

MIMP - CONCEPT PLAN

NOVEMBER 2019

MUP #3034600-LU



**SEATTLE CENTRAL
COLLEGE**



An Introduction to Seattle Central College

Seattle Central College (SCC) opened in 1966 and is the oldest of the three colleges that collectively make up the Seattle Colleges district. The college has a national reputation for excellence and innovation in its educational offerings. SCC serves approximately 10,000 students each academic quarter and is the center of many special community programs.

SCC is located on Capitol Hill, the vibrant urban center of Seattle life. It is the educational home for students, a leadership incubator for our community, and an economic catalyst for our state and beyond. Since 1966, the college has served the higher education and workforce training needs of more than 500,000 students.

Seattle Central College is committed to creating a learning environment that is accessible, diverse, responsive, and innovative.

- Seattle Central College has an open admissions policy.
- The campus is minutes from downtown Seattle and easy to reach from every part of the city via public transportation.
- Tuition at Seattle Central College is half the price of a four-year public college or university.
- There are departments dedicated to serving special populations such as veterans, former foster youth, first-generation college students, and student with disabilities.
- There's something for everyone at Seattle Central College: distance learning, college transfer, online courses, basic studies, ESL, and evening and weekend classes.
- Students from across town and across the world come together to explore their possibilities, extend their knowledge, and expand their potential. The student body numbers more than 15,000 students, including 2,000 from 83 counties.
- The college takes great pride in its diversity. Greater than 50% of the students identify as students of color. Thirty percent of the full-time faculty are people of color.
- Nearly half of the degrees and certificates are awarded to students of color.
- The 30 professional and technical training programs prepare students for high-demand careers in healthcare, information technology, and more.
- The Worker Retraining office helps people get re-employed as soon as possible by offering the vital training, skills, and credentials needed for today's job market.
- Seattle Central College is one of several community and technical colleges in Washington state that offers a Bachelor of Applied Science degree.
- The college transfer program not only prepares students for the rigors of a four-year college, it also provides an ever-evolving curriculum in small, creative classes.
- There are more than 40 student-created clubs and committees on campus that reflect diversity, instill self-reliance, leadership and responsible action.

Seattle Central College is accredited by the Northwest Commission on Colleges and Universities, an institution-accrediting body recognized by the Council for Higher Education Accreditation and the U.S. Department of Education. It is also a member of the League for Innovation, a prestigious group of community colleges nationwide who have been selected for membership based on education excellence.



Mission

As an open-access learning institution, Seattle Colleges prepares each student for success in life and work, fostering a diverse, engaged, and dynamic community.

Vision

Seattle Colleges is recognized as an exemplary learning institution that transforms lives, promotes equity, and enriches the community.

Values

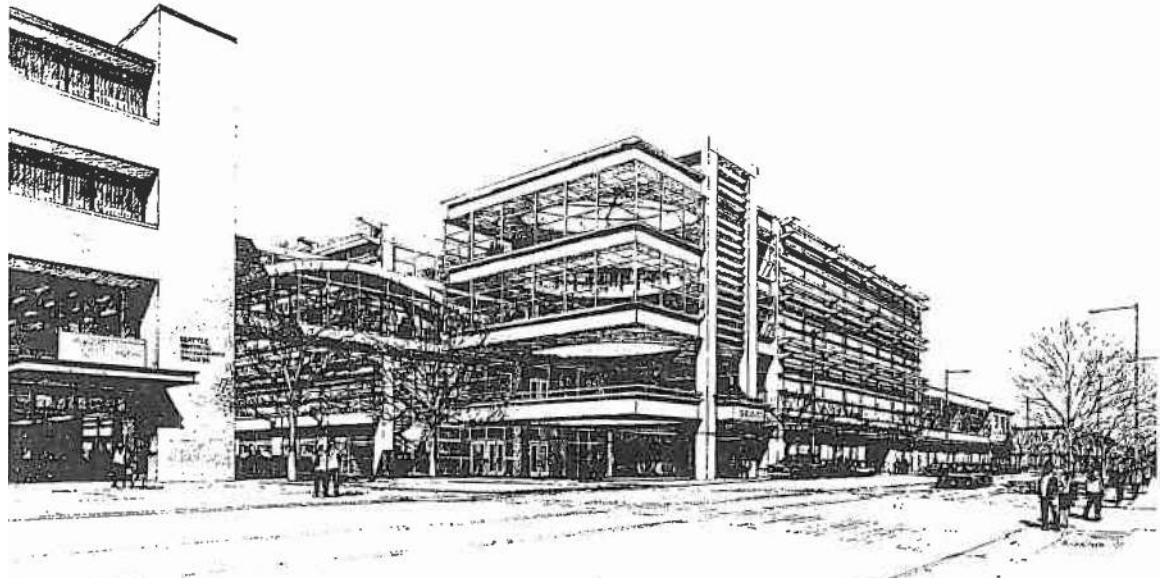
- **Accessibility** for all learners and partners
- **Collaboration** through open communication and commitment to working together
- **Diversity, Inclusion, and Equity** for all individuals, particularly the underserved in the community
- **Fiscal Sustainability** for long-term viability and excellence in service and operations
- **Growth and Engagement** of faculty and staff through professional development
- **Innovation** in instruction, student services, operations, and organizational culture
- **Integrity** by adhering to the highest standards of ethics and public stewardship

Major Institution Master Plan (MIMP) Background

The Seattle City Council adopted the current SCC MIMP in 2002. That planning horizon was anticipated to serve only a 10-year period, but it remains in effect today, seventeen years later. Most of the envisioned projects have now been completed. While the SCC Master Plan still reflects the college's vision, changed conditions and new opportunities, require that the plan be revisited. Two important developments have taken place in the immediate college vicinity that affect the college's future.

First, a Sound Transit station was completed adjacent to campus. A portion of the Sound Transit land used to construct the southwestern station is now available for SCC to acquire. The acquired land and its proximity to transit, makes a logical location for the college's next planned project.

Secondly, the city's "up zone" of the station overlay district and the 2012 development agreement between the City and Sound transit has brought an explosion of commercial/housing development to the immediate vicinity, including thousands of new residential units on the Sound Transit lots and elsewhere.



The Technology Center - Phase 2 (depicted here) was included in the 2001 MIMP as a Potential Development. The project is incorporated into this new MIMP as a Planned Project

Future enrollment growth for the master plan period is expected to be significant, due primarily to an explosion of in-migration to the city of Seattle. From 2016 to 2017 the city saw a net in-migration from other U.S. cities of 21,072 and over the past decade the city's population grew by 220,000. (source is Seattle Times article of March 26th, 2018). The Washington State Board of Community and Technical Colleges projects a population increase of six percent (6%) by 2026 in SCC's service area. Voters in the city of Seattle in 2018 authorized a city-wide property tax to fund two years of free community college tuition for graduates of Seattle's public high schools. This new initiative has spurred a jump in Fall 2019 enrollment of recent high school graduates.

SCC's growing access to mass transit service, the region's booming tech sector, and population growth, should drive annual increases in enrollment.

The Planned Development included in this MIMP will support growth to an expected enrollment of 7,500 Full Time Equivalent (FTE) students. This equates to growth of 11% over the 6,750 FTE fall quarter of 2017.



In the summer of 2019, Seattle Central College began the process of developing a new MIMP. This internal Concept Plan document represents the beginning of the formal MIMP process, as specified in Section 23.69.032. C. of the Seattle Land Use and Zoning Code. The components required by the Code are as follows.

- *Proposed institution boundaries*
- *A proposed site plan including planned development and an estimate of total gross floor area proposed by the Major Institution*
- *Planned uses*
- *Any planned street vacations and planned parking location and access*
- *A description of alternative proposals for physical development and decentralization options, including a detailed explanation of the reasons for considering each alternative*
- *A description of the uses and character of the neighborhood surrounding the major institution and how the Major Institution relates to the surrounding area. This shall include pedestrian connections, physical and visual access to surrounding amenities and services, and the relationship of the Major Institution to other Major Institution development within two thousand five hundred (2,500) feet of its MIO District boundaries*

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 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, which will enhance the physical environment for students, the community, and its visitors.
- Actively engage with the greater Capitol Hill community to integrate SCC planning with other community driven plans to achieve mutual common benefits.



Surrounding Neighborhood and Relationship to Seattle Central College

Location

Seattle Central College is in the vibrant Capitol Hill neighborhood, just north of the Pike/Pine neighborhood, and at the southern end of the active Broadway Avenue commercial district. Its campus buildings sit amongst other commercial and residential properties between Pike Street and Denny Way in the north-south direction, and Boylston Avenue and Cal Anderson Park in the east-west direction. Broadway is a main commercial street which runs through the middle of campus and is the main organizing element for all campus and neighborhood circulation.

The Capitol Hill Sound Transit Station and the mixed-use developments currently underway above the station have brought new energy to the areas and establish this location as a major arrival point in the City. Seattle Central College’s proximity provides new opportunities for campus engagement in the neighborhood.

Located at the nexus of the Capitol Hill and Pike/Pine Urban Villages (as defined by the City of Seattle) with Capitol Hill to the north and Pike/Pine to the south, the campus is also split by the Capitol Hill Station Overlay District on the north, and the Pike/Pine Conservation District on the south. In proximity are fellow Major Institutions: Seattle University, Kaiser Permanente, and Swedish Medical Center. The surrounding neighborhood is a mixed medium-to-high density area with a strong commercial core, multifamily housing, apartment buildings, civic institutions, hospitals and schools.



Aerial view of the SCC campus from Capitol Hill looking northwest toward the South Lake Union Neighborhood

Campus and Community Interaction

Seattle Central College recognizes the importance of sustaining a vibrant campus environment with a strong physical connection to the neighborhood. This section provides guidance for future development that seeks to maintain vibrancy and integrate the campus into the community context.

The future vision for the college campus is that it be permeable and well-integrated into the urban fabric. Students, as well as members of the surrounding community, will blend in this urban cultural and business climate. Students will live on campus as well as in the surrounding neighborhoods. SCC's students will interact with neighbors and the community through economic use, internships and professional connections, as well as participation in and creation of cultural events. Leaders from business, government and non-profit sectors will be key partners with SCC and in turn will speak, teach and mentor on campus. Increasingly, campus functions and services will be readily accessible to and used by residents of the surrounding neighborhood. An asset to the college and the community will be a re-vitalization of the college streetscape along Broadway from Denny to Pine Streets. Through these and other activities, connections between SCC's campus community, its surrounding neighborhood, and the community at-large will be strengthened.

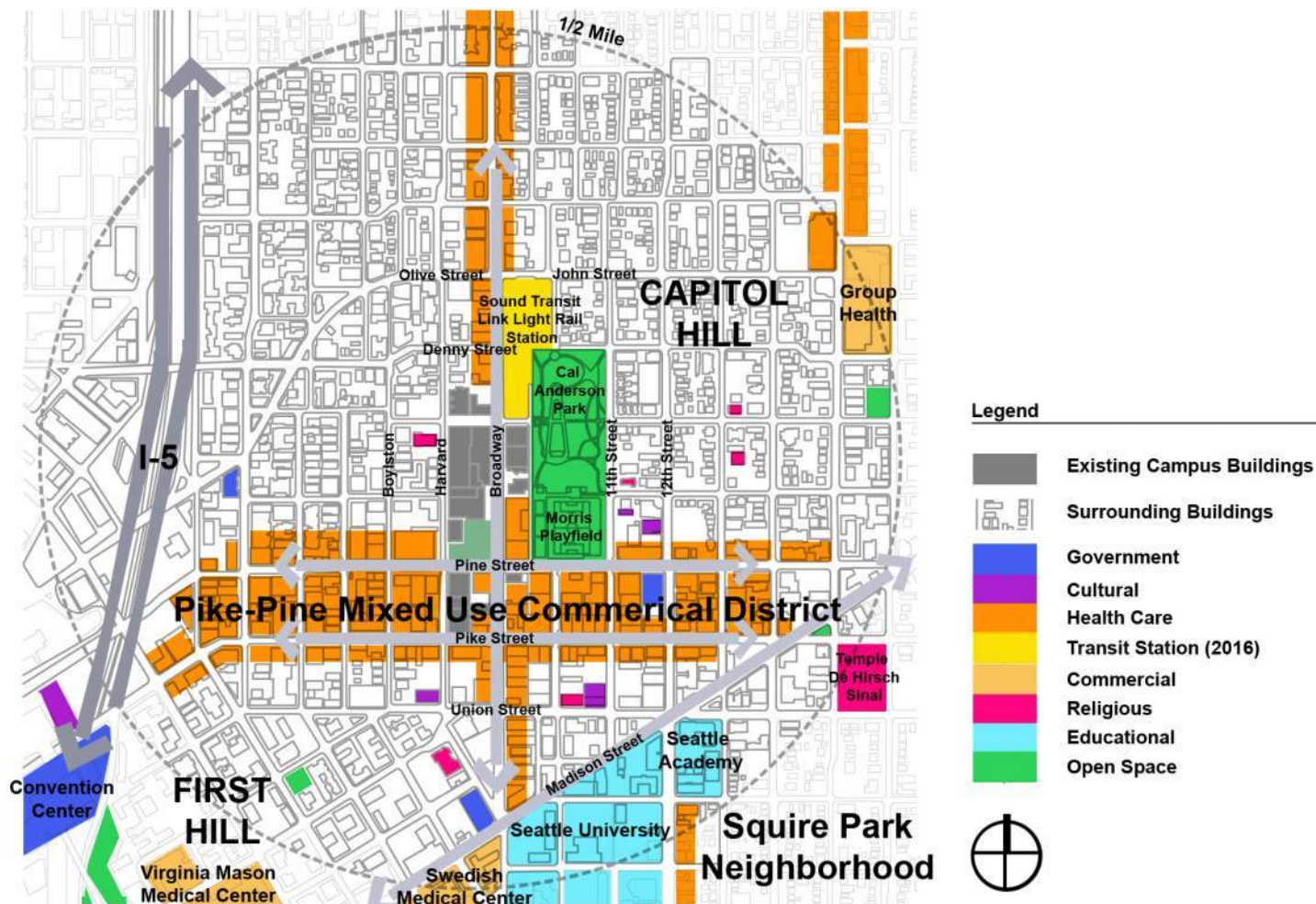


Diagram of the surrounding community within a half mile radius



Zoning

Existing MIO District and Designations

The college current MIO Boundary was defined primarily by the parcels owned at the time of the previous MIMP.

<u>Area within MIO boundary (exclusive of rights-of-way/streets). Data from King County Assessor 2019</u>	
SCC owned parcels within the existing MIO	= 419,127 square feet
Non-owned parcels within the existing MIO	= 16,060 square feet
Total Areas of existing MIO	= 435,187 square feet (=9.99 Acres)

See Figure 3 – Existing Land Use Designations & Overlays for all existing zoning within and around the MIO. All property (excluding rights-of-way/streets) within the MIO boundary (excluding the two northernmost parcels between Broadway and Harvard) are currently owned by SCC (through the State of Washington).

The existing MIO boundary is split into two 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

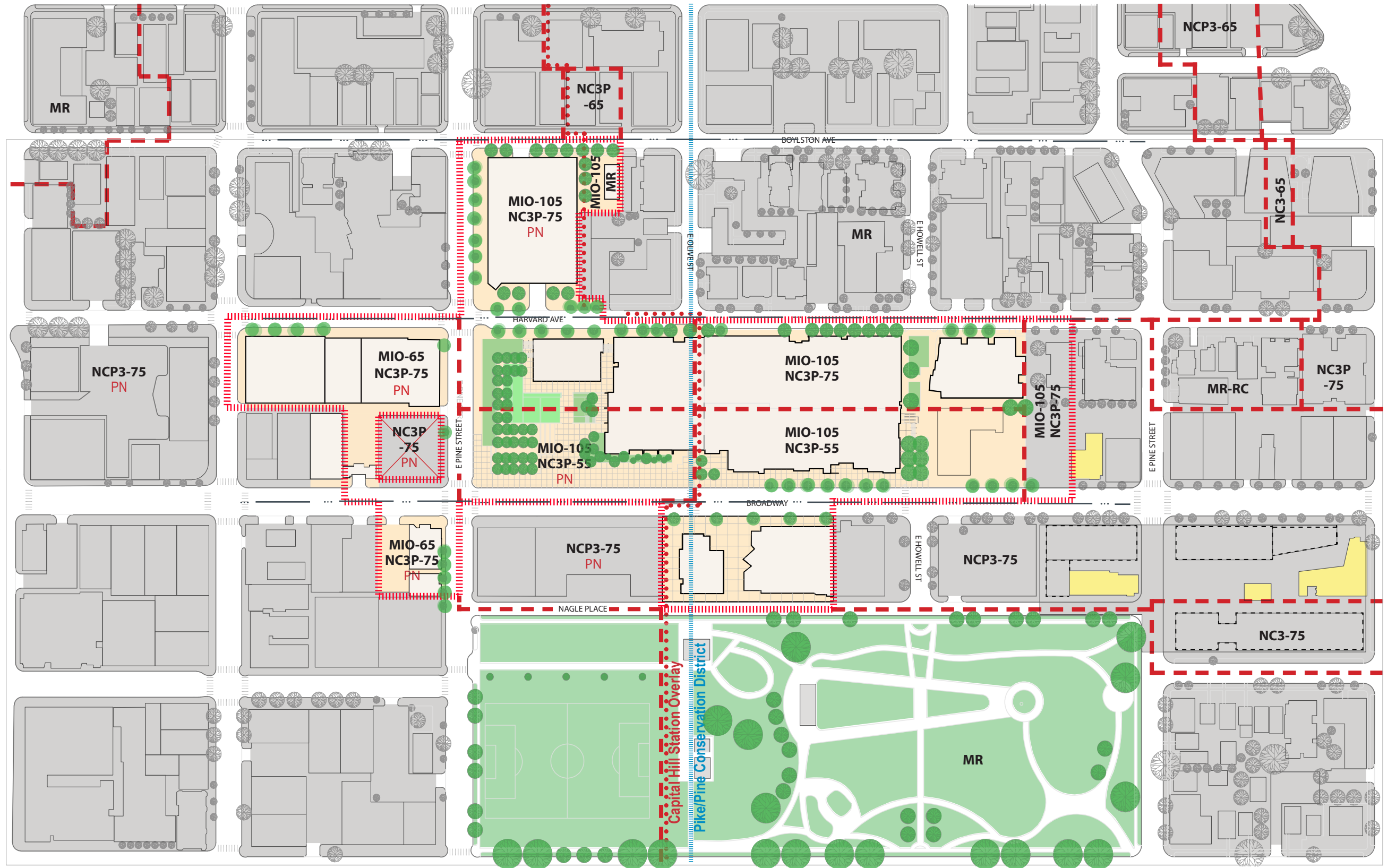
The Capitol Hill Station Overlay District encompasses all parcels north of East Olive Street and the parcel housing the college Greenhouse.

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

FIGURE 3 - EXISTING LAND USE DESIGNATIONS & OVERLAYS

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
-  Existing Land Use Zone Boundaries
-  Capitol Hill Station Overlay Boundary
-  Pike/Pine Conservation Overlay Boundary



Proposed MIO District and Designations

The proposed district includes four changes to its existing boundary, two of which are to align the boundary with changes in SCC parcel ownership. The additions include the acquisition of Sound Transit Site D (currently in process) and the Atlas Building parcel (acquired by the college in 2008). The boundary is also expanded to the west by including three areas west of Harvard Avenue. These areas are not currently owned by SCC.

See Figure 2 – Proposed Major Institution Overlay (MIO) District which depicts the proposed boundary revisions and the underlying zones. Most of the property within the MIO boundary – exclusive of public rights-of-way/streets - is owned by SCC (though the State of Washington).

<u>Area within MIO boundary (exclusive of rights-of-way/streets. Data from King County Assessor 2019</u>	
SCC owned parcels within the proposed MIO	= 426,327 square feet
Proposed area to be added to MIO	= 79,404 square feet
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Total New MIO Boundary	= 530,651 square feet (=12.18 Acres)

All the MIO boundary area is proposed to be designated MIO-105. 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.

The proposed institutional boundary includes the following expansion.

Atlas Building

Acquired by the college in 2008, the proposed district will include the Atlas Building parcel.

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.

Presbyterian Church Properties









The college and the Presbyterian Church have mutual interest in the college acquiring parcels west of Harvard currently owned by the church for future, long term space needs.

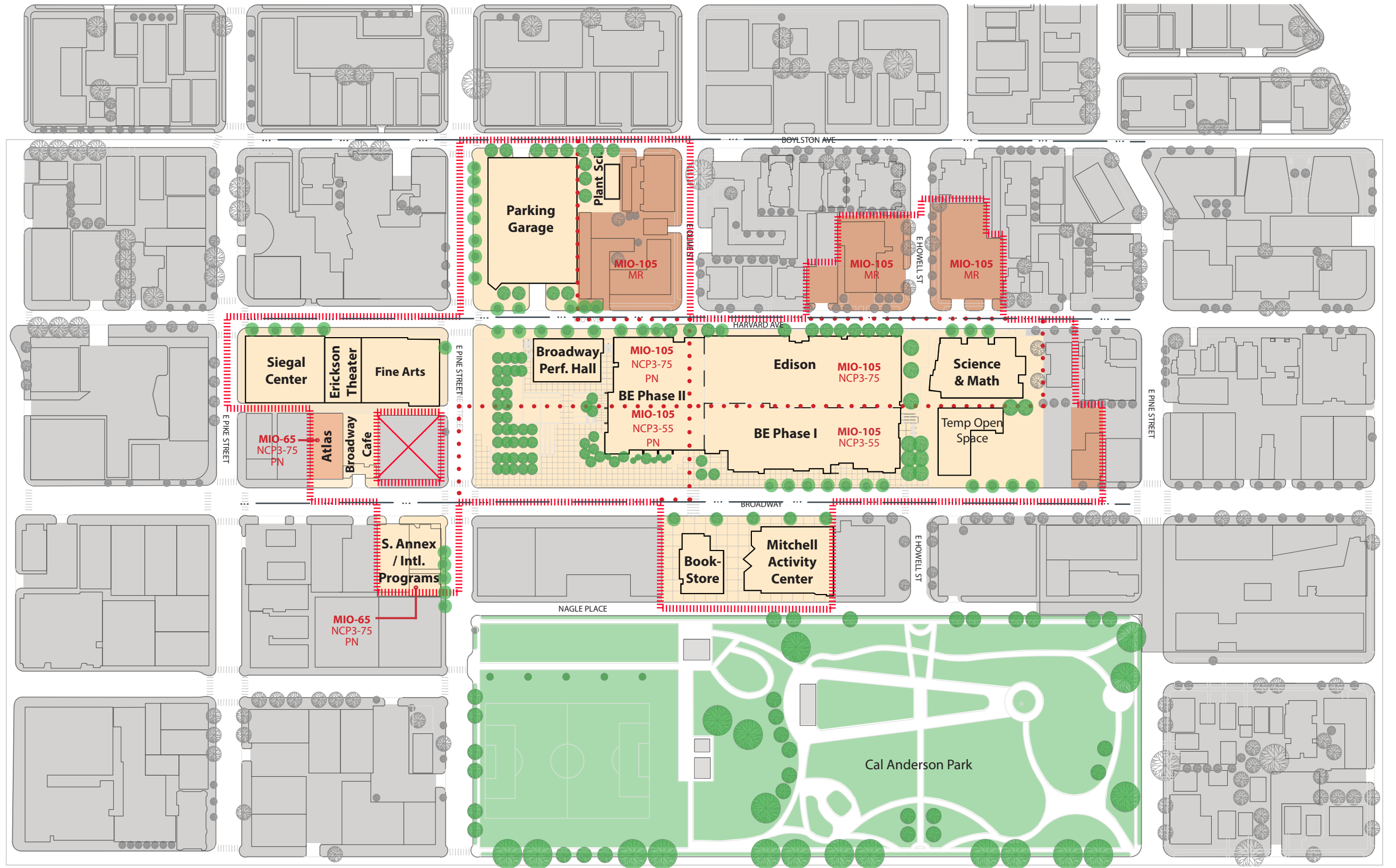
Boylston Properties

If they become available, the college seeks to acquire parcels south of Boylston and west of Harvard Avenue for future, long term space needs.

FIGURE 2 - PROPOSED MAJOR INSTITUTION OVERLAY (MIO) DISTRICT

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 Overlay District








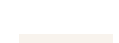


Existing Campus Development

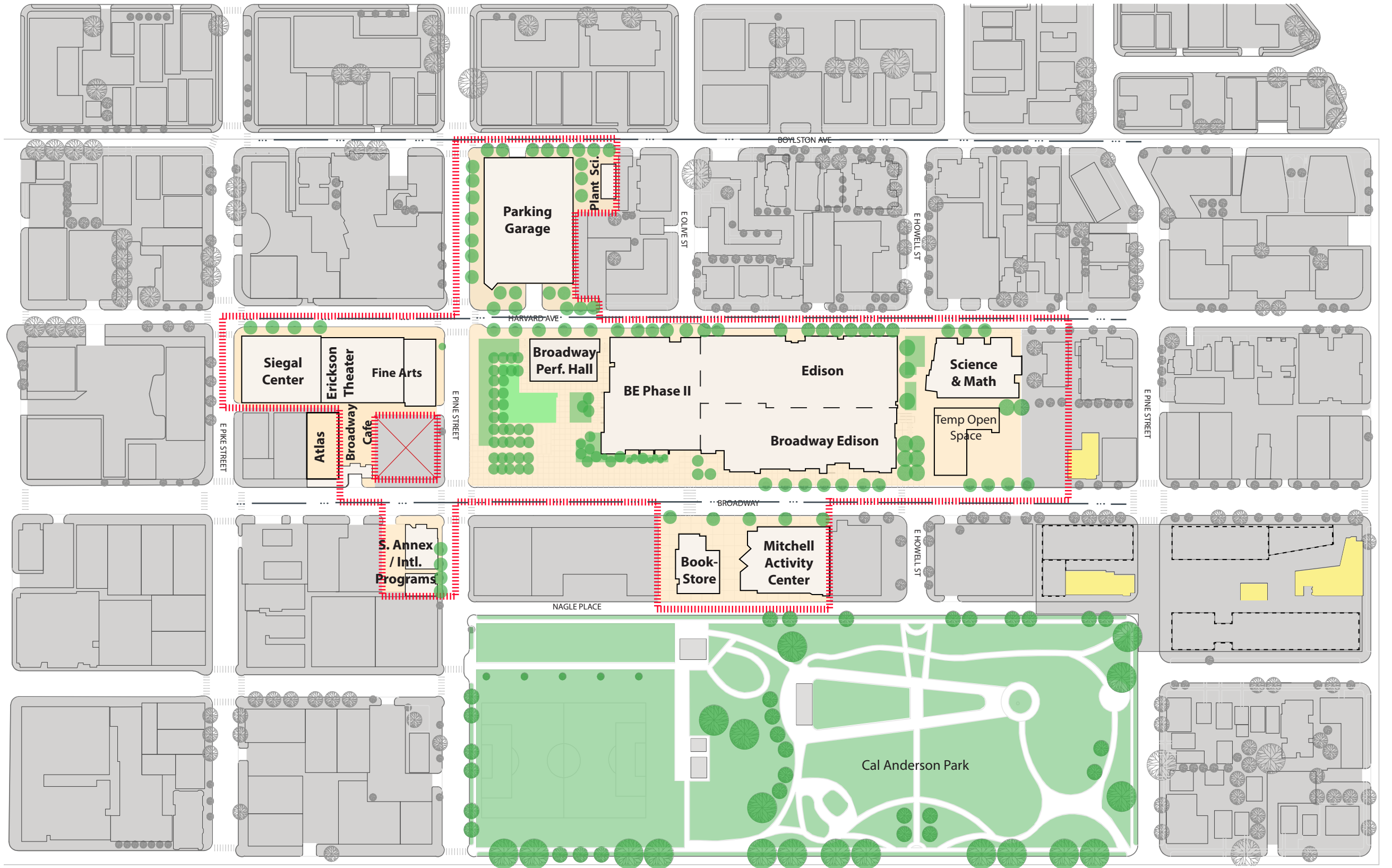
The existing campus site plan - *See Figure 1 – Existing Major Institution Overlay (MIO) District* shows all existing buildings owned by Seattle Central College. This totals 16 buildings and represents a combined 784,238 gross square feet.

Building	Gross Square Feet
Edison Building	119,981
BE Phase I	160,547
BE Phase II	124,557
Broadway Performance Hall	41,174
Science and Math	83,446
Mitchell Activity Center	85,000
College Bookstore	14,765
Plant Sciences Lab	2,378
Siegal Center	25,930
Erickson Theater	7,973
Fine Arts Building	69,008
Atlas Building (building is outside the College's Major Institution Overlay)	7,200
Broadway Café	1,040
South Annex	17,123
International Student Center	4,632
Parking Garage (parking Area Excluded)	1,640
Total Existing Development	784,238

FIGURE 1 - EXISTING MAJOR INSTITUTION OVERLAY (MIO) DISTRICT

LEGEND

-  Existing MIO Boundary
-  Parcels Owned by SCC
-  Existing Neighborhood Buildings
-  Existing SCC Buildings
-  Sound Transit Stations
-  Cal Anderson Park and Morris Playfield
-  Capital Hill Station Development Buildings





Planned Project Development

The scope of these projects is limited to development of currently owned parcels and those already identified for 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 Gross Floor Area Added to MIO.

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).

Planned Projects Summary (excluding parking structures and power plant as allowed per FAR calculation)

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

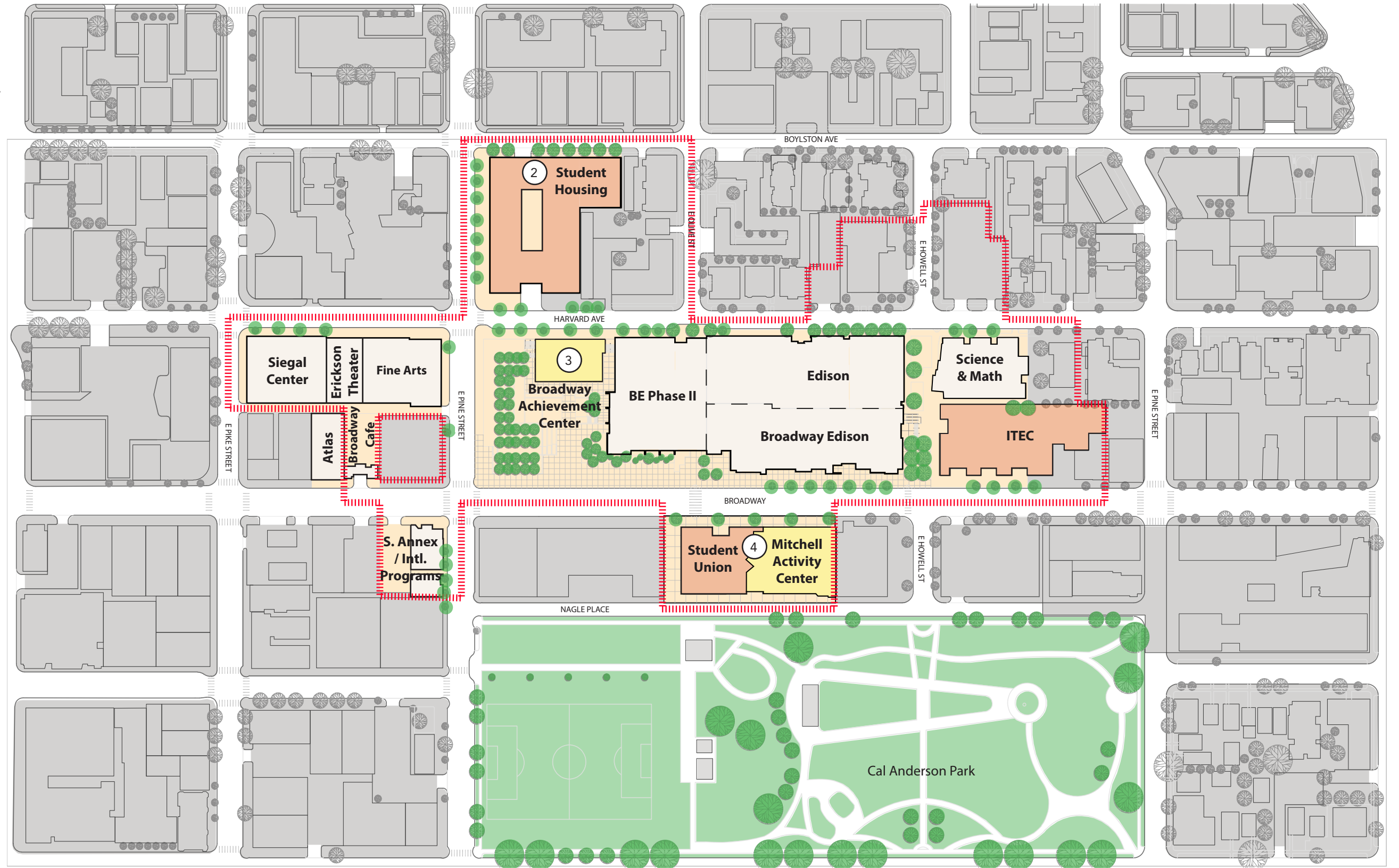
* Note that 50% of the Information Technology Education Center space is for the SCC and 50% for Partners. Partner space is excluded from CAM ASF

FIGURE 5 - PLANNED PROJECT DEVELOPMENT

LEGEND

- 1 **Information Technology Education Center - ITEC**
New construction for Student Services and Academic programs. Expected to include space for industry partners.
- 2 **Student Housing**
New construction of student housing (350 beds +/-) above renovated Parking Garages.
- 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



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.

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

The college seeks to develop a 506 bed (+/-) student housing complex above a re-built parking garage on the site of the existing campus parking structure.

Building Height 75 feet (using an allowed 10-foot bonus)

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
	Student Housing	= 179,000
	<hr/>	
	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/LRC 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 no proposed changes	
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)

Building (SLB) complex. Limited renovations are expected in the MAC. The SLB will be fully renovated and expanded with an additional floor. The resulting complex will create a new Student Union with space for student life, fitness and wellness functions.

Building Height	MAC – No change. SLB Addition - 3 stories above grade at Broadway Ave. (55 feet)	
Parking Stalls	None	
Project Gross Square Feet	Renovation	=20,000
	<u>SLB Addition</u>	<u>= 20,000</u>
	Total = 40,000 gross square feet	
Net Added Campus Gross Square Feet	20,000 gross square feet	

Potential Project Development

Pending available funding and successful site acquisition, the College seeks to complete the following Potential Projects.

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

Potential Projects Gross Floor Area Added to MIO.

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).

Potential Projects Summary (excluding parking structures and power plant as allowed per FAR calculation)

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

Potential Projects

Academic Building I A new four-story, 50,000 gsf building for academic 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

Academic Building II A new four-story, 50,000 gsf building for future academic 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

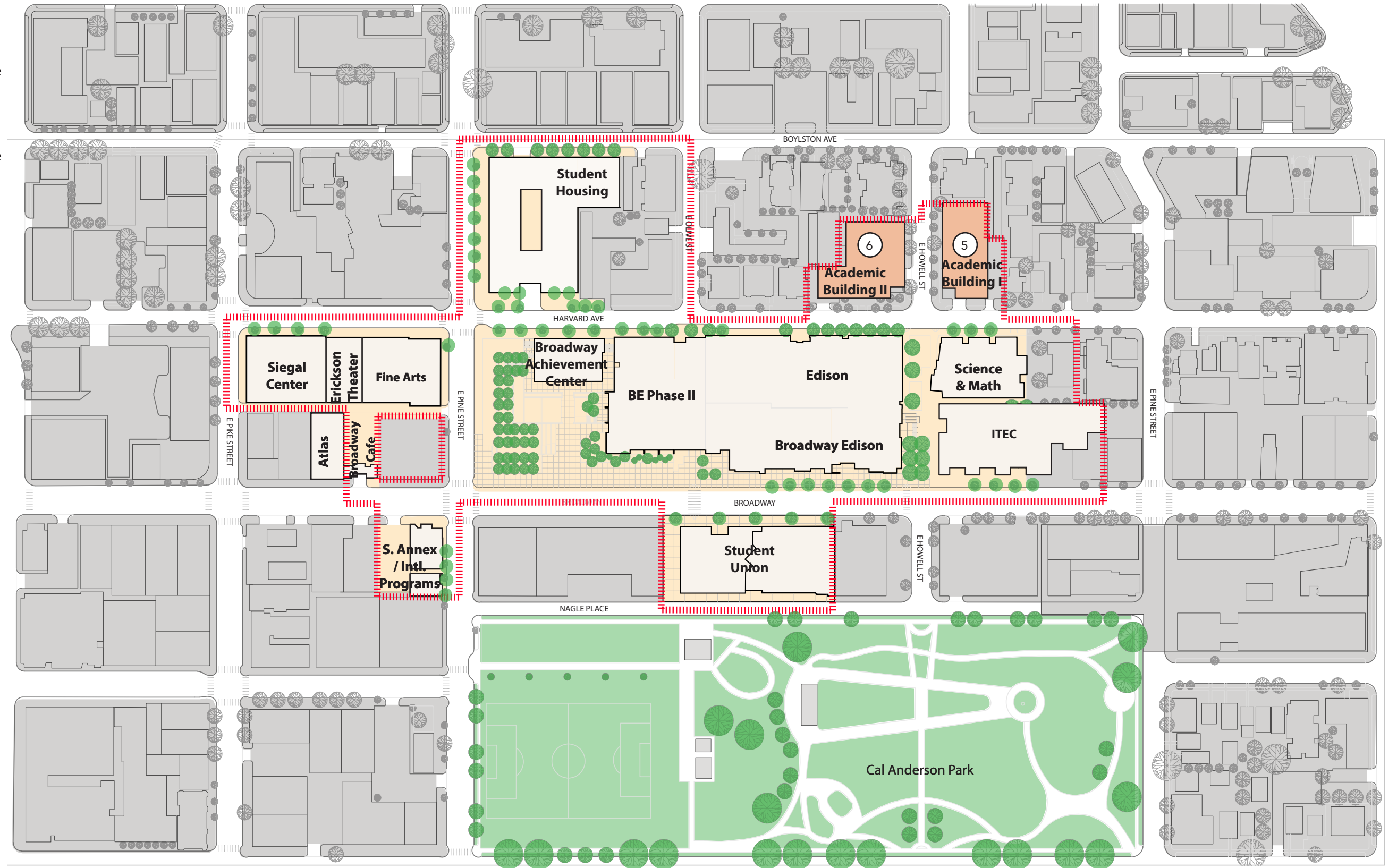
Net Added Campus Gross Square Feet 50,000 gross square feet

FIGURE 6 - POTENTIAL PROJECT DEVELOPMENT

LEGEND

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

-  Existing Building
-  New Construction/Expansion
-  Renovation





Pedestrian Connections and Access to Surrounding Amenities and Services

In general, the plan seeks to increase the permeability of campus, activate building frontages and streetscapes, and improve safety for students and the community. Improvements to campus boundaries and open spaces are critically important to supporting strong physical connections between the SCC campus and the surrounding neighborhoods. **See Figure 8 – Community Connectivity** for depictions of anticipated improvements including:

- Improvements to the open space between the BE complex and the ITEC/SAM buildings. The intent will be to improve the pedestrian linkages between the residential area west of campus, with access to the Broadway Commercial District, light rail station, and Cal Anderson Park
- Crosswalks enhancements at Howell Street.
- Pedestrian streetscape improvements along Broadway.
- Pedestrian streetscape improvements along Harvard.
- Small opens spaces at the entrances to all new building projects.
- Creation of new campus gateways adjacent to the Sound Transit station.
- Enhancements to the main central campus crossing between the BE Complex and the Student Union.
- Perimeter landscaping and street trees will be provided along the street frontages of new developments and substantial renovations.















Major Institutions within 2,500 feet

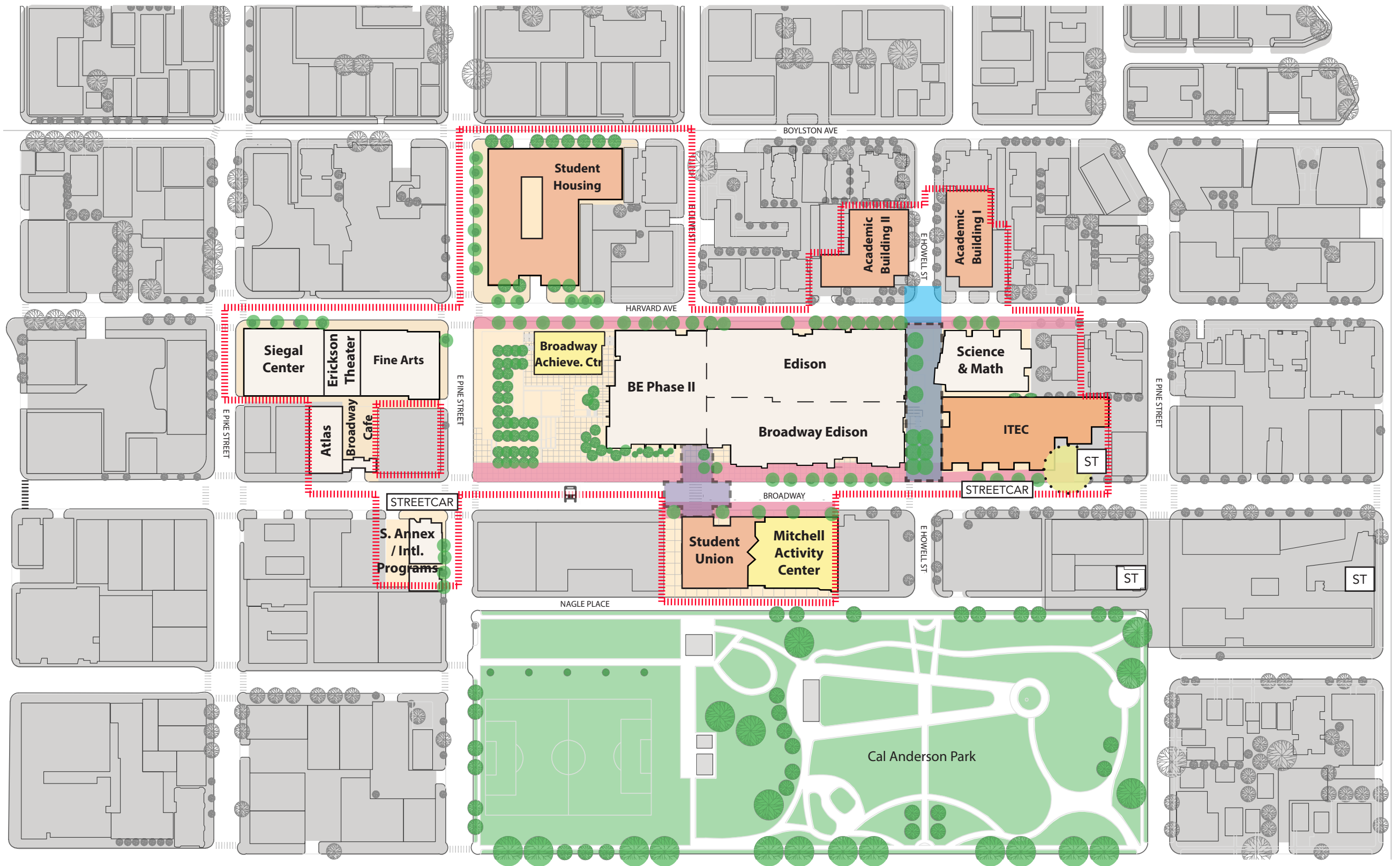
Seattle Central College is within 2,500 feet of three other Major Institutions. Kaiser Permanente to the east, Seattle University and Swedish Medical Center to the south. Virginia Mason Medical Center is within easy walking distance.

Students from SCC's Health Education Programs (which are not located on the main campus, but are instead located approximately 1.7 miles south at the newly-renovated Pacific Tower) often perform internships at the medical institutions. SCC's other academic programs often feed transfer students to Seattle University.

FIGURE 8 - COMMUNITY CONNECTIVITY

LEGEND

-  Proposed MIO Boundary
-  Streetscape Improvement
-  Open Space Improvments
-  District Gateway Enhancements
-  District Gateway Enhancements
-  Existing Pedestrian Crossing
-  Proposed Pedestrian Enhancement
-  Sound Transit Station Entrance
-  Streetcar Stop
-  Metro Bus Stops
-  Existing Neighborhood Buildings
-  Existing SCC Buildings
-  Cal Anderson Park and Morris Playfield
-  Pending Future TOD Structure
-  New Construction/Expansion
-  Renovation





Street Vacation

Seattle Central College is not seeking any street vacations as part of the MIMP.

Parking Location and Access

Seattle Central College currently provides 633 parking stalls. The primary location is the college Parking Garage which includes 510 total stalls. The remainder are interspersed around campus in a variety of surface lots and garages.

The proposed plan intends to maintain the existing total capacity of parking but to consolidate parking into two principal locations, one at each end of campus. The existing parking garage will be reconfigured as part of the planned Student Housing project. As a result, parking stalls will be reduced by around 50%. This reduction will be offset by a new below grade parking structure at the north end of campus as part of the planned ITEC project.

While anticipated enrollment growth will bring additional people to campus, the objective of the MIMP will be to meet parking demand by increasing the number of resident students; decreasing commuter student reliance on single occupant vehicles; and increase student use of Sound Transit through an effective Transportation Management Program (TMP)

Other Options Considered

It is important to note, that key to success for many SCC students is:

- Ease of access - most student rely on public transportation to travel between home, work, and school.
- Access to social, human, and educational services – SCC provide extensive, wrap-around services at its main campus.
- Affordability – Keeping the cost of education affordable is an ongoing challenge for SCC. Maximizing operation and capital dollar impacts the cost of tuition and therefor access to many students.

Development options to accommodate the college's growth in the Capitol Hill neighborhood are difficult and expensive due to limited sites available for acquisition and development; therefore, the college has investigated other options to meet the expected total campus FTE growth and these are discussed below. It is the college's intent to develop this MIMP with flexibility to adapt to changes in program and enrollment needs without major amendments.

Decentralize Facilities by Expansion at Existing Satellite Sites

Seattle Central College has three existing satellite campuses. Collectively these campuses total approximately 20% of the College gross square feet of space. Each has been developed to serve unique academic programs where both instruction and related services can be narrow and targeting.

Health Education Center (HEC)

The Health Education Center is located within the historic Pacific Tower on Beacon Hill. The HEC supports a wide range of health care related programs many of which are tied to training opportunities with partner programs in the Pacific Tower complex. The College occupies five floors which total approximately 94,000 gross square feet of space.

- The HEC location is within a larger campus that is operated by the state as the Pacific Hospital Development Authority. As such, any expansion would be limited to other spaces within the complex being vacated; therefore, substantive expansion is very difficult.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes access to only a few bus routes making access a barrier for many students.



Wood Technology Center (WTC)

Located in the Squire Park neighborhood, the WTC provides programs in Cabinetmaking and Architectural Woodworking, Carpentry, Boat Building and Repair, and Pre-Apprenticeship Construction Training. The WCC is largely a new complex completed in 2014. It consists of approximately 67,500 gross square feet of industrial education space and site needs.

- The existing site is fully built out with construction that completed in 2014 which maximized the existing land-use regulations. Any further development would need new site acquisitions.
- The WCC is located in a predominantly residential neighborhood (an area of new multi-family and existing single family). Substantive site acquisition would be very difficult to achieve in a timely manner unless the college sought to assert imminent domain.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes access to only a few bus routes and parking is limited.

Seattle Maritime Academy (SMA)

A full campus revitalization was completed in 2017. Located on the Ship Canal adjacent to the Ballard Bridge and Fisherman's Terminal, the SMA supports the maritime industry with instruction in Marine Deck and Marine Engineering Technology. SMA consists of two building totaling around 31,000 gross square feet.

- The existing site is fully built out to existing land-use regulations. Any further development would need new site acquisitions.
- The SMA is located in one of Seattle's limited industrial zones with waterfront access. The scarcity of this type of land within the city would make land acquisition very difficult.
- Existing land use codes restrict development in the area to non-maritime related business and industrial development. College growth in other than maritime fields would be counter to land use goals of the area.
- Any program growth in areas outside the current programs would require substantive duplication of college administrative and student services. This would bring unnecessary capital and operational costs to the institution with limited student benefit.
- Access to public transportation includes access to only a few bus routes and parking, other than street available parking, does not exist.

Change Breadth of Programs Offered

If expansion or re-vitalization of campus is not permitted, the college will need to reduce program offerings in order to increase capacity in other higher demand programs. This would mean increasing specialization education and a reduction in offering for Basic Skills instruction. This is not a viable option considering the College's Mission.

Alternative to Do Nothing

To do nothing would mean the college could not accommodate expansion of enrollment. Considering that the state community college system is a large supplier of education for workforce needs, college transfer, and basic skills education, any loss of access would be a detriment to state and city residents. Further, college enrollment spikes during times of economic recession and the lack of ability to address enrollment at times of the greatest need further hurts our communities and in particularly those from disadvantaged situations common to many seeking education at Seattle Central College.



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The Planning Team wishes to acknowledge the following people for their cooperation, interest and participation:

Executive Committee

Dr. Sheila Edwards Lange, President SCC
Bruce Riveland, VP Business Administrative Services
Lincoln Ferris, Consultant to the President, SCC
David Ernevad, Director of Facilities and Plant Operations

Facilities Master Planning Participants

Kurt Buttleman, Vice Chancellor of Academic and Student Success
Bradley Lane, Vice President of Instruction
Yoshiko Harden, Vice President of Student Services
Wendy Rockhill, Dean of Science, Technology, Engineering & Mathematics
Laura Dizazzo, Dean, Basic & Transitional Studies
Kate Krieg, Dean of Arts, Humanities, and Social Sciences
Chris Sullivan, Dean, Business, Information Technologies
Ricardo Leyva-Puebla, Dean of Student Development
Lynn Kanne, Interim Dean of Instructional Resources
Naina Eshwar, Executive Director of Strategic Planning and Institutional Research
Jeff Keever, Director, Auxiliary Services

Real Estate Advisory Council

Kurt Buttleman, Vice Chancellor of Academic and Student Success
Doris Koo, Doris Koo Enterprises
Lee Copeland, Mithun
Mike Malone, Hunters Capital
Jeanette Henderson, University of Washington Real Estate
Barbara Dingfield, The Giving Practice
Amy Worthington, Cha Cha, LLC
Scott Redmond, Sellen Construction

Design and Consultant Team

Architects - Schreiber Starling Whitehead Architects
Stephen Starling
Keith Schreiber
Legal – Foster Garvey
Steve Gillespie
SEPA/EIS Consulting - EA Engineering, Science, and Technology
Terry McCann
Transportation Planning – Transpo
Stefanie Herzstein
Paul Sharman
Development Consulting – Vanir
Larry Bjork
Historic Structures Analysis – The Johnson Partnership
Ellen Miro
Other Consulting Firms
PCS Structural Solutions
DCI Engineers
PBS Environmental
GeoEngineers
True North Surveying