

DESIGN GUIDELINES AND STANDARDS

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. 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”* denote 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 (buildings):

Seattle Design 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.

General - Campus Wide

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.
- Use high quality solutions that have an enduring lifecycle, a sense of permanence, and are suitable for a major civic institution.
- Consider the use of curved building lines rather than harsh angles.
- At major building entrances, provide active pedestrian transition areas between the street frontages and building entrances.
- Consider design features that visibly represent and promote the diversity of the Capitol Hill community.

Building Materials:

Seattle Design Guideline

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



Warm brick tones with large expanses of glass create a more modern institutional building.



Long expanse of brick facade broken up by canted glass protrusions.



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



Red-brown brick with black framed storefront windows and wood accents above ground level - wood accents reduce the visual weight of the brick



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

- 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.

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 to 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.)

Embrace the desirable characteristics and context of Capitol Hill

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

Incorporating Art

- Public Art should integrate into buildings' architecture
- Provide Art that matches the vibe of Capitol Hill (whimsical, creative, diverse)
- Provide intentional opportunities for the creation of street art

Project Specific Guidelines

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.

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.



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



Transparent building entry framed by brick massing



Murals that honor community members and builders.



Murals with a template for students to add to.



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



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



Transparent skybridge offers visual connections in and out of building



Street level facade and entries step down with the street slope

- The Pine street façade should be highly transparent nature with Street Activating Uses, and be a prominent feature of the building design. Provide protected 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.
- 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 Center

- 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.

Open Space

Seattle Design Guidelines

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

DC3 – Integrate open space design with the design of the building so that each complements the other.

General - Campus Wide

- Student usability of open space will be prioritized over public usability.
- 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.
- Connectivity. All open space development should consider 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.



New construction references adjacent building through choice of materials, rhythm, and scale



Active street frontage with small/flexible/retail character



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 polinator 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).

- 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 archway(s), gateways, or other site features that define the extents of the college grounds. See also Campus identity guidelines for additional information.
- Provide site furnishings for student and community use.
- Avoid small level changes in open spaces - larger, more unified open spaces are preferred. Include 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.
- Redevelop underutilized open spaces. I.e., Howell Street Passage, the sunken area at the South Plaza

Greenspace

- 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
- Create a palette of plantings and trees create a defined “palette” to reinforce the college “district”.
- 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.

Pedestrian Circulation

Seattle Design Guidelines

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

Pedestrian Street Crossings

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.

Universal Accessibility

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

Street Level Activation and Uses

Seattle Design Guideline

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).



Raised crosswalks improve pedestrian safety and accessibility.



Bell St features curb ramps at all intersections and continuous paving in the R.O.W.



Street trees with planting beds enhance the sidewalk streetscape



Raised planting areas protect vegetation, integrated seating for pedestrians



Facade setback at ground level creates extra space for pedestrians



Seating with different orientations and sizes near main entries



Modular site furnishings provide seating and planting beds.



Street level setback contributes to public life with space for cafe seating, a bike rack, and signage, all protected by a large canopy.

- Provide 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.
- Functional art in open spaces.
- Murals on blank facades.
- Provide canopies or cantilevered structure 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 Design Guideline

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.
- 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.

Campus Identity

- Gateways, arches, or other significant physical feature(s) to reinforce campus identity and extents.



Lighting in window wells and building alcoves



Building-mounted lighting brightens the sidewalk



Bollard fixtures direct light where it's needed



Taller light fixtures provide ambient light over a large area



Integrated lighting highlights paths



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



Wayfinding signage to direct students and guests



Physical expression of sustainability measures. Sun shades reduce solar gain and reduce cooling needs



Green roofs provide habitats for birds and insects, and reduce heat island effect. Also provide access to views, and add activity to adjacent open spaces,



- Design of main campus entries will be clear and distinguishable from minor/student-only entries.
- Branded signage to reinforce college district.
- Wayfinding signage on sidewalk to direct students and guests.

Sustainability

Seattle Design Guideline

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 18-01 – 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
 - 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.*
- 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.

Safety and Security

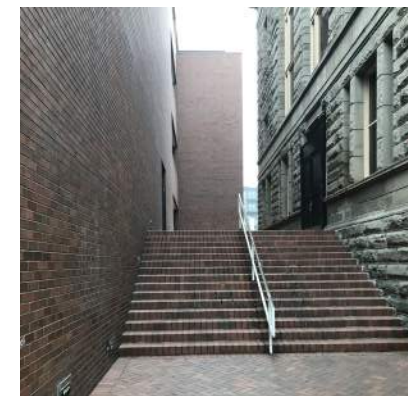
- Consider placing student activity areas (i.e., student lounges, meeting, outdoor decks, etc.) above the street level floors of buildings to increase passive observation to streetscape activities and to provide architectural interest.
- Provide clear lines of sight throughout campus environs and eliminate hiding places
- Include supplementary pedestrian lighting strategies in addition to the baseline for public safety to encourage pedestrian usage at night (see Lighting guidelines for additional information).
- Remove the existing stair between the BE Phase II and Broadway Performance Hall by connecting the two building at the ground plane.



Street-side stormwater infrastructure in action



Student study and lounge space overlooking street and open space below - students looking at students



Existing stair between BE Phase II and Broadway Performance Hall has limited visibility and feels uninviting