

March 15, 2019

Carly Guillory  
Seattle Department of Construction & Inspection  
700 Fifth Avenue, Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

RE: Seattle Central College Standing Advisory Committee Minimum Parking Requirement Minor Amendment Review and Comment

Dear Ms. Guillory,

The Seattle Central College Standing Advisory Committee (SAC) has reviewed the proposed minor amendment to remove the Major Institution Master Plan (MIMP) parking minimum and recommend its approval as written in the request dated November 15, 2017.

In 2012 the Seattle City Council repealed the Code minimum parking requirement for educational major institutions within the urban centers and villages (Ordinance 123939 Sec 14) after conducting SEPA review which identified any non-significant environmental impacts and implicitly deemed them acceptable in exchange for the benefits associated with encouraging pedestrian- and transit-oriented development. Unfortunately, the MIMP continues to impose the same Code-based parking requirements the Council removed.

Seattle Central College is located in a well-served transit hub, and while the SAC encourages use of alternate modes of transportation not requiring single occupancy vehicles, they also recognize the importance of preserving the existing parking which is a community asset that enables students and staff who cannot afford to live in close proximity to the College due to a lack of affordable housing, as well as visitors from outside the neighborhood to attend events.

The SAC expects continued review and coordination by City Departments, such as the Seattle Department of Construction and Inspections (SDCI), Seattle Department of Transportation (SDOT), and any other responsible department as new development takes place on the Seattle Central Campus, to prevent the loss of necessary parking and unwarranted burden on the neighborhood.

We appreciate the opportunity to review the proposed amendment and look forward to building a strong relationship between Seattle Central College and the surrounding communities.

Seattle Central SAC Members include:

Don Anderson  
Dana Behar  
Jamie Merriman-Cohen  
Ivy Fox (Chair)  
Katrina Gomez  
Cathy Hillenbrand  
Daniel James  
Michael Oaksmith  
Akinlana Sterling

Michael Seiwerath  
Catherine Smith  
Janice Wong (Vice- Chair)  
Tori Halligan (Alternate)  
Elliott Harvey (Alternate)

If you have any questions, please contact Maureen Sheehan at (206) 684-0302.

Sincerely,

Ivy Fox  
Chair, Seattle Central College SAC

Janice Wong,  
Vice-Chair, Seattle Central College SAC

Attached:  
Draft Meeting Minutes - #3 March 7, 2019



# Minutes #3

(Adopted TBD)

## Seattle Central College Standing Advisory Committee (SAC)

Thursday, March 7, 2019

6:00 – 8:00 PM

Seattle Central College

1625 Broadway Ave – Broadway Performance Hall Board Room

Seattle WA 98122

### Members and Alternate Present:

Don Anderson

Ivy Fox

Daniel James

Janice Wong

Dana Behar

Katrina Gomez

Michael Seiwerath

Elliott Harvey (Alternate)

Jamie Merriman-Cohen

Cathy Hillenbrand

Catherine Smith

### Staff and Other Present:

Maureen Sheehan – DON

Lincoln Ferris – Seattle Central College

---

### 1. Introduction/Orientation

Ms. Maureen Sheehan opened the meeting. Brief introductions followed.

Ms. Sheehan provided a brief orientation of the process for the new Committee members. Her role is to bring the Committee and the College together and have a conversation around the balancing the needs of the Campus and its growth along with the concerns of the nearby neighborhoods.

Ms. Sheehan added that these Committee meetings are subject to the Open Public Meetings Act. Any Committee decisions or collaboration need to happen in an open public setting.

### 2. Housekeeping (27:06)

A motion was made to adopt the November 1, 2018 minutes, and it was seconded. The Committee voted, and the motion was adopted.

### 3. 2018 MIMP Annual Report (27:42)

Ms. Ivy Fox introduced Mr. Lincoln Ferris to present the 2018 MIMP Annual report.

Mr. Lincoln Ferris of Seattle Central College shared an update on conditions to the Master Plan. He summarized the college's future in three broader contexts: a) original enrollment growth projections were overstated. The College decided to be more efficient with the buildings they have and with limited land; b) identify what pieces belong in the new College boundary, and c) investments being made to make the College safe and efficient.

The original MIMP had the Campus increasing the movement along Pine Street and Broadway. The College is considering concentrating movement to the north of Pine Street. The College made an investment to make the campus energy efficient from LED re-lamping and reduce the overall cost per sq. ft. to operate the building. The College is vacating the old buildings at the south end.

The campus is moving towards more blended programs including online classrooms, video conferencing, etc. Part of the tonight's discussion is the College's plan of having new buildings on the north plaza with an emphasis on classrooms and STEM and IT learning and careers.

The college plans to renovate the Performing Arts Center and library. Other planned improvements include integrating public improvements along the light rail, instructional partnerships, public safety, security and access to the buildings, open space, and exploring a plan to build affordable student housing.

The College's TMP (Transportation Management Plan) aggressively implemented its programs including access to ZipCars, bus transit, and other amenities such as carpool incentives to discourage SOV (Single Occupancy Vehicle) travel to and from the campus. He noted that the critical issue is the rationale for why the College is asking for changes in parking so the College will be proactive in the current and changing landscape of the City's transportation goals.

A comment was made about the reasoning behind instituting the Performance Arts Center and changing the use of the building, and Ms. Sheehan noted that it is a condition of the Master Plan that the City Council listed in 2002. Mr. Ferris added that the plan is make better use of the Center for educational purposes. This current condition does not match with the College's objectives.

#### **4. Minor Amendment Presentation (1:16:19)**

Ms. Fox opened the discussion to review the Minor Amendment .

The goal for the Committee is to draft a recommendation to SDCI in the form of a memo summarizing if they recommend, not recommend or recommend with conditions the minor amendment being requested.

Mr. Ferris summarized the three arguments for a minor amendment. These includes: a) More capital improvements to encourage the public to use an alternative mode of transportation such as the light rail, bus transit, etc. to come to the campus; b) the current MIMP as it is written is not good policy and inconsistent with the goal of encouraging the public to decrease its use of SOV's; c) the cost of maintaining and investing on parking garages and bringing the current MIMP conditions up to date to align with the current City policies and investments on alternative mode of transportation.

The question was asked if the current parking spaces will be in check, and Ms. Sheehan and Mr. Ferris noted that the College will continue to review the number of parking spaces currently on campus. Ms. Sheehan added that any future developments or projects will be reviewed by SDOT to ensure that adequate spaces are provided by the College.

Mr. Ferris noted that the College would continue to refine their transportation management toolkit when future projects are being developed around the campus to efficiently and effectively monitor parking spaces.

**5. Public Comments (1:39:32)**

Ms. Fox opened the discussion for public comments. There were no public comments.

**6. Committee Deliberation (1:39:40)**

Ms. Fox opened the discussion for committee deliberation.

There was a motion to adopt the proposed minor amendment as written, and it was seconded. The Committee voted unanimously, and the motion was adopted.

Mr. Ferris commented that the College is aware of the current issues regarding parking availability. He noted that as the College looks toward the future, they would continue to actively engage the community as early as possible on its future development plans.

A comment was made that it is critical for the neighborhood and the community to continue to have open communication with the College to better understand its challenges and opportunities. She added having the College in the neighborhood is very important to the community.

Ms. Sheehan summarized that what she heard from the Committee deliberation that she will highlight in a draft memo includes a) the City will continue to review and monitor the parking situation being provided by the College on campus and; b) the parking structure is an important community asset.

A comment was made to add and emphasize how the Committee supports the alternative mode of transportation in getting to and from the College.

A comment was made to add a language that supports the effort of the College to provide affordable housing.

Ms. Sheehan added that the College is in the planning phase on what the next action would be and they will formalize a communication plan for the Committee in the coming months.

A comment was made if there are any items along the pipeline in the next three to six months, and Mr. Ferris noted that the amendment has go to City staff to be adopted. There is no significant breaking of ground in the near future. The goal is to have the Committee reconvene to give an update its current and future plans.

Ms. Sheehan commented that she encourages each Committee member to reach out to their neighbors, community groups or organizations and inform them about what is happening with the College and invite them to future meetings and voice their thoughts and concerns during public comments.

**7. Adjournment and scheduling next meeting**

No further business being before the Committee, the meeting was adjourned.