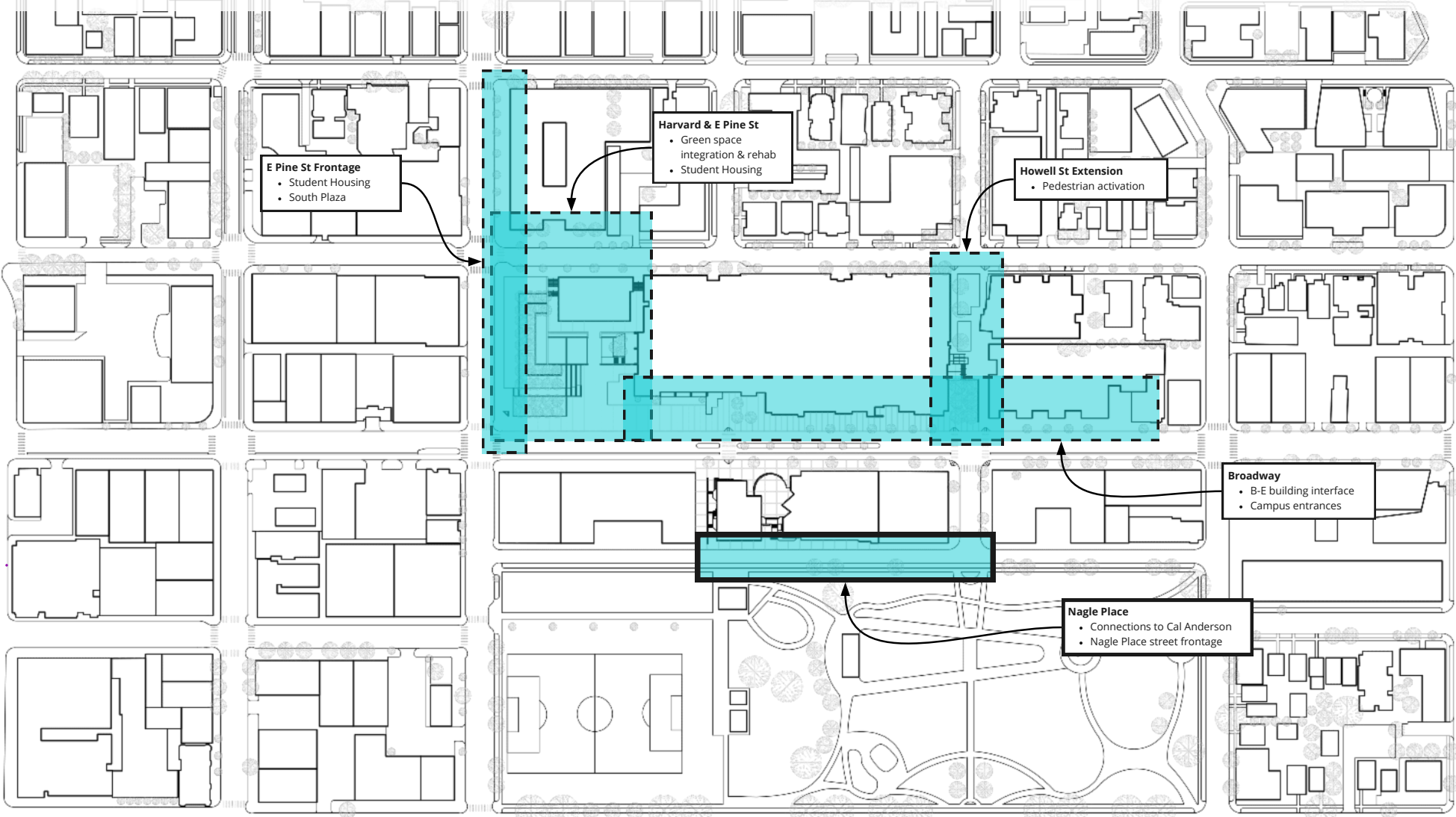


# SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

## C.A.C. MEETING - NAGLE PLACE CHARRETTE

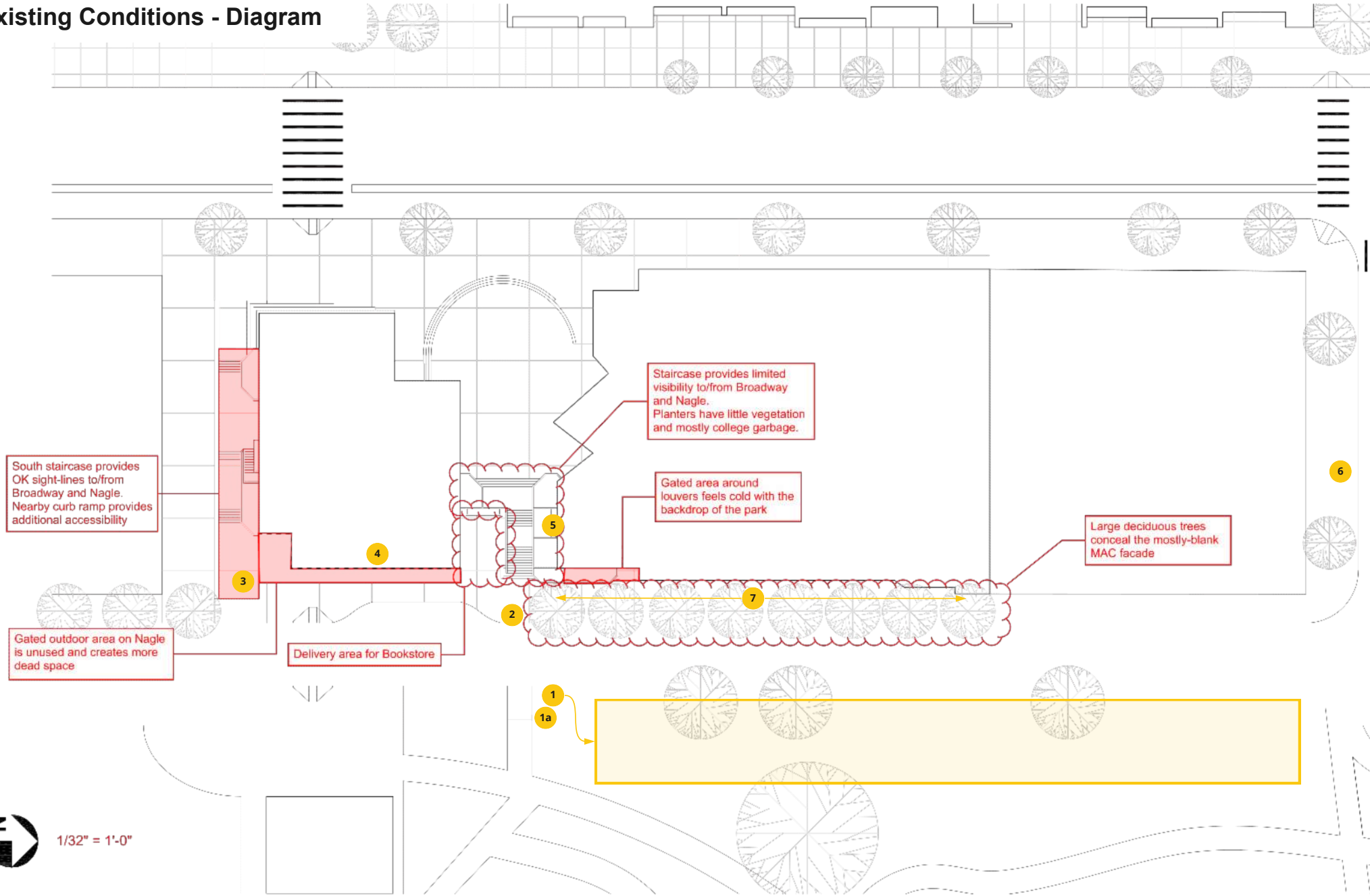


# Existing Conditions - Diagram

## 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.

# 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"

# 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



# 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 - 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.



13 Anhalt Apartments



14 Seattle University Law School



15 Seattle Academy



16 Bullett Center



17



1 Distinct solid-void relationship in facade design



4 Masonry facade - different color brick



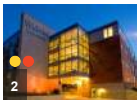
7 Mural that honors community members and builders



10



12



2



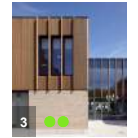
5 Glass "basket" to join existing buildings



8 Stylized artistic murals



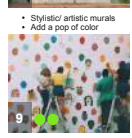
11



3 Masonry and wood facade



6 Art projections to animate blank facades



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

### 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

# 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 - 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



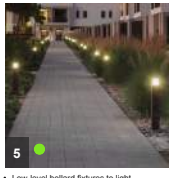
8 • Wash street-level facades with light  
• Amplify texture/pattern of facade



14 • Subtle design for student-only entries to/from Nagle



2 • Overhead lighting at exterior stairs



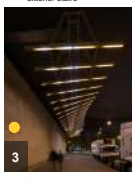
5 • Low-level bollard fixtures to light walkways and delineate paths



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



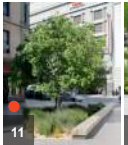
6 • Trees/greenery in boxes



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



13

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.



# Nagle Place Streetscapes



# 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.

# 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

# 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.



# 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

