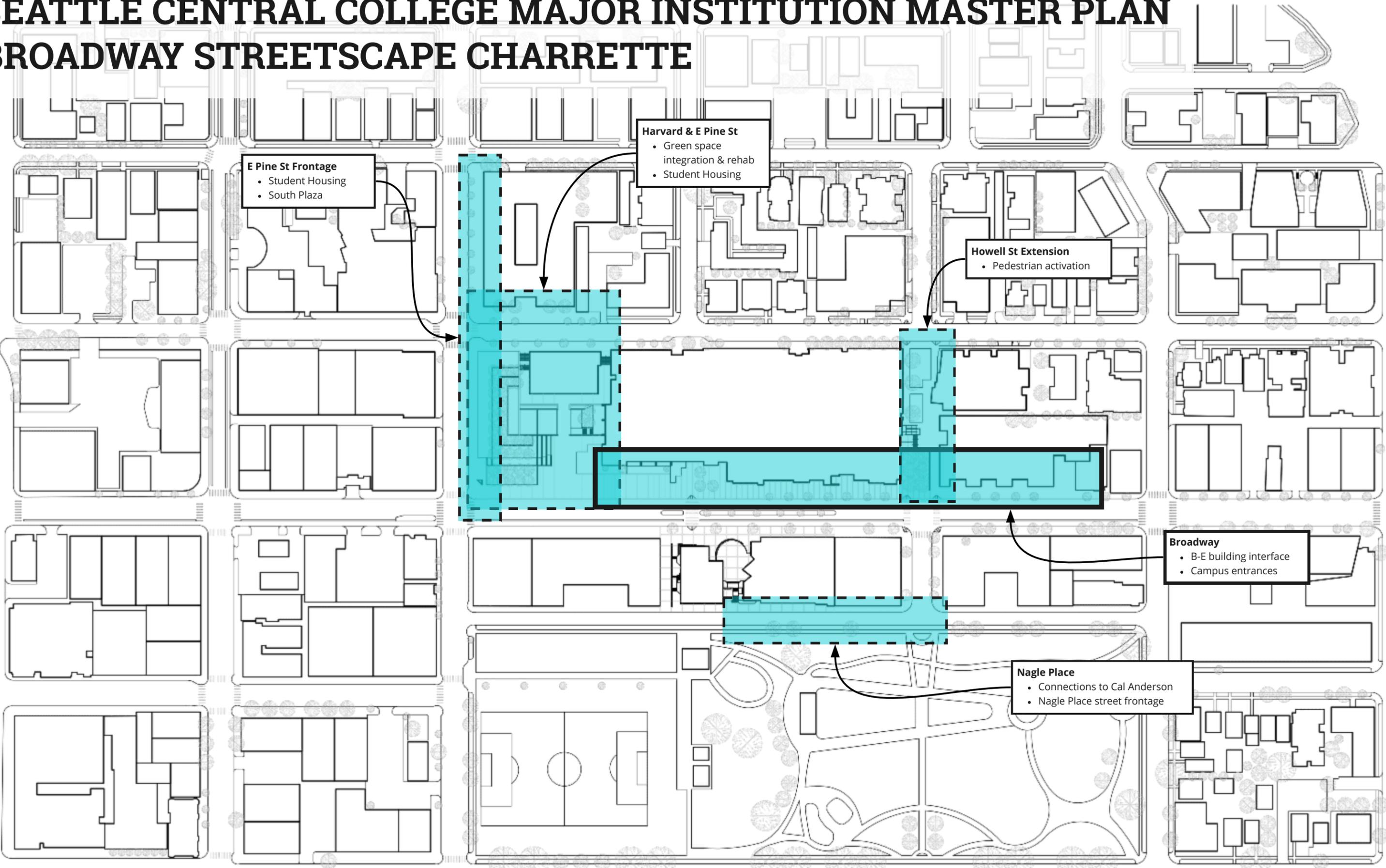


SEATTLE CENTRAL COLLEGE MAJOR INSTITUTION MASTER PLAN

BROADWAY STREETScape CHARRETTE



Architectural Design & Character

Comments - Precedent Images

Image 24:

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

Discussion

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

Design Standards - Architectural Design and Character

Architectural Design and Character

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

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

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

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

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

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



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



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



8 • Make recesses brighter and more visible



9 • Turn a shadowy area into an accent



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



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



10 • Up/Downlighting to light facade and sidewalk



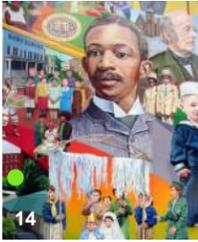
11 • Lights can break down elements of facade



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



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



14 • Murals that honor community members and builders



15 • Stylistic/ artistic murals



6 • New construction is distinct from existing



7 • New building respects scale of existing



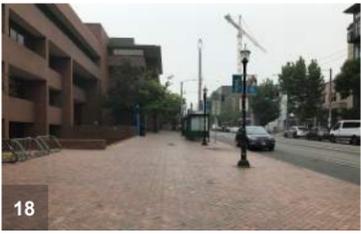
13 • Art that uses the brick unit as a guide



16 • Murals that speak to a time period



17 • Broadway streetscape looking South



18 • Broadway streetscape looking North



19 • Broadway Edison Building main entrance



20 • ITEC building concept rendering



21 Anhalt Apartments



22 Seattle University Law School



23 Seattle Academy



24 Bullett Center

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

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

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

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

accent: innovation in form

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

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

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

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

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

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

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

Murals that deter graffiti!

Comments from Pine St charrette:

Avoid blank wall surfaces -

encourage small storefront business!

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

[https://campaign.ucsd.edu/imp](https://campaign.ucsd.edu)

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

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

Streetscape

Comments - Precedent Images

Image 16/17

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

Image 19/20:

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

Image 26

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

Design Standards - Streetscape

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

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



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



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



- Seating module reconfigured in different sizes and orientations



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



- Low-level lighting for sidewalk/paths



- Textured/ high-contrast pavement to direct pedestrians



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



- Seating areas separated from sidewalk traffic with planting



- Downlighting to light alcoves/cantilevers



- Visual texture/ orientation pavement to direct pedestrians



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



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



- Banners/ flags to announce the college



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



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



- Bike shelter with minimal profile & footprint



- Wayfinding signage on sidewalk to direct students and guests



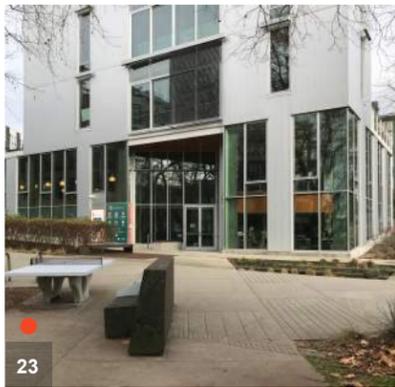
- Use materials with distinct textures
- Retain portions existing brick to suggest SCC paths/boundaries, replace other areas



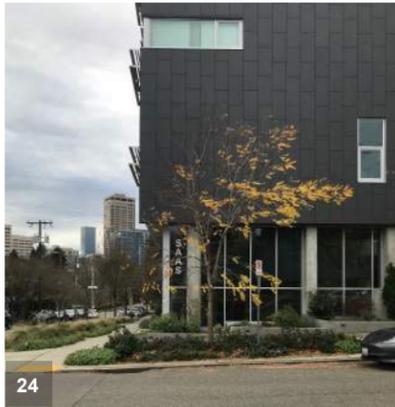
- Art installations that create a sense of place and opportunities for interaction



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



Bullett Center



Seattle Academy of Arts and Sciences



Hugo House



12th Avenue Arts

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

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

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

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

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

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

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

space for student work features? under

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

incorporate music / sound into streetscape?

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

Comments from Pine St charrette:

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

Street-Activating College Uses

Comments - Precedent Images

Image 6

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

Discussion

Design Standards - Street-Activating College Uses

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

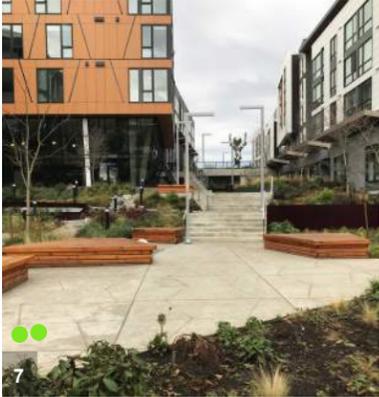
- Structures with street frontage facing Pike, Pine, or Broadway shall orient active street-level uses on these streets. The uses should be transparent with visibility into and out of, the structures. Uses should include highly activated functions that bring energy and interest to the street. Such as: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



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



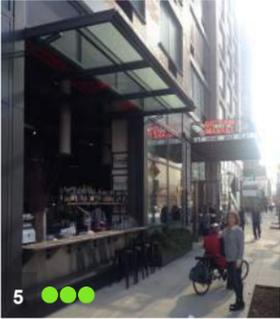
4 Brightly lit social spaces visible to street



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



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



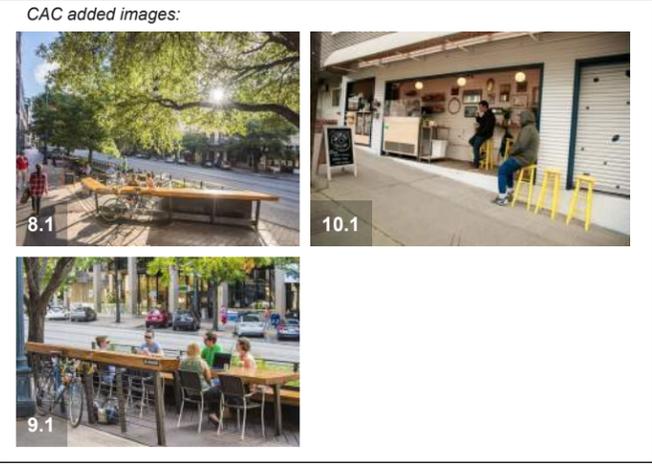
5 Food service that opens to the street



3 Ground floor facade with complete transparency



6 Closed-off sidewalk seating area



Love the micro-retail opportunities

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

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

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

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

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

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

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

Concept 1

Conceptual Narrative:

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

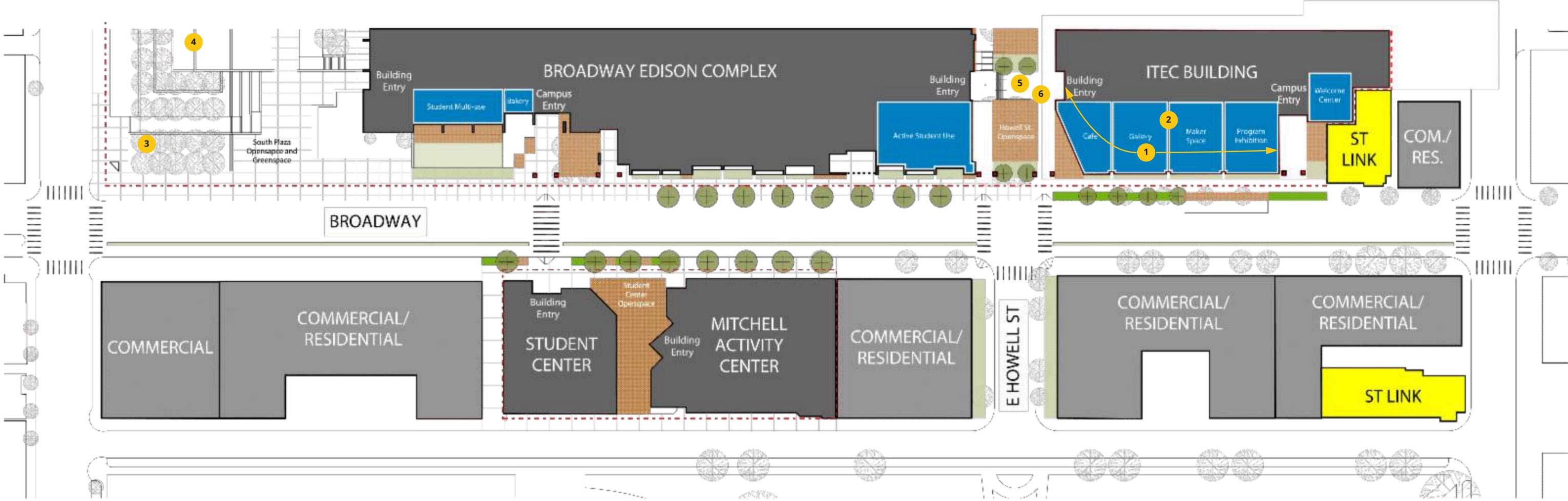
Comments

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

Discussion

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

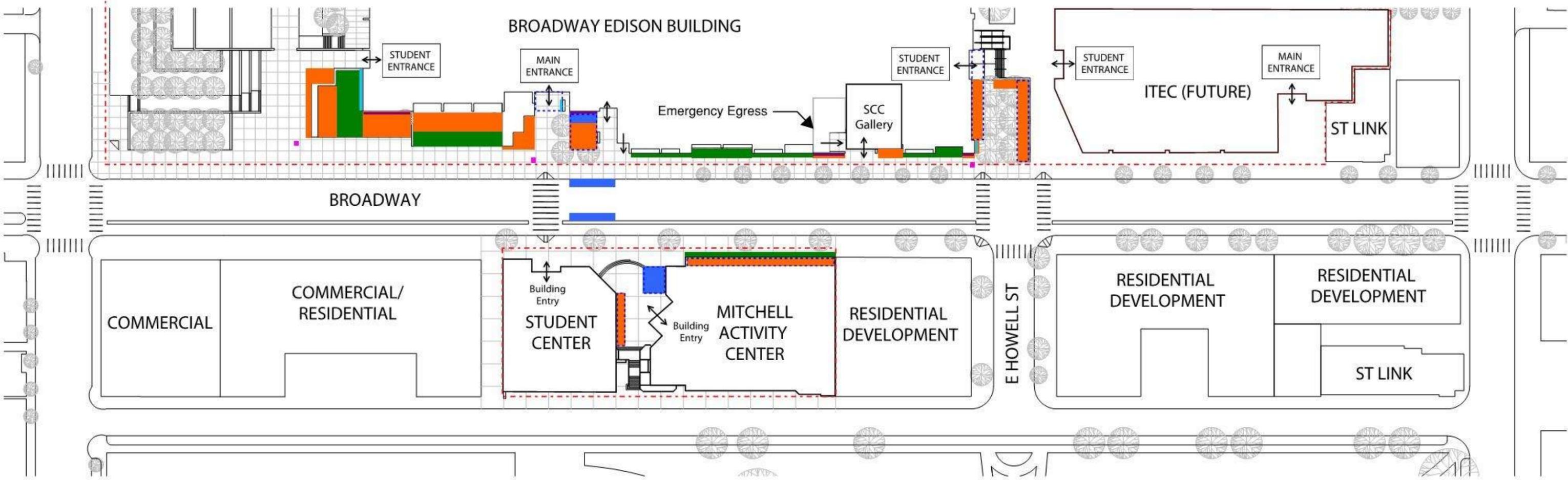
Concept 1



Concept 1 - Detail A

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

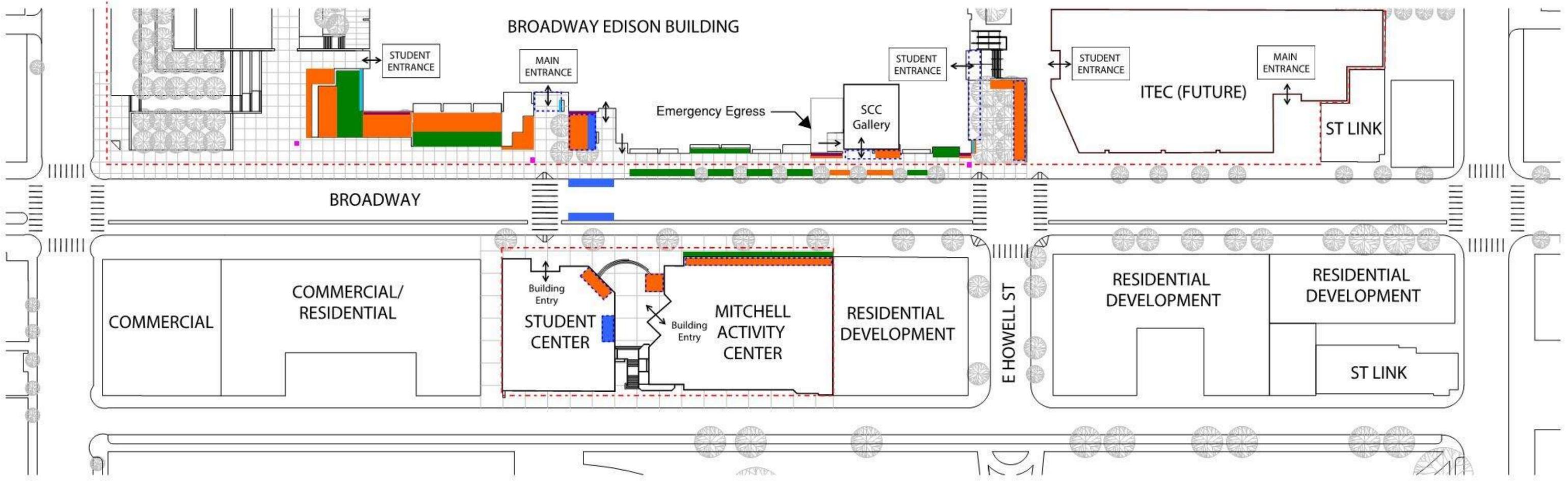
- Conceptual Approach:**
- Seating at edges near entrances
 - Landscaping between seating and building edges
 - Seating at building plazas & entrances
 - Canopies at entrances and seating areas
 - Murals on large blank walls
 - Wayfinding signage at street crossings and plazas



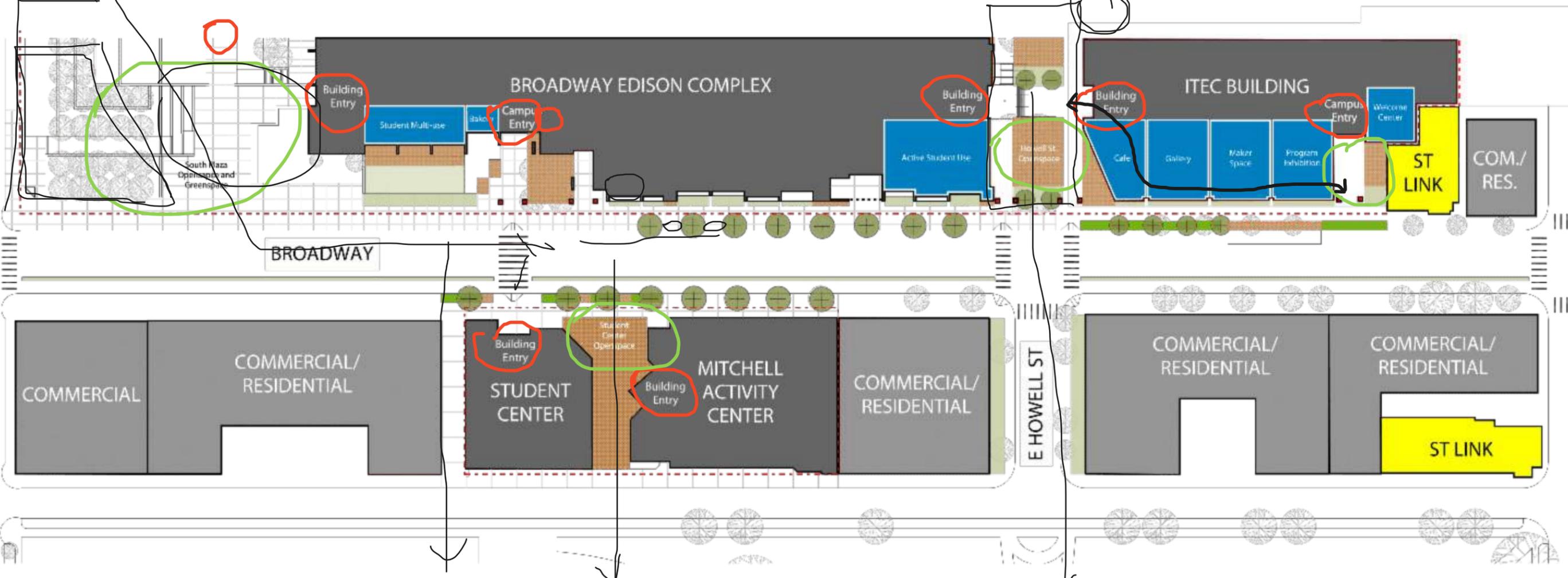
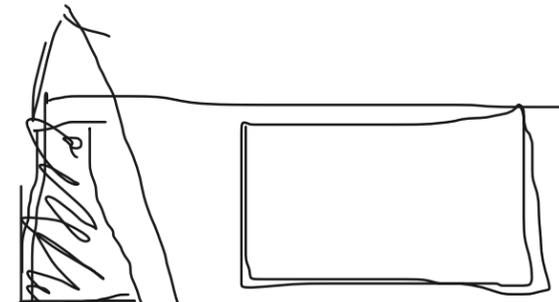
Concept 1 - Detail B

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

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



Concept 1 (w/ mark-ups)



Closing Thoughts

Breaking down facades by using approachable materials

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

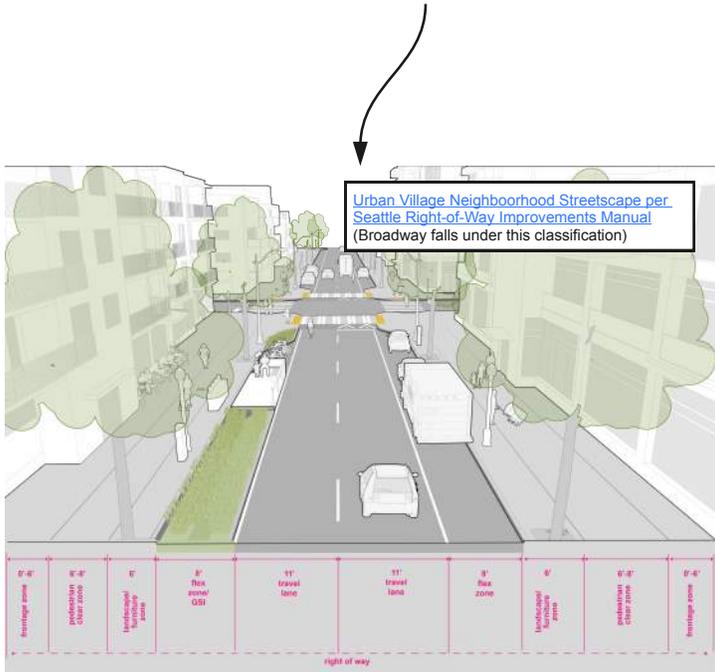
Accentuate the Campus entrance and welcome center such that its obviously located from pedestrian observation

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

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

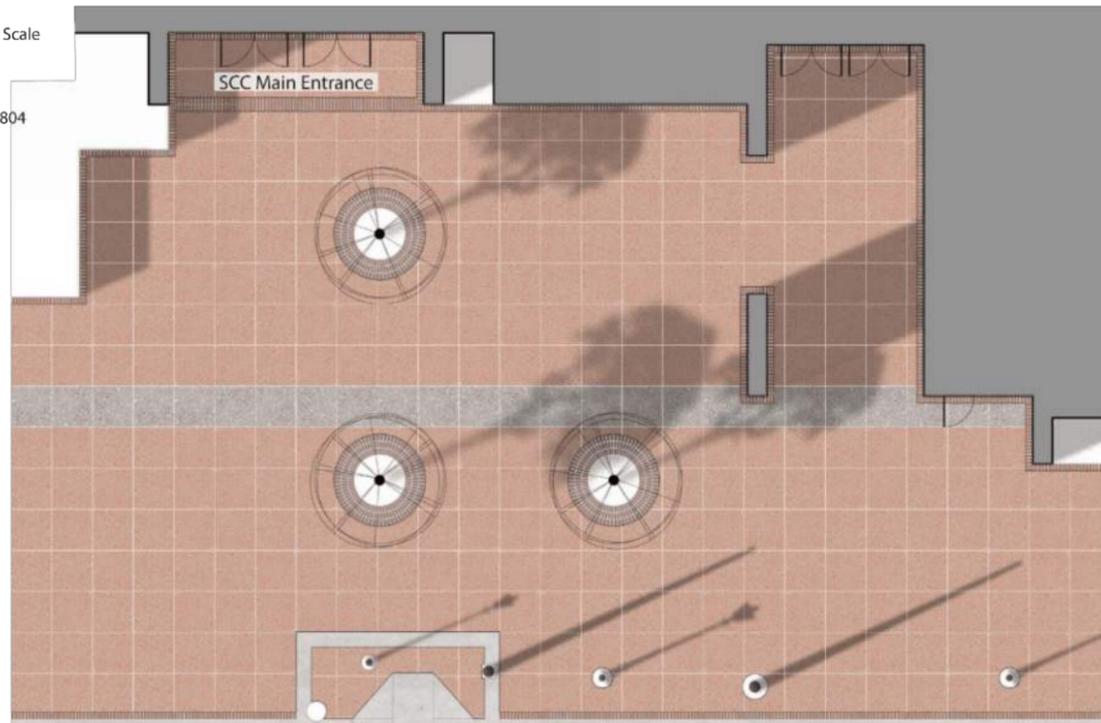
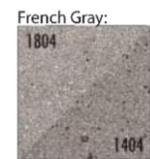
Reference Seattle R.O.W. Improvements Manual for Broadway streetscape improvements

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



Related Work - Pavement Design Studies:

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



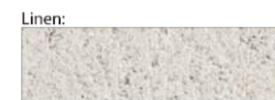
BROADWAY



Sidewalk Pavement Plan - Layout 1

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

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



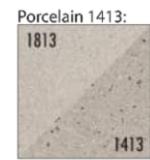
BROADWAY



Sidewalk Pavement Plan - Layout 2

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

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



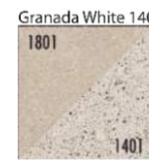
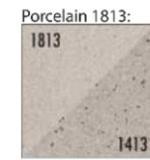
BROADWAY



Sidewalk Pavement Plan - Layout 3

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS

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



BROADWAY



Sidewalk Pavement Plan - Layout 4

SEATTLE CENTRAL COLLEGE - CAMPUS PEDESTRIAN IMPROVEMENTS