

Physical Planning Objectives

The Master Plan established a series of physical objectives to be achieved during the duration of this Master Plan:

- Plan for main campus enrollment of approximately 7,500 FTE (Full Time Equivalent) and total campus enrollment of approximately 8,150 FTE.
- Campus development should look to consolidate primary academic and student services functions on or immediately adjacent to the Broadway Edison Complex of buildings.
- The college will look to leverage or replace under-utilized and expensive buildings/sites located south of Pine Street.
- Plan for new construction projects, to the greatest extent possible, to be developed via the SBCTC funding mechanisms for growth, renovation, and replacement projects.
- Plan for new construction projects, when SBCTC funding is not available in a timely manner, to be developed via public/private partnerships that seek to maximize the use of existing college resources without sacrificing the colleges long-term viability.
- Propose renovation projects where opportunities exist to transform outdated instruction and service spaces into new spaces designed to serve today's students.
- Pursue renovation projects of highly under-utilized facilities to meet newer high demand needs.
- Seek campus infrastructure improvements including parking, major utilities and a central plant.
- Initiate campus environmental upgrades, to enhance the physical environment for students, the community, and its visitors. Improvements will be tied to major projects to assist in funding.
- Actively engage with the greater Capitol Hill community to integrate SCC planning with other community driven plans to achieve mutual common benefits.

Zoning

The following two sections show the current and proposed zoning context of the SCC campus and its immediate environs. The diagrams include the MIO (major institution overlay) boundary and designations, the underlying zones, and other overlay districts. Also shown are the extents of Seattle Central College parcel ownership.

The requirements of the underlying zones can be found in the Seattle Municipal Code (SMC). NC (Neighborhood Commercial) is found in section 23.47A and MR (Midrise) in section 23.45. Requirement and development standards for MIO are governed by SMC 23.69.

2001 MIMP Boundary and Zoning

See Figure 3 – Existing Land Use Designations & Overlays for current zoning within and around the 2001 MIO. Seattle Central Colleges 2001 MIO Boundary was defined primarily by the parcels owned at the time of the MIMP application.

Area within MIO boundary (exclusive of rights-of-way/streets). Data from King County Assessor 2020		
SCC owned parcels	= 419,127 square feet	=96.3%
Non-owned parcels	= 16,060 square feet	=3.7%
Total Areas of existing MIO	= 435,187 square feet	
	=9.99 Acres	

The existing MIO boundary is split into two MIO Zoning designations. Parcels north to Pine Street are designated MIO-105, and parcels south of Pine as MIO-65.

Existing Underlying Zones

The predominate underlying zone of the MIO is NC3P-75. There are two exceptions, parcels that front Broadway Avenue north of Pine Street are zoned NC3P-55 and the parcel housing the college greenhouse is MR.

Existing Overlay Districts and Urban Village



The Capitol Hill Station Overlay District encompasses all parcels north of East Olive Street and the parcel housing the college greenhouse.

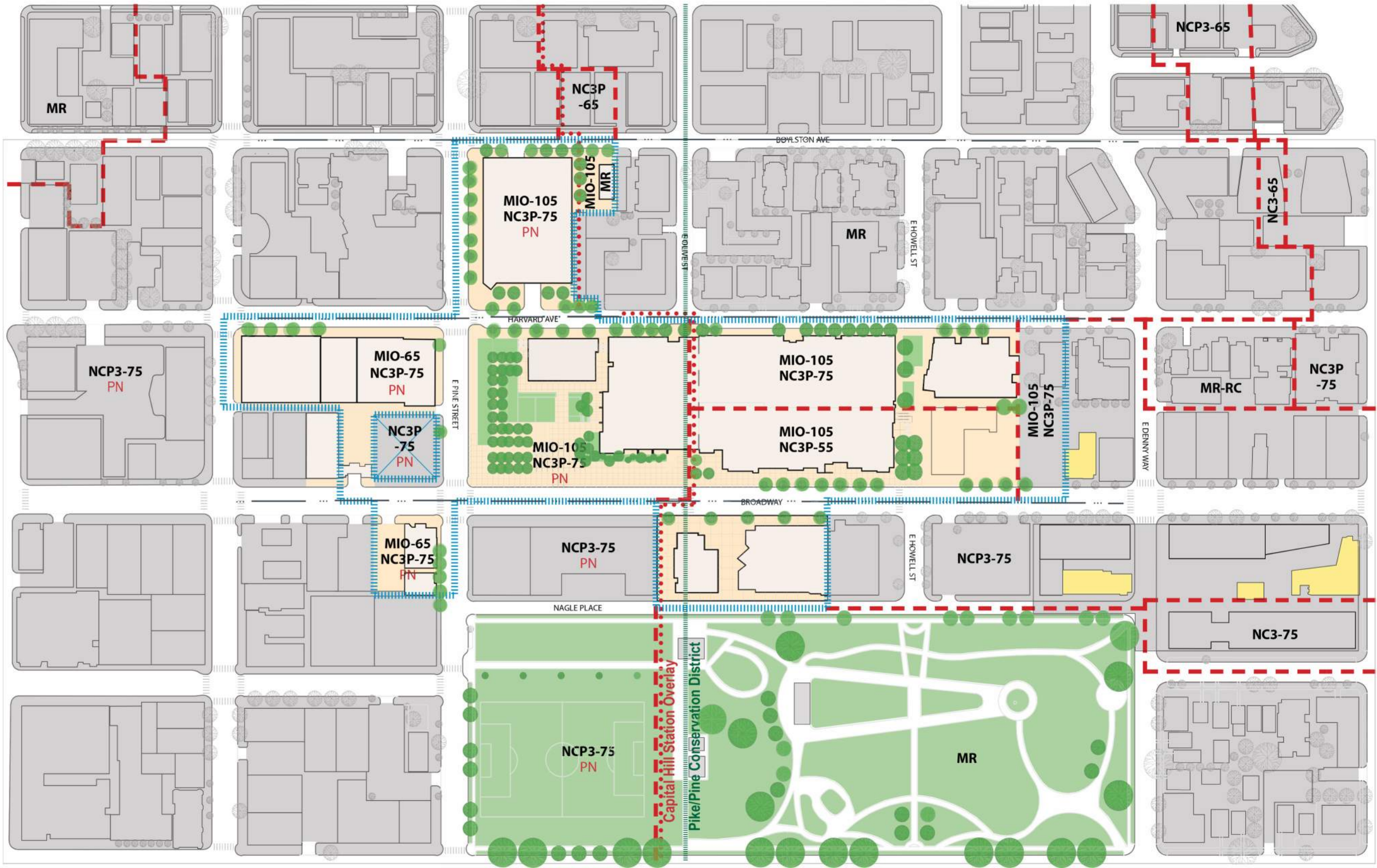
The Pike/Pine Urban Village encompasses all parcels south of East Olive Street. The Capitol Hill Urban Center Village encompasses all parcels north to East Olive Street.

Site Disposition and Acquisition

Since approval of the 2001 MIMP, SCC has completed or is in the process of completing several parcel transactions. The following Proposed MIMP Boundary was proposed to acknowledge the transactions which have occurred or will occur as well as planning for potential future acquisition opportunities. Seattle Central does not anticipate any parcel dispositions as part of this MIMP.

LEGEND

- MIO** Major Institution Overlay
- NC3P** Neighborhood Commercial 3 Zone
- MR** Mid Rise Zone
- MR-RC** Residential, Multifamily, Mid Rise Zone
- LR3** Low Rise 3 Zone
- 75** Allowable Height under the Indicated Zone
- PN** Pike/Pine Conservation Overlay District
-  Current MIO Boundary
-  Underlying Land Use Zone Boundaries
-  Capitol Hill Station Overlay Boundary
-  Pike/Pine Conservation Overlay Boundary



Proposed MIMP Boundary and Zoning

See **Figure 2 – Proposed Major Institution Overlay (MIO) District** which depicts the proposed boundary revisions and the underlying zones. The proposed MIO boundary includes five changes to the 2001 MIO boundary.

Three align the boundary with recent changes in SCC parcel ownership:

- **Sound Transit Site D** - The college is currently negotiating the acquisition of Sound Transit Site D. In addition, the college is negotiating the use of air-rights above the station for the purpose of façade enhancements (glazing and materials) abutting the transit station.
- **Broadway Café (aka Eldridge Tire)** – This parcel is being removed as it is currently in the process of disposition to Community Roots Housing.
- **South Annex (aka Booth Building)** and International Program buildings – These parcels are being removed as they are currently in the process of disposition to Community Roots Housing.

Two boundary expansions are proposed. These expansions are all parcels not currently owned by the College.

- **Boylston Properties** – If parcels become available, the college seeks opportunities to acquire parcels south of Boylston and west of Harvard Avenue for future, long term space needs. This includes three parcels: The Porter and Lenawee apartment buildings, and 713 East Olive.
- **Westminster Presbyterian Church Properties** – The college and the Presbyterian Church have mutual interest in the college acquisition of parcels west of Harvard currently owned by the church for future, long term space needs. This includes the church building at 1727 Harvard Avenue East and two parking lots located at 1700 and 1807 Harvard Avenue.

All Planned Projects are proposed on SCC owned parcels

Area within MIO boundary (exclusive of rights-of-way/streets. Data from King County Assessor 2020)		
SCC owned parcels	= 406,950 square feet	= 82.7%
Non-owned parcels	= 85,081 square feet	=17.3%
Total New MIO Boundary	= 492,031 square feet	
	=11.3 Acres	

Proposed MIO Zoning

The proposed MIO seeks a zoning designation of MIO-105 for all parcels north of Pine Street. The proposed designation exceeds the height allowed by the underlying zones and is intended to allow long-term concentration of the institution with minimal needs for neighborhood encroachment.

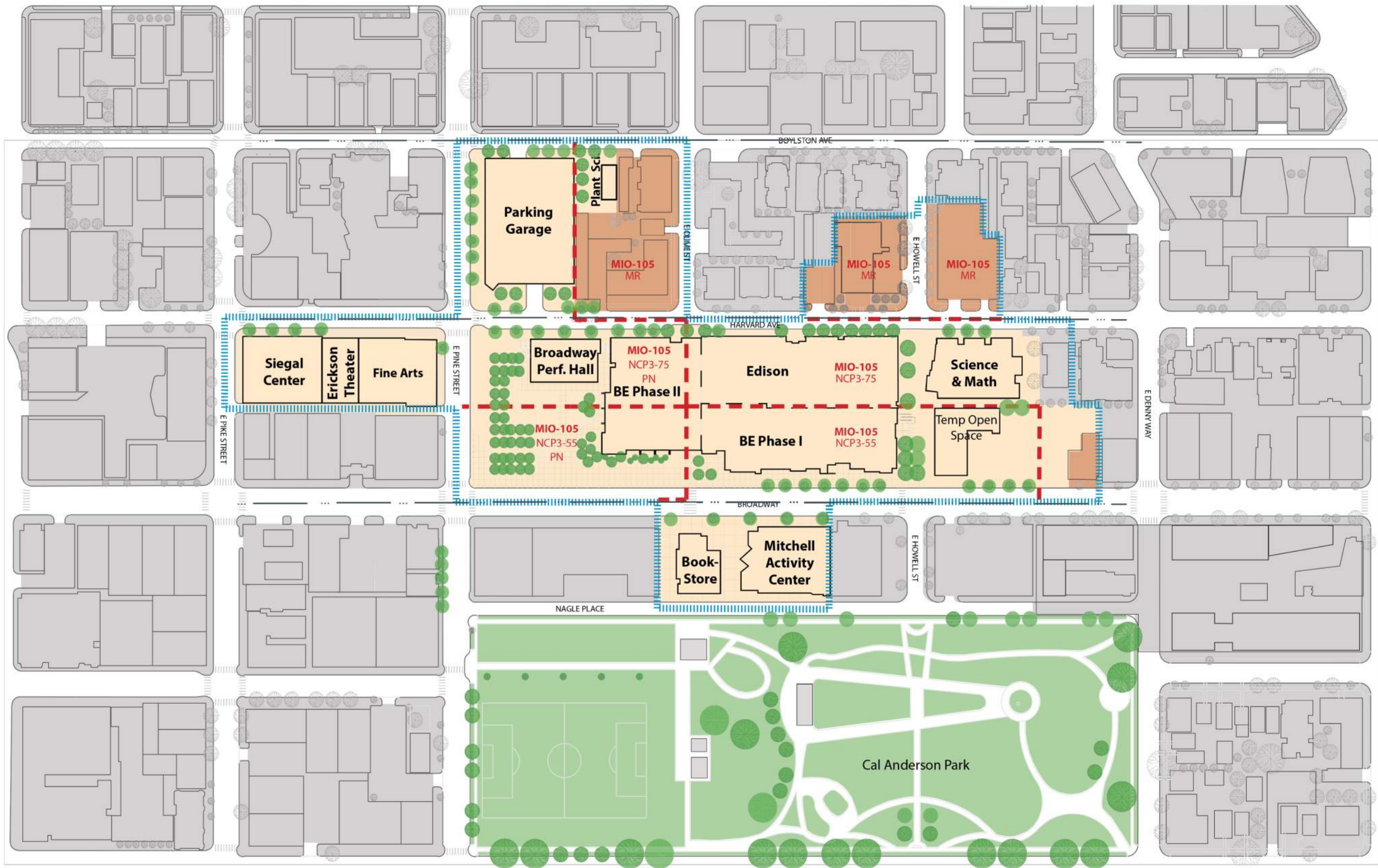
For the parcels south of Pine Street, a zoning designation of MIO-75 is proposed to remain in alignment with the underlying zone and to support the goals of the Pike/Pine Conservation District.

Underlying Zones

This master plan proposes no changes to any underlying zoning withing the proposed MIMP Boundary.

LEGEND

-  Proposed MIO Boundary
-  Parcels Owned by Seattle Central College
-  Parcels Added to MIO Boundary
-  **MIO-105** Proposed MIO Zone with Allowable Height
-  **NC3P-65** Underlying Neighborhood Commercial 3 Zone with Allowable Height
-  **MR** Underlying Mid Rise Zone
-  Underlying Zone Boundary
-  **PN** Pike/Pine Overly District



Planned Project Development

The City of Seattle Major Institution Land Use and Zoning code defines Planned Projects as development which the Major Institution has definite plans to construct. The Planned Projects shown on the following pages are projects that SCC is expected to complete in the next 10-15 years. These projects will address the following college needs:

- Expand campus resources for instruction and student support to serve enrollment expansion (to 85% of state identified space needs)
- Add student housing to increase economic accessibility, support student retention and completion, and support international student enrollment
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Re-envision student services to increase effective delivery of support
- Reallocate space in underutilized facilities to maximize their effective use
- Secure state-provided capital funding for renovation of ineffective space
- Enhance student instruction in ABE (Adult Basic Education), ESL (English as a Second Language), etc.
- Expand the college Library
- Create a large gathering and meeting space for campus community events
- Provide student life facilities and amenities
- Create a student/community arrival gateway
- Enhance pedestrian movement through and around campus
- Create a safe campus environment for students and the community

The scope of these projects is limited to development of currently owned parcels and those currently in the process of acquisition (Sound Transit Site D). The development indicated below equates to approximately 77,872 new assignable square feet of space. This approximates 85% of the need identified by a Spaces Needs Analysis for the target enrollment of 7,508 per the SBCTC Capital Asset Model (CAM). See Figure 5 – Planned Project Development for graphic depiction of the following projects.

Planned Projects Summary

The following projects total an additional 353,443 gross square feet of space added to campus excluding parking structures and power plant. (As allowed per FAR calculation noted in the current MIMP).

Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Student Housing	4,018	-	181,037	-3,636
ITEC	-	-	140,000	+45,000*
Broadway Achievement Center	-	41,174	2,406	+18,508
Student Union	-	20,000	30,000	+18,000
TOTALS	4,018	61,174	353,443	+77,872

* Note that 50% of the Information Technology Education Center space is for the SCC and 50% for Partners. Partner space is excluded from CAM ASF.

Planned Projects

Information Technology Education Center (ITEC)

This project is planned as a major new academic building located on the site of the existing North Plaza Building and the acquired Sound Transit Site D. The project scope is envisioned as a six-story structure consisting of three floors of College uses (anticipated to be Student Services, technology classrooms and labs, and general instructional space) and three floors of leased space to College-related partners (District Offices, Industry Organizations, Partnership Companies, etc.). In addition, the project will include a central power plant and underground parking.

Requirements for effective learning environments have evolved and today require increased floor-to-floor heights (to accommodate use of indirect lighting, penetration of daylighting deeper into buildings, and mechanical ventilation requirements, etc.). This is particularly true for instruction in technical and stem-related fields of study which require complex mechanical, electrical, and plumbing systems to support unique laboratory environments.

Building Height	6 stories above grade at Broadway Ave. (105 feet)
Parking Stalls	198
Project Gross Square Feet	Parking Structure= 62,224 Central Power Plant = 15,000 College Academic Space = 70,000 College Partner Space = 70,000 Total = 217,224 gross square feet

Net Added Campus Gross Square Feet 120,800 gross square feet (excludes below grade parking structure, power plant and the demolished North Plaza Building)



Conceptual rendering of the planned ITEC project

Student Housing

When students live on campus, it increases opportunities for meaningful interaction with other students as well as college staff and faculty. It also affords students full participation in the social experience of college life. Students living on campus spend less money and time on transportation and are immersed in the campus culture. This is critical for student success and retention. Reduced driving by students also decreases demand for fossil fuel consumption, which in turn reduces the college's carbon footprint. Reduced driving also decreases demand for parking on neighborhood streets.

The college seeks to develop a 500 bed (+/-) student housing complex above a re-built parking garage on the site of the existing campus parking structure.

Building Height	95 feet above Harvard Ave.		
Parking Stalls	Existing garage includes 510 parking stalls. As a result of the project, the revised garage will include 261 stalls. A net loss of 249 stalls		
Project Gross Square Feet	Parking Structure	=	122,573
	Retail/Amenities	=	6,055
	<u>Student Housing</u>	=	<u>179,000</u>
	Total = 307,628 gross square feet		
Net Added Campus Gross Square Feet	174,682 gross square feet (excluding the demolished Greenhouse, parking structures, and the existing retail space in the existing parking garage)		



Conceptual rendering of the planned Student Housing project

Broadway Achievement Center (formerly the Broadway Performance Hall)

The proposed Broadway Achievement Center (BAC) project will fully renovate the existing Broadway Performance Hall as a revitalized facility serving the college with Basic Skills instruction spaces, a Library expansion, and a new campus Auditorium. Added space will be limited to a new connection to the existing Broadway Edison Complex.

Building Height	All construction will be contained below the existing BPH roofline		
Parking Stalls	None existing, and none proposed		
Project Gross Square Feet	Renovation	=	41,174
	<u>New connection to BE Complex</u>	=	<u>2,406</u>
	Total = 43,580 gross square feet		
Net Added Campus Gross Square Feet	2,406 gross square feet		

Student Union (formerly the College Bookstore)

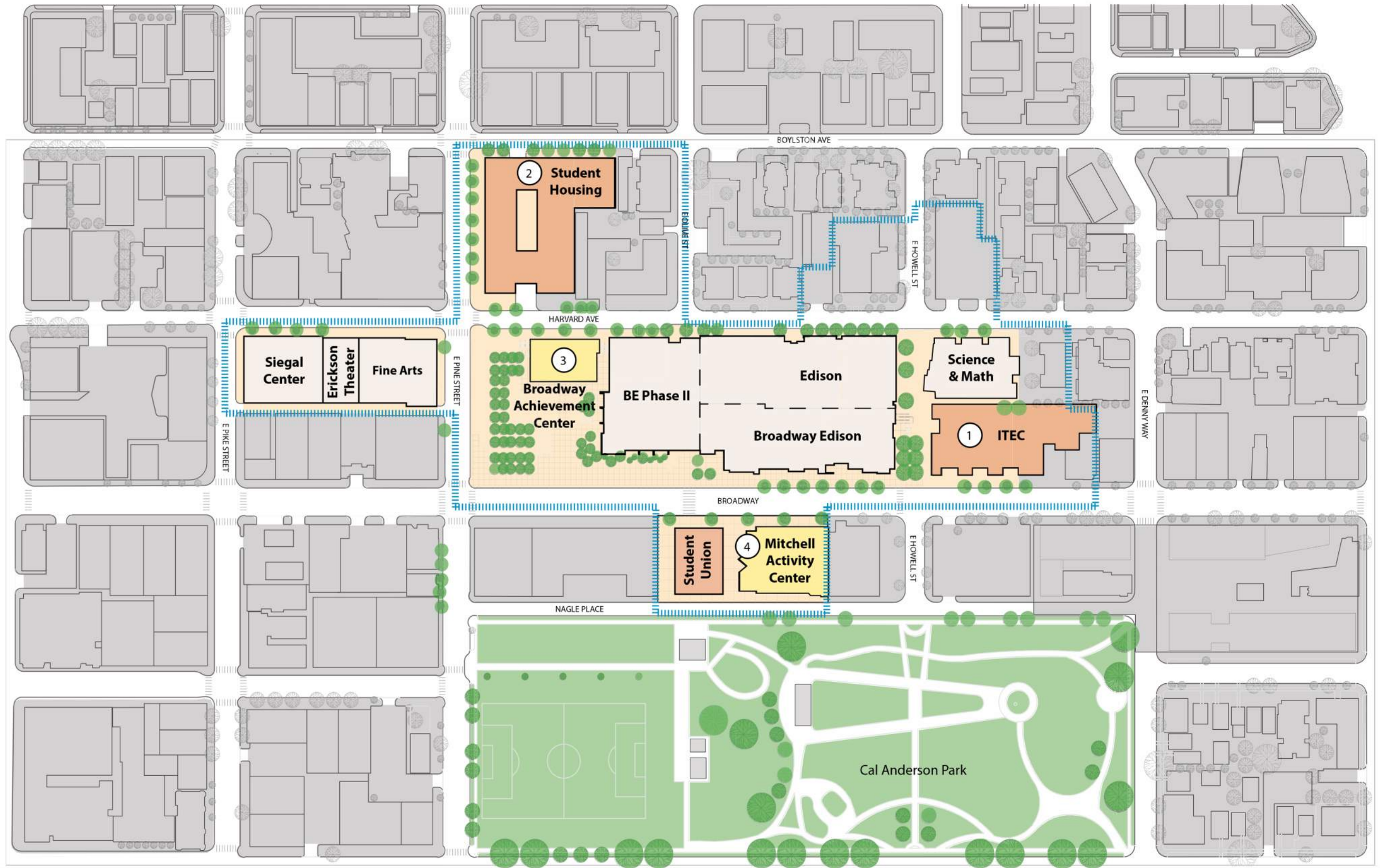
The college intends renovation/expansion of the existing Mitchell Activity Center (MAC)/Student Leadership Building (SLB) complex. Limited renovations are expected in the MAC. The SLB will be fully renovated and expanded with potentially an additional floor. The resulting complex will create a new Student Union with space for student life, fitness and wellness functions.

Building Height	Expansion - 3 stories above grade at Broadway Ave. (55 feet)		
Parking Stalls	None existing, and none proposed		
Project Gross Square Feet	Renovation	=	20,000
	<u>Expansion</u>	=	<u>30,000</u>
	Total = 50,000 gross square feet		
Net Added Campus Gross Square Feet	30,000 gross square feet		

LEGEND

- ① **Information Technology Education Center - ITEC**
New construction for Student Services and Academic programs. Expected to included space for industry partners.
- ② **Student Housing**
New construction of student housing (500 beds +/-) above a renovated Parking Garage.
- ③ **Broadway Achievement Center**
Renovation of the existing Broadway Performance Hall for expansion of Library, Student Support, and Gathering Spaces.
- ④ **Student Union**
Renovation and expansion of the existing MAC/Bookstore for creation of a new combined Student Union.

-  Existing Building
-  New Construction/Expansion
-  Renovation



Potential Project Development

The Potential Projects depicted on the following pages show campus development more than 15 years from now. The purpose of these projects is to provide Seattle Central with development flexibility to serve unexpected needs not currently envisioned. Pending available funding and successful site acquisition, the College seeks to complete the following Potential Projects that could address the following: Expand campus resources for instruction and student support to serve full enrollment of 7,508 (to 100% of state identified space needs).

- Expand campus resources for instruction and student support to serve full enrollment of 7,508 (to 100% of state identified space needs)
- Provide additional housing for students or college staff to support economic accessibility, support student/staff retention
- Secure state-provided capital funding for campus expansion to support growth needs
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Strengthen student services to increase effective delivery of support
- Develop and strengthen pedestrian movement through and along campus edges at Harvard and East Howell streets

See **Figure 6 – Potential Project Development** for graphic depiction of the following projects.

Potential Projects Summary

The following projects total an additional 100,000 gross square feet of space added to campus excluding parking structures. (As allowed per FAR calculation noted in the current MIMP).

Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Harvard Building I	-	-	50,000	30,000
Harvard Building II	-	-	50,000	30,000
TOTALS	-	-	100,000	60,000

Planned Projects

Harvard Building I

A new four-story, 50,000 gsf building for campus space needs. This building will be located on the site of an existing parking lot. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	Four stories above grade at Harvard Ave. (75 feet)
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

Harvard Building II

A new four-story, 50,000 gsf building for future campus space needs. This project is planned for the existing Presbyterian Church parcel. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	Four stories above grade at Harvard Ave. (75 feet)
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

LEGEND

- 5 **Harvard Building I**
New construction for academic spaces and college administrative functions.
- 6 **Harvard Building II**
New construction for academic spaces and college administrative functions.

- Existing Building
- New Construction/Expansion
- Renovation

