

DRAFT RESPONSE TO CAC COMMENTS (1 through 12)

The following comments were received from the Seattle Central Community Advisory Committee on March 2, 2021.

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..
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.

The master plan does not include any Planned or Proposed projects for the Fine Arts or Erickson Theater building. Currently there are no plans for change the uses of either building.

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:

- a. Historic Seattle: operates Washington Hall
- b. Cornish College of the Arts Raisbeck Performance Hall
- c. [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.

- 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 will support and advocates the recommendations of the consultants. However, the need to maximize the use of these venues to support College 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 will use its rights to have the building removed.
- Mitigation for the loss of architectural interest will be accommodated by any determinations made by DAHP or the City of Seattle Landmarks process.
- SCC does not believe additional mitigation measures for the loss of housing is warranted as recent college parcel transactions, and future, 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:
 - 125 housing units for LGBTQ-Affirming Affordable Senior Housing (development by Community Roots Housing and Rise Together).
 - Estimated 100 Affordable housing units, including 70 housing units for homeless youth (development by Community Roots Housing and YouthCare).

- 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 consideration acquisition of any parcels that may become available adjacent to, or in close proximity to the proposed MIMP boundary. These parcels relatively small dimensions 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.

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 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 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 general agreement with these comments. Please the Campus Safety and Security Guidelines for information on how the college proposes to address:

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 reasonable as additional funding sources become available.

Should the potential District Energy Plant project be undertaken, SCC will incorporate the recommendations to the extent possible within the extent of the project development.

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 general agreement with the comments provided. Please the Campus Safety and Security Guidelines for information on how the college proposes to address:

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 section for information on how the College proposes to create an open, inclusive, and welcoming share community environment.

Historic Preservation Review, Policies and Practices

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. The College is working with the City and State to complete a Historic and Cultural Resources Survey that shall be 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.

Existing Seattle Central Buildings Eligible for Landmarks Nomination

See Figure X – 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.



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



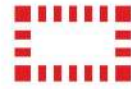
Siegal Center- Originally constructed as part of the Eldridge Tire Company collection of building in 1912, Seattle Central College renovated and occupied the building in 1990.



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 South - Opened in 1921 with a third floor addition 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



MIO Boundary



Pike/Pine Conservation District

Seattle Central College buildings in excess of 40 years old

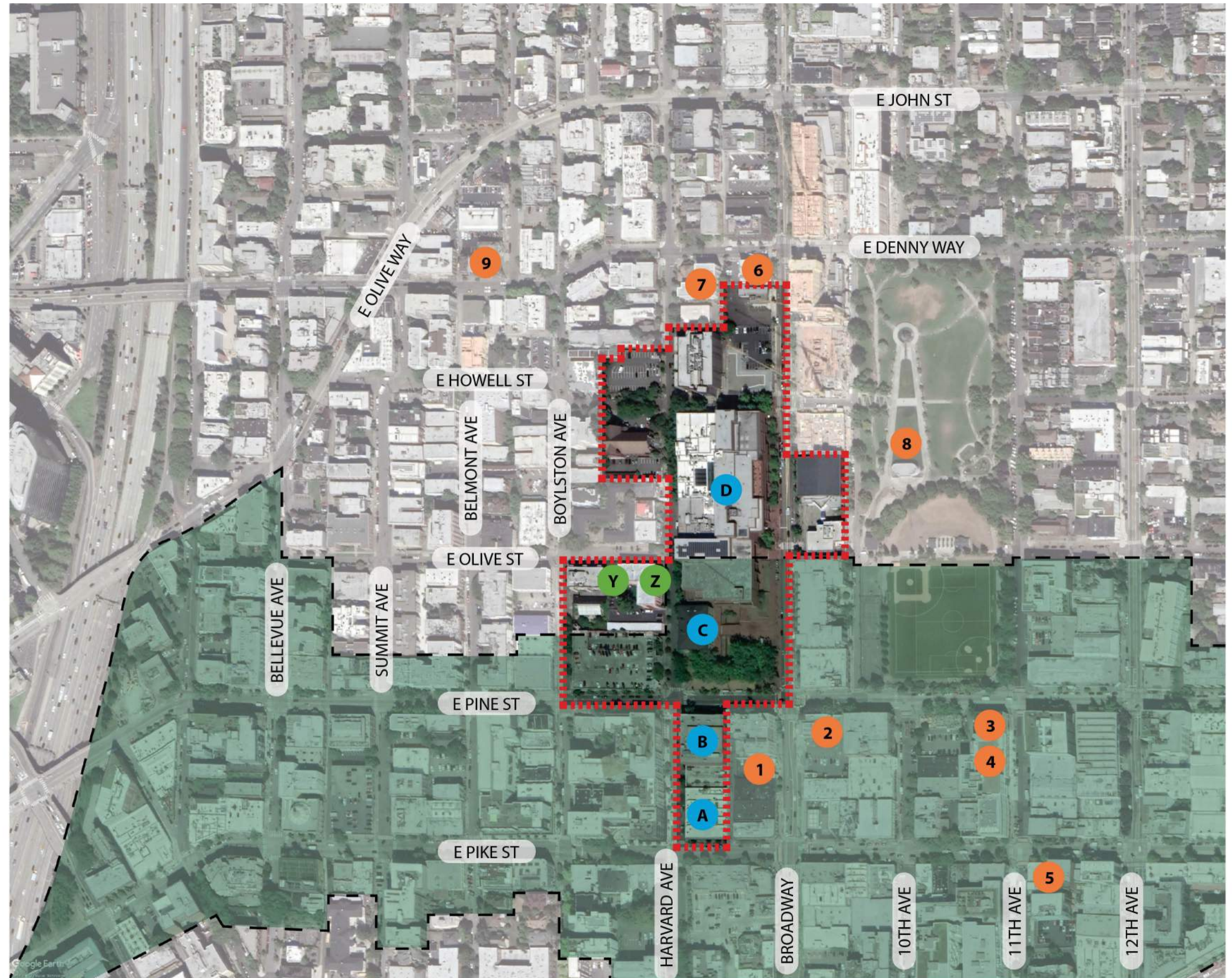
- A Siegal Center (formerly Eldridge Motors) Constructed 1912. Renovation ????.
Noted on City Survey as not eligible for Landmarks due to extent of previous alteration.
- B Fine Arts Building (Masonic Temple) Constructed 1915. Renovation 2004.
- C Broadway Performance Hall (Broadway High School) Constructed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

Buildings within MIO Boundary noted by City survey as eligible.

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

Existing Landmark Buildings in proximity to the 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 (Appendix X)	In process as part of current master planning work	Long term goals 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 on website	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 to be 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 Docomomo WEWA may be helpful. The Washington Trust for Historic Preservation would have advice on any building with outstanding significance.				
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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.

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. The layout of the campus should reflect that fact. The following design strategies are to be implemented as part of any project development:

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.

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 planner, landscape and interior designers, and community volunteers can create a climate of safety in a community if appropriate design strategies are applied. The goals of CPTED principles are to create a safe and secure campus by designing a physical environment that positively influences human behavior. The theory is based on several strategies that have unique applicability to SCC and the Capitol Hill Community, these include:

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)	.15 - .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	.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.

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 10 – Safety and Security

FIGURE 10 - 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

