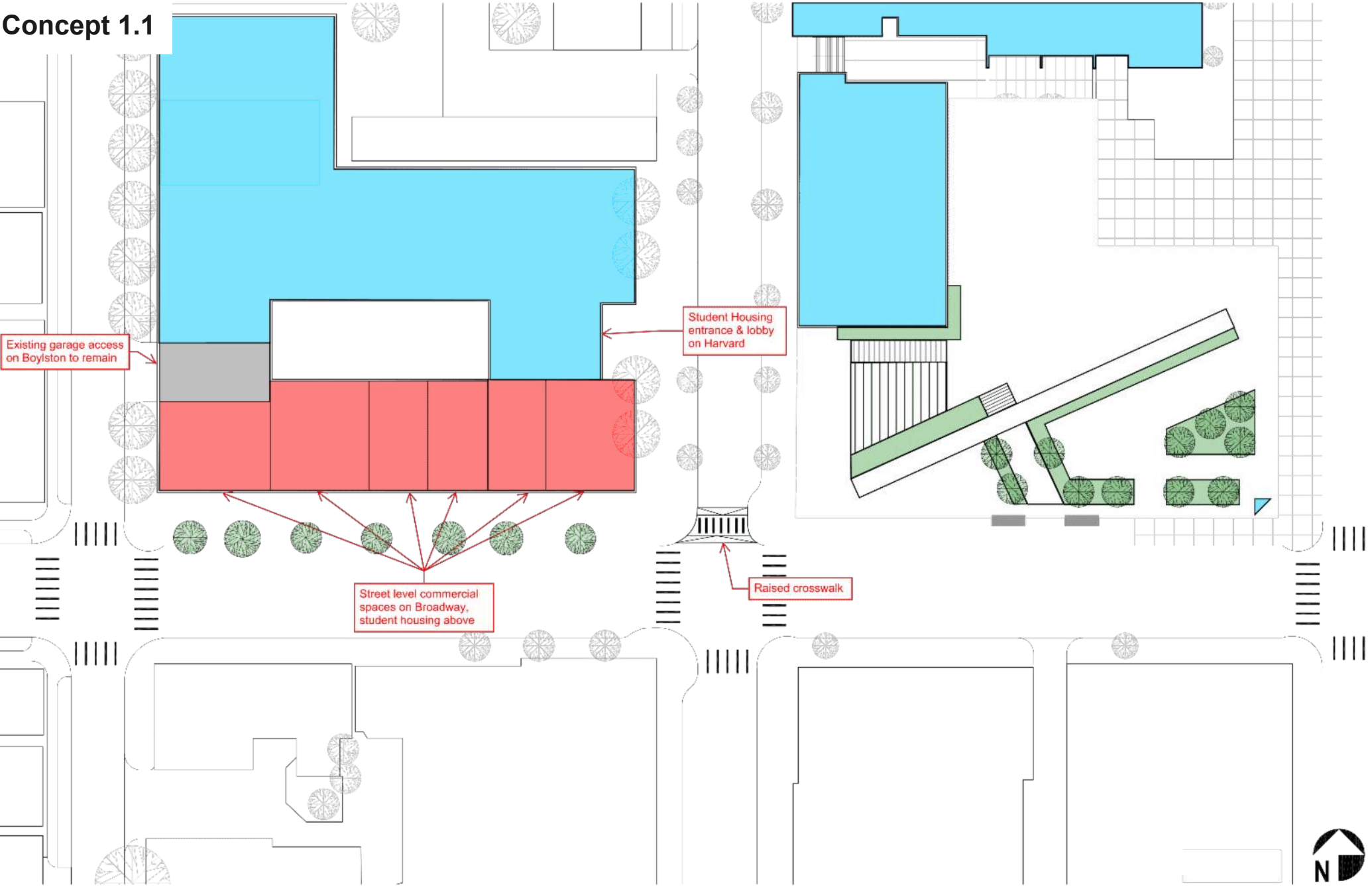
Street level commercial spaces, green roof above



Concept 1.1



Concept 1.1



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)