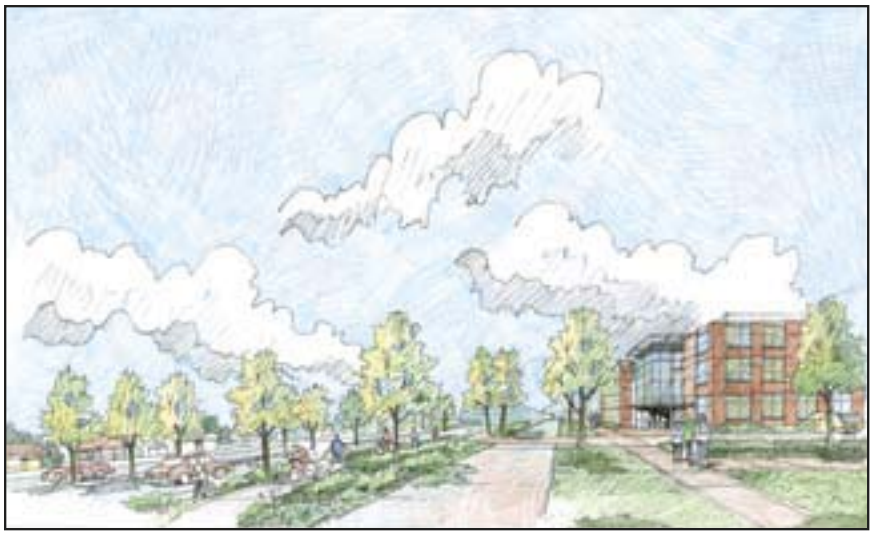
South Seattle Community College

Final Compiled Major Institutional Master Plan



June 24, 2007

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CONTENTS

Introduction

FIGURE 1
Campus Context Aerial

FIGURE 2
Campus Aerial

CAMPUS CONTEXT

South Seattle Community College (SSCC) is one of three colleges and one institute that comprise the Seattle Community College District, the largest Community College District in the State of Washington. The three colleges – SSCC, North Seattle CC and Seattle Central CC, and Seattle Vocational Institute serve metropolitan Seattle and its surrounding communities, each with a mandate to provide "an open door to education" for all who seek it.

South Seattle Community College has three campuses. The main 87-acre campus is located in the Puget Ridge neighborhood east of the Delridge Way corridor in West Seattle at 6000 16th Avenue SW. The Duwamish Apprenticeship and Education Center is located on East Marginal Way in the heart of one of Seattle's most vibrant industrial neighborhoods. The Duwamish Center houses construction trade apprenticeship programs, as well as pre-apprenticeship training and ESL classes. The NewHolly branch is located on Beacon Hill and is a community resource for southeast Seattle. The learning center offers an array of programs and courses for English speaking and non-English speaking adults and youth seeking to improve their skills.

Students may choose from a range of over 45 academic and career-technical programs. Typical of all community colleges, the course offerings evolve to adapt to changing job markets and community needs. The main campus offers Associate of Arts (AA) or Associate of Science (AS) degrees that apply toward a four-year degree, allowing students to transfer to a college or university. Areas of study include: Arts, Communications, Humanities, Business, Sciences and Engineering. The main campus also provides professional and technical programs leading toward an Associate of Applied Science degree or Certificate. These programs include: Allied Health, Automotive, Aviation, Computer Technology, Cosmetology, Culinary Arts, Landscape Horticulture, Nursing, and Pastry and Specialty Baking.

BACKGROUND

This Major Institution Master Plan (MIMP) is for the main campus, prepared pursuant to the requirements of Chapter 23.69 of the City of Seattle Land Use Code. The plan replaces the College's previous MIMP completed in 1992 for the main campus, which was valid for 10 years and expired July 1, 2003. Most of the development proposed in the 1992 MIMP has been successfully completed.

Over the next 10 years, the college estimates growth of 10-13% in full-time equivalent (FTE) enrollments at the Main Campus with the same rate continuing to 15 years. This translates to an increase of 500-900 FTE students, bringing the total FTE enrollment in 2013 to approximately 4,500 and total student headcount to approximately 9,580. To support this anticipated growth, the number of faculty and staff is expected to grow 6-7%, to approximately 350.

This MIMP document includes descriptions of the analysis process that led to the preferred master plan solution including an Existing Conditions Analysis assessing the condition and capacity of site, parking and buildings, and a Needs Analysis to determine future square footage requirements for the college.

In addition, three major components are included as required by Chapter 23.69 of the City of Seattle Land Use Code. The first required component, the **Development Program**, describes the planned physical development the College has definite plans to construct or potential physical development for which the College's plans are less definite. The second component, the **Development Standards**, identifies the applicable regulations for the physical development of College uses within the Major Institution Overlay (MIO) District, superseding the development standards of the underlying zone. The third component, the **Transportation Management Program**, identifies the traffic and parking needs as enrollment and physical development of the campus increase.

PLAN PURPOSE & PROCESS

The purpose of the South Seattle Community College MIMP is to further the College mission, goals and priorities. Its intent is to help guide development of the campus over the next thirty or more years in terms of land use, open space, density of development, primary circulation systems and linkages with the surrounding community. The growth proposed in the MIMP's Near-Term Plan (10-15 years) is necessary to accommodate the projected growth of the College, while allowing enough flexibility to adapt to the changing programmatic needs of the College. A more specific goal of the planning effort was to secure a City Council-approved MIMP.

In the spring of 2003, the college began the process of developing a new MIMP. The Internal Concept Plan (ICP) document represents the beginning of the formal MIMP process, as specified in Section 23.69.032.C of the Seattle Land Use Code. The ICP analyzed the existing conditions of the campus - neighborhood relationships, environmentally critical areas, campus development, open space structure and circulation - and developed a near-term and long range preferred alternative master plan. In January 2004, the ICP was presented to the Seattle City Council-appointed Citizens Advisory Committee (CAC). The CAC held monthly meetings to review the recommendations outlined in the plan and comment on areas of concern. Alternative plans were developed based on the comments. Additionally, environmental impacts were assessed for each.

Major Institution Master Plan, City Council Condition #1
SSCC shall create and maintain a Standing Advisory Committee (SAC) to review and evaluate all proposed and potential projects prior to the submission of a Master Use Permit application. Department of Planning and Development (DPD) and Department of Neighborhood (DON) staff time for attendance at these meetings shall be reimbursed by SSCC.

Major Institution Master Plan, City Council Condition #2
SSCC shall comply with all provisions of the approved Final MIMP including but not limited to limits on the amount of allowed development in the Development Program, the applicable Development Standards, and the Transportation Management Program.

Mission, Goals & Objectives

SSCC MISSION & GOALS

South Seattle Community College is a constantly evolving educational community dedicated to providing quality-learning experiences that prepare students to meet their goals for life and work. The College values and promotes a close involvement with the community and strong partnerships with business, labor and industry. The college commits to meeting the diverse needs of students by providing:

- College transfer programs and technical and professional programs that prepare students to succeed in their careers and further their education.
- Responsive technical and professional training programs developed in collaboration with business, labor and industry.
- Student-centered and community-centered programs and services which value diversity, support learning, and promote student success.
- Life-long learning opportunities for the cultural, social, professional and personal development of the members of our communities.

South Seattle Community College has Institutional Goals related directly to the college mission statement. These goals are periodically modified.

I. SSCC dedicates itself to quality educational programs & training to meet students' needs.
II. SSCC provides responsive student service and programs that support the learning and success of the diverse student population.
III. SSCC acquires and updates technological resources to facilitate its educational programs and student services.
IV. SSCC supports the continuous renewal of professional knowledge and skills in its diverse and collaborative community of highly qualified personnel.
V. SSCC provides an attractive environment that is conducive to student learning, physically accessible, safe and secure, healthful and ecologically sensitive.
VI. SSCC collaborates with business and industry, labor, community-based organizations, K-12, and other higher education institutions.
VII. SSCC engages in continuous self-assessment.
VIII. SSCC engages in responsible management of its resources.


Pastry program students


Students interacting between classes


Aviation students repairing a plane

MASTER PLAN GOALS & OBJECTIVES

The goals of the master plan are founded on the College's mission and Institutional Goals and represent ideals to strive for in the preservation, enhancement and improved development of the main campus. They provide the foundation and help direct the structure of the near-term and long-range master plans.

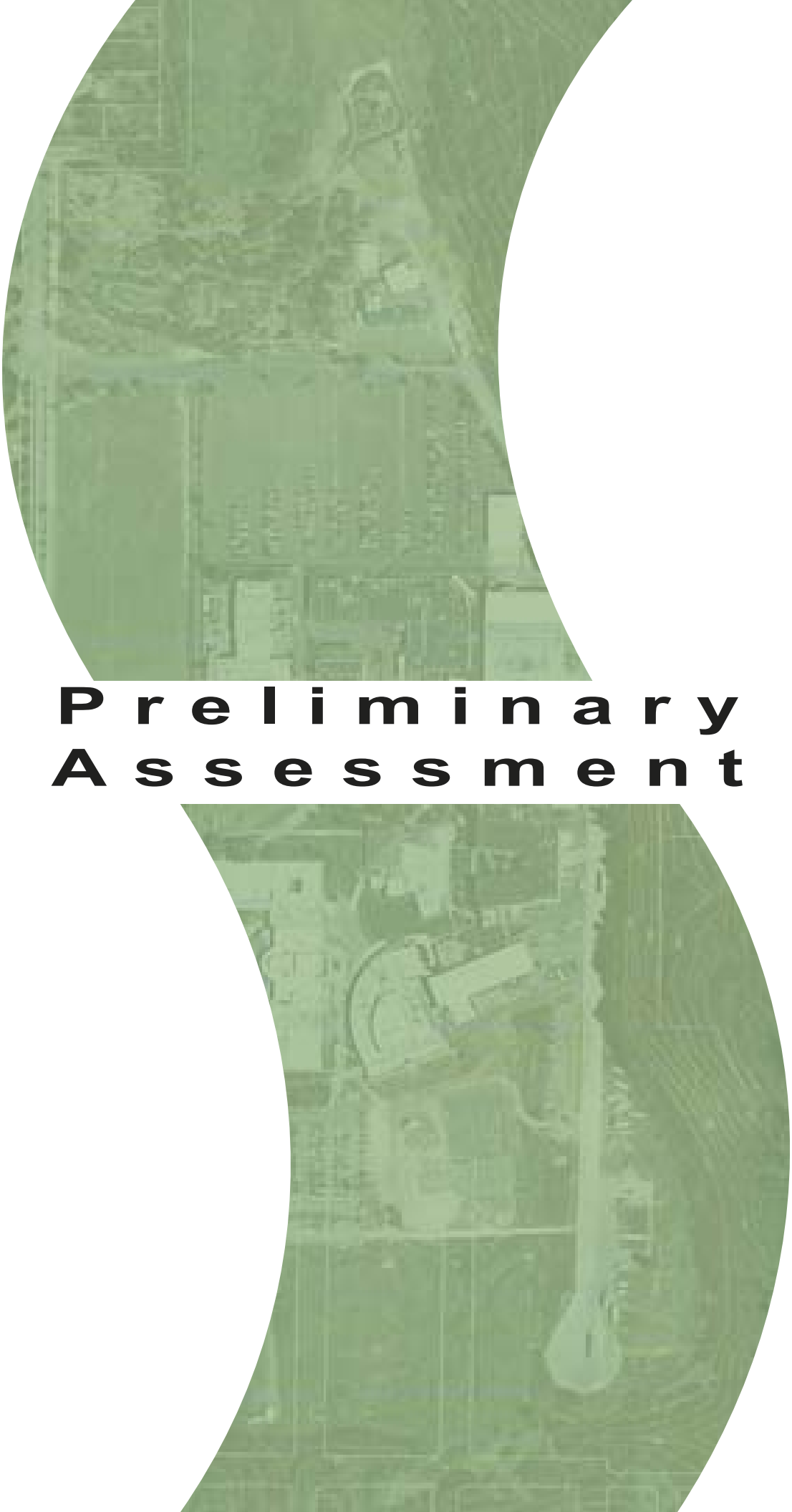
Master Plan Goals

- Reinforce the college as a **student-centered** campus which values diversity, supports learning and promotes student success
- Use **architecture and design** to express and reinforce college values and mission
- Value existing open space and strengthen stewardship of the **environment** and **connections within the campus community**
- Create facilities that strengthen **community connections**
- Optimize operational and maintenance **efficiencies**
- Establish a **dynamic, flexible, responsive framework** for future growth and decision-making

Master Plan Objectives

The master plan objectives detail further direction for the campus' physical plan.

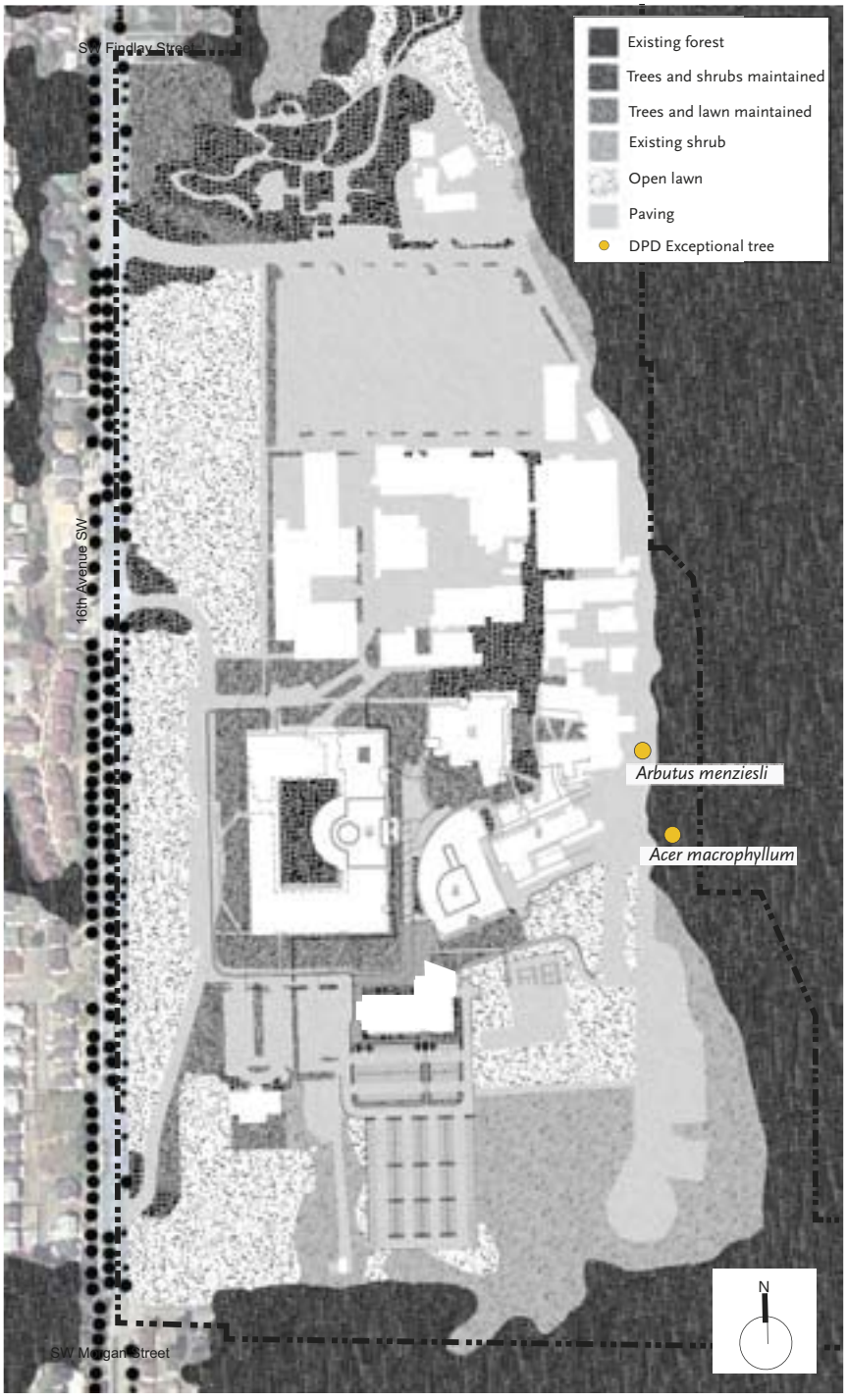
1. Complement SSCC Instructional and Strategic plans and contribute towards improvements in:
   a. campus aesthetics;
   b. accessibility and visibility;
   c. student gathering spaces;
   d. safety and security;
   e. operational efficiencies and;
   f. environmental stewardship
2. Satisfy City of Seattle Major Institution Master Plan (MIMP) requirements
3. Identify opportunities for additional development
4. Satisfy State Board for Community and Technical Colleges/ Office of Financial Management requirement to link future capital requests to a campus master plan
5. Document existing campus-wide infrastructure layout
6. Document recent changes to the campus
7. Identify potential site for student housing on campus
8. Improve linkages with the neighboring community



Preliminary Assessment

SITE ASSESSMENT

The process of developing the SSCC Master Plan included an analysis of existing conditions and future needs, all critical to identifying a plan that best meets the current requirements and future vision of the college. Detailed descriptions of these studies are presented in the Appendix. Brief summaries are outlined below.



The existing conditions review consisted of a Site Assessment and Facilities Assessment. The Site Assessment included a general inventory of site conditions and a functional and aesthetic analysis of the campus environment. Existing circulation systems (pedestrian, vehicular, service, bicycle, etc), development patterns and open space were all evaluated. Information sources included the previous master plan, site observations and interviews with campus representatives. A number of challenges were identified including the internal focus of the buildings, poor connections between Horticulture and the Arboretum with the rest of campus, and the lack of a true campus center. Successes include the existing Arboretum and the quality of landscaping throughout the campus.

There are currently 1,220 parking stalls on the campus.

FIGURE 3
Open Space Structure

FACILITIES ASSESSMENT

The facilities assessment is based on the last two State-funded Facility Conditions Surveys (2001 and 2003, sponsored by the State Board for Community and Technical Colleges), review of current planned projects and building uses, and an evaluation of functional adequacy through tours and interviews with program representatives. A number of buildings were identified as being in poor condition including CED, Head & Lath House and Plant Operations Storage. Building uses and functional adequacy of buildings were also reviewed. Cascade Court has functional inadequacies that are not easily solved through renovation. Cascade Court was also identified as creating a barrier between technical and academic programs that divides the campus community – a separation the college would like to rectify. A key issue facing the college is whether or not to spend capital repair and remodeling/renovation dollars on old facilities. The challenge will be balancing the need for maintaining and using existing facilities with the need for planning for eventual replacement.

FIGURE 4
Building Use plan

NEEDS ASSESSMENT

The Needs Assessment reviewed existing college programs as well as the historic and current student population. The team worked with the college leadership to identify future directions in programs and an estimate of projected growth of the student population. Projected growth was then translated into projected space needs and integrated with the analysis of functional adequacy of existing facilities to help identify future projects.

Based on current enrollment information, the college is projected to need approximately 59,000 additional assignable square feet in 10 – 15 years, however that figure is subject to change*. Much of this is space needed for classrooms to accommodate growth in Academic Transfer enrollment and dedicated instructional space for growth in Professional and Technical programs. The College has also identified a need for more physical education facilities. This need is expected to further increase if student housing is developed on campus.

In addition to growth space, the college will need replacement space for Cascade Court. As mentioned in the Facilities Assessment (pg. 71), Cascade Court is functionally inadequate and, with its current physical condition, cannot be renovated cost effectively.

*Student demographics and economic conditions (which affect enrollment) are often hard to predict. The Near-Term Plan (discussed in the next section) includes more development than the 59,000 asf. This is to accommodate replacement square footage (up to 70,000 sf), to provide flexibility for greater-than-projected enrollment and to allow the college flexibility in siting buidlings.

Master Plan Concept

MASTER PLAN CONCEPT

The master plan concept is a response to the analysis of the existing conditions and future needs of the campus. As needs change and funding becomes available, this plan provides a framework and structure for future development while conserving the best qualities of the existing campus. Given the realities of funding and a projected moderate near-term growth rate for the college, the long-term plan may not be completed for many years.

Because of its role as a “community” college, it is important to enhance the campus’ physical connection to the community. The design concept focuses on enhancing open space and creating these critical connections. The campus edge is more effectively integrated with the community through “fingers” of development at the western boundary. The front face of the college and its appearance at the street are improved with new development and outdoor areas that are open to the public. In addition, the long-term plan shows a potential internal campus drive connecting the north and south campus entrances to reduce campus traffic impacts on 16th Avenue SW. This road would be developed if it is determined in the future to benefit the community or the college. Also incorporated into the western edge is a community-initiated pedestrian/bicycle route that provides a pedestrian and bicycle link to the neighboring communities, the urban forest of the West Duwamish Greenbelt and the Duwamish River parks and bike trail.

The campus plan also works to strengthen the campus center. With replacement of the Cascade Court Building (identified in the Facility Assessment as physically and functionally in poor condition), exciting new opportunities become available to create a larger open space at the center of campus. This open space will serve as a connection between the north and south zones of campus with an improved pedestrian link between the Arboretum and the main campus through the north parking lot. This will also allow easier access to SSCC’s unique retail and dining service.

FIGURE 5
Long-Range plan

NEAR-TERM PLAN

The Near-Term (10-15-year) master plan identifies additional building sites to accommodate the highest growth scenario, as well as buildings that might need to be replaced. As mentioned in Needs Assessment, further analysis will be required to ascertain space needs for specific programs as funding requests are developed over the next few years.

The Near-Term plan is expected to be completed in 10-15 years. The plan shows the existing road as-is, with a service extension in alignment with the potential future road and incorporates up to 370 additional parking stalls, an athletic field and improved pedestrian connections.

The City of Seattle Major Institution Land Use and Zoning Code defines **planned** physical development as "development which the Major Institution has definite plans to construct", while **potential** physical development is less definite. Currently planned funded projects are shown and include the University Center Building to replace existing portables and a major renovation and expansion of the Pastry Annex. Other planned projects include renovation and expansion of the Automotive Collision Repair Building and replacement of Landscape Horticulture's metal-clad storage building at the north end of campus. The following table shows the schedule for SSCC's planned projects.

Project	Design	Construction	New S.F
Pastry Annex Renovation (with Facilities)	2004	2005	1,300
University Center	2004-2005	2005-2006	15,000
Autobody Collision Repair Bldg	2005	2005	3,200
Replacement of Landscape Horticulture Storage Building	2005	2005	5,000

Potential development projects in the near term include replacement and new academic and student support space (including classrooms, labs, administration and physical education), replacement of the existing day care building (currently in poor condition), continuing education, plant operations building and Cascade Court totaling approximately 225,000 - 336,000 sf with a mix of two- and three-story buildings. In addition to accommodating replacement square footage needed, this range provides flexibility for greater-than-projected enrollment and allows the college flexibility in siting buildings.

To construct the currently planned classroom building, five buildings (including four portables) totaling almost 16,000 gsf will be demolished in 2005. Approximately 73,000 sf of existing building space would be demolished if all the planned and potential near-term projects were constructed.

New student housing is also included in the plan, which could total, in the near term, up to 80 units, or approximately 270 beds. While housing is an allowed use in the underlying L-1 and L-2 Zones, the college intends to conduct a feasibility analysis of providing student housing on the campus. This would include a determination of what, if any, support services would need to be available, as well as access to those services.

Major Institution Master Plan, City Council Condition #8

The College shall notify the SAC and members of the public within 300 feet of the MIO boundary of the availability of the analysis, followed by a public meeting on the findings of any such report, and seek public and SAC comments on the analysis.

The Following table shows the total housing proposed in the plan for both near and long term:

Phase	Beds	Units	SF
Near Term	270	80	64k-88k
Long Term	90	26	18k-27k
Total	**360**	**106**	**82k-115k**

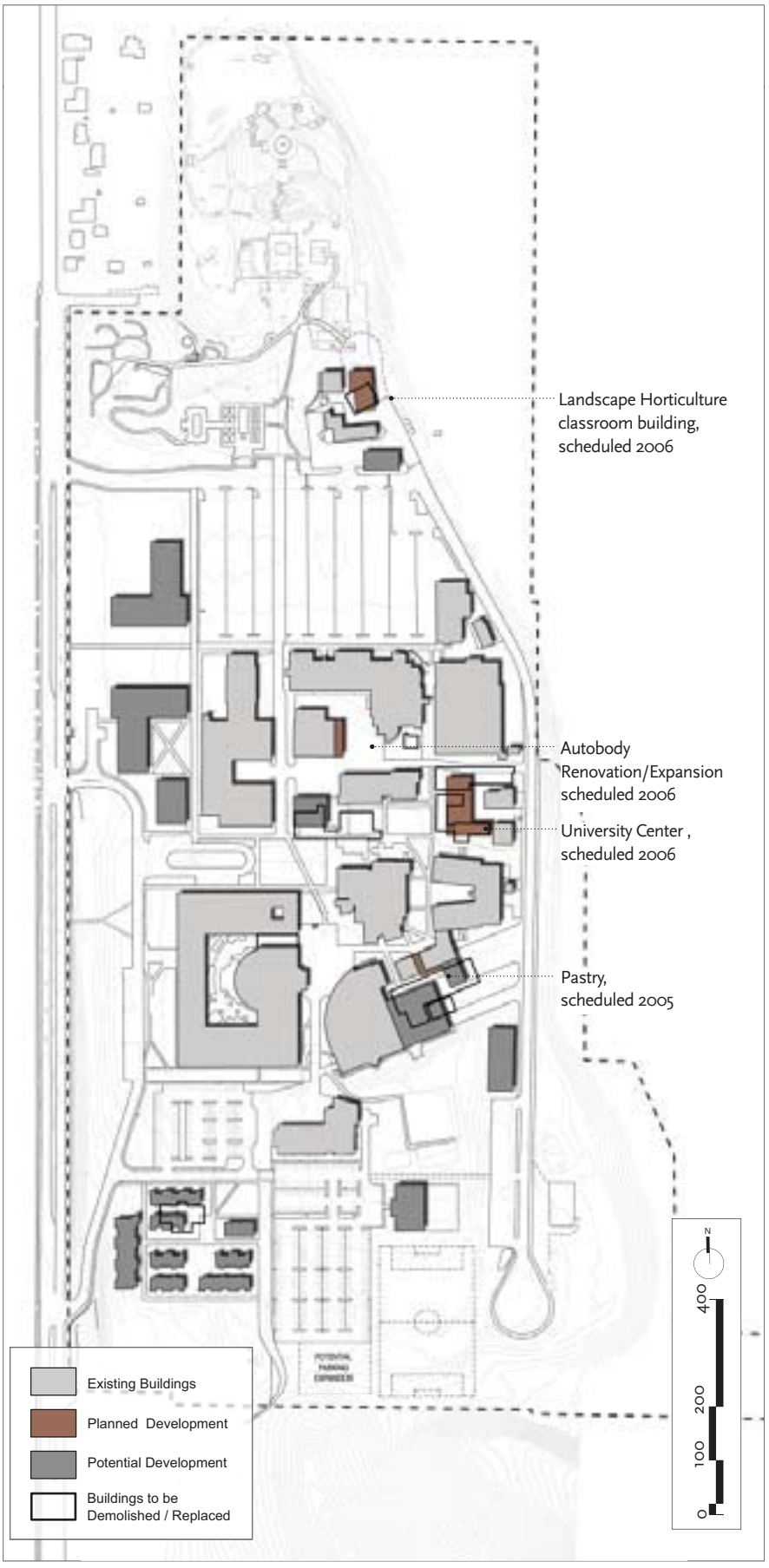


FIGURE 6
Near-Term plan

LONG RANGE PLAN

The Long Range plan provides a vision of the campus over the next 30+ years, expanding upon the development proposed in the near term plan.

The Long Range plan includes a potential extension of the internal campus drive, connecting the north and south campus entrances. This road would be developed if it is determined in the future to benefit the community or the college. Connecting this road would eliminate the middle of the existing three campus entries and reduce college traffic impacts on 16th Ave. SW. It would also strengthen the pedestrian connections, both north to south and east to west.

Major Institution Master Plan, City Council Condition #9
Any request to re-align and extend the existing frontage road north of the existing central access to the Campus shall be subject to review by the SAC, with notice to property owners within 300 feet of SSCC along 16th Ave SW, prior to submittal of either a master use permit or building permit application to DPD.

To accommodate growth in student enrollment, an additional 260 parking stalls beyond those included in the near term plan are included. They have been incorporated into the plan and may be in either structured or surface lots, above or underground, depending on funding.

Potential development of the campus would result in an estimated net increase of approximately 172,000 - 260,000 gsf, with a mix of two- and three-story buildings. Potential residential space totals approximately 26 additional units, or 90 beds. The location of development is shown to strengthen the open spaces and street frontage started in the Near-Term plan. The plan recommends selective demolition of a portion of the Robert Smith Building and construction of an addition further West to open the courtyard and reconnect pedestrian flow from the western edge to the central open space.

Major Institution Master Plan, City Council Condition #10

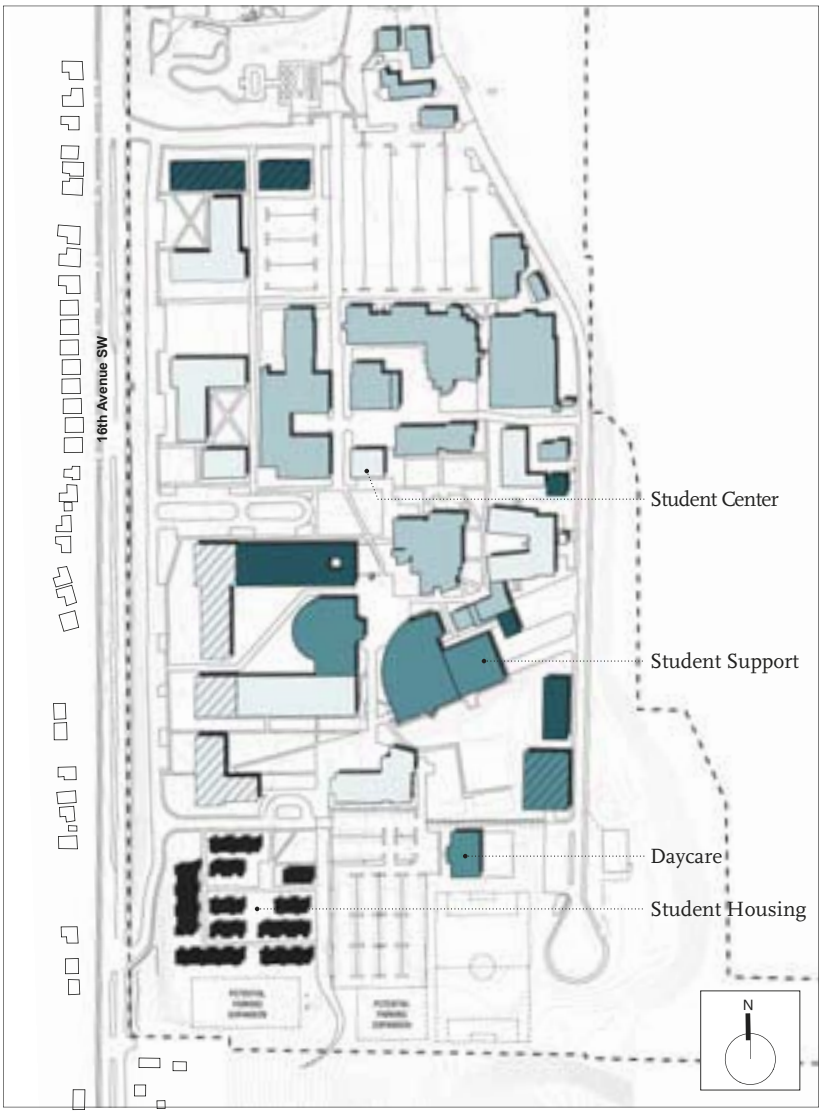
For the life of the MIMP, the pattern of development and open space connections with the neighborhood shall be maintained on 16th Avenue SW between the north campus access road and south campus boundary similar to that shown in the Long Range Plan in the Final MIMP (p. 28, Figure 12). During the review of all future buildings identified in the Final MIMP, SSCC should evaluate that building's effect upon maintaining this pattern and these connections. If SSCC proposes to change the pattern of development and open space connections on 16th Ave SW from that shown on the Long Range Plan (p. 28, Figure 12), it shall first provide notice to the SAC to allow for their review and comment prior to the submittal of any associated master use permit or building permit application.

Existing Buildings
Planned Development
Potential Near-Term Development
Potential Long Term Development
Buildings to be Demolished / Replaced
Pedestrian Paths
Roads
S Service/Loading

FIGURE 7
Long Range plan

CAMPUS USES

Existing uses within the campus boundaries will remain the same except for the possible addition of housing. The Long Term plan shows more general academic space located to the north of the campus as the college expands its Academic Transfer programs and to accommodate a growing need in the shop areas for larger classrooms. Replacement of the Cascade Court building will strengthen the connection between the south and north zones of campus and provide an opportunity to develop a landscaped pedestrian boulevard from the core campus out to the Arboretum and to Landscape Horticulture facilities at the far north end. This development will also improve the west edge of the campus and the college's interface with the community. Physical education facilities will potentially be located adjacent to the existing Jerry M. Brockey Center.



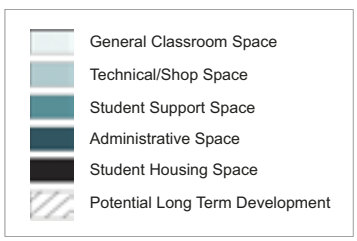


FIGURE 8
Building Functions

MASTER PLAN ALTERNATIVES

Three alternative plans were developed and studied as part of the environmental impact analysis (see Final Environmental Impact Statement for South Seattle Community College – (FEIS)). The alternatives address issues related to the west setback and student housing. The options propose alternative locations for development sites and parking as well as a plan without housing.

Alternative 1 establishes a setback of 250 ft. from the western property line. By eliminating the ability of the College to expand further west, it reduces the development opportunities for additional street frontage and open space along the western edge and within the campus core. Building development instead displaces existing surface parking lots, which would need to be relocated as surface parking within the 250 ft. setback. This alternative concentrates campus development internally and does not achieve the same sense of connection to the community as the preferred alternative.

Additional parking provided is the same as Alternative 1 - 390 additional stalls in the near term and another 260 in the long term.

Alternative 2 recommends a stepped building setback from the western property line, from 50 ft. at the northern end to 200 ft. at the southern end. The plan incorporates the same potential development as the preferred alternative

FIGURE 9
Alternative Option 1 plan

without student housing. By stepping the setback, the college can expand westward and take advantage of the existing slopes and visibility from 16th Ave SW. This results in improved street frontage and connections to the community. Development pressures in the interior of campus are also alleviated, allowing for more open space development and stronger pedestrian connections. In this alternative the west connector road is not feasible but it is possible to connect the north and south drives with the road on the east creating a 'perimeter road' around the campus. This would eliminate vehicular and pedestrian conflicts between 16th Ave SW and the core of the campus. However, a connection to the east road, currently used by the Truck Driving program, would require careful management of automobile and truck traffic or relocation of the Truck Driving program – the feasibility of which is uncertain. Parking in this alternative includes 405 additional spaces in the near term and another 305 in the long term.

The last alternative is the No Action Alternative. This alternative assumes the college will not grow over the next 30 years and would involve no new building construction, campus modifications, additional parking, open space development, pedestrian circulation improvements or infrastructure improvements. Parking would include an additional 250 spaces in the near term and another 155 in the long term. This alternative is not feasible given the projected growth of enrollment and is included in the EIS as a basis for which to compare the development impacts of the other alternatives.

FIGURE 10
Long Term Alternative Option 2 plan

Development Program

FUTURE DEVELOPMENT

Property Ownership
There is no change to property ownership within the SSCC MIO.

All property contained within the South Seattle Community College Major Institution Overlay District is owned by the State of Washington.

Development Density
The maximum campus development density standard is a function of total development square footage divided by the MIO area and will not exceed 0.3 FAR.

Floor/area ratio is defined as the total building square footage (1.1 million sf) divided by the total MIO area (87.57 acres or 3.8 million square feet) and will not exceed 0.3 FAR.

The maximum additional developable area in the Near Term is 336,000 gsf including 80 student housing units. In the Long Term the maximum developable area is an additional 259,000 gsf and 26 new housing units. The total maximum developable area over the life of the master plan is equal to 595,000 gsf and 106 student housing units.

Existing & Planned Future Development, with Phasing
As discussed in the Facilities Assessment, there are currently 35 buildings on the SSCC campus totaling approximately 501,363 gsf. Most buildings are one story, many with high bay shop spaces for technical programs. The library and main classroom buildings are two to three stories. The newest building is the Olympic Hall located at the south end of the campus. Olympic Hall is a three story structure which opened in Fall Quarter 2004.

The City of Seattle Major Institution Land Use and Zoning Code defines **planned physical development** as “development which the Major Institution has definite plans to construct.” Potential physical development is less definite. Currently funded projects are shown in Figure 11 and include the University Center building (15,000 sf) to replace existing portables and a major renovation and internal expansion of the Pastry Annex. Construction of the new classroom building involves demolition of five portables in 2006 totaling almost 16,000 gsf. Other planned projects include renovation and expansion of the Automotive Collision Repair Building and replacement of Landscape Horticulture’s metal-clad storage building at the north end of campus – each of these projects is under 5,000 sf.

Over the next 10 years, the college is expecting moderate growth of 10-13% in enrollment. Potential development projects in the next 10 - 15 years include replacement and growth of academic and student support space (including classrooms, labs, administration and physical education) totaling approximately 225,000-336,000 sf with a mix of two- and three-story buildings. New student housing is also included which could total, in near term, up to 80 units, or approximately 270 beds.

The Near-Term (10-15-year) master plan identifies the configuration of potential development within the context of the Long-Range Master Plan. The plan shows the existing road as-is, with a service extension in alignment with the future road and incorporates 205 additional parking stalls, a playfield and improved pedestrian connections. Approximately 73,000 sf of existing building space would be demolished if all the planned and potential near-term projects were constructed

The Long-Range plan provides a vision of the campus over the next 30+ years, expanding upon the development of the Near Term plan. As needs at the college change and funding becomes available, this plan provides a framework and structure for future development.

FIGURE 11
Near-Term plan

The following list outlines specific planned and potential projects for Phase 1:

Planned Projects:

1. Removal of four existing portable structures and construction of the University Center, a two-story, 15,000 square foot classroom building (Building A)

2. Renovation and a 1,300 square foot expansion of the existing Pastry Annex (Building B)

3. Renovation and a 2,200 square foot expansion of the existing Automotive Collision Repair Building (Building C)

4. Demolition of the existing Landscape Horticulture storage building and replacement with a one-story 5,000 square foot building (Building D)

Construction of all planned Phase I projects requires demolition of five buildings (including four portables) totaling approximately 16,000 square feet.

Construction of all potential Phase I projects would require demolition of four buildings totaling approximately 57,000 square feet.

Potential Projects:

1. Replacement of the existing Child Care Building with a one-story, 8,100 to 14,100 square foot structure (Building E)

2. Construction of a one-story Plant Operations Building containing 9,000 to 16,000 square feet (Building F)

3. Construction of a one and one-half-story Physical Education Building containing 21,500 square feet (Building G)

4. Replacement of the Cascade Court Building with a two to three-story Student Center containing 11,200 to 16,800 square feet (Building H)

5. Construction of a one-story Academic and Student Support structure of approximately 4,000 square feet (Building I)

6. Construction of a two to three-story Academic and Student Support structure consisting of classrooms, labs, and administrative space totaling approximately 25,200 to 65,100 square feet (Building J)

7. Construction of a two to three-story Academic and Student Support building containing approximately 43,400 to 65,100 square feet (Building K)

8. Construction of a two to three-story Academic and Student Support Building containing approximately 14,700 to 22,000 square feet (Building L)

9. Construction of a Student Housing complex consisting of two to three-story buildings totaling 64,100 to 88,200 square feet providing 80 units (270 beds) of student housing (Building Complex M)

FIGURE 12
Long Range plan

LONG RANGE PLAN

The Long Range plan extends the internal campus drive, connecting the north and south campus entrances. It also strengthens the pedestrian connections, both north to south and east to west. To accommodate growth in student enrollment, an additional 251 parking stalls has been incorporated into the plan and may be either above or underground in either structured or surface lots.

Planned and potential development of the campus would result in an estimated net increase of approximately 172,000-260,000 sf, with a mix of two- and three-story buildings above and beyond development proposed in the near term. Potential residential space totals approximately 26 additional units, or 90 beds. The location of anticipated development is shown to strengthen the open spaces and street frontage started in the near-term plan. Selective demolition of a portion of the Robert Smith Building and construction of an addition further opens the courtyard and reconnects pedestrian flow from the eastern edge to the central open space.

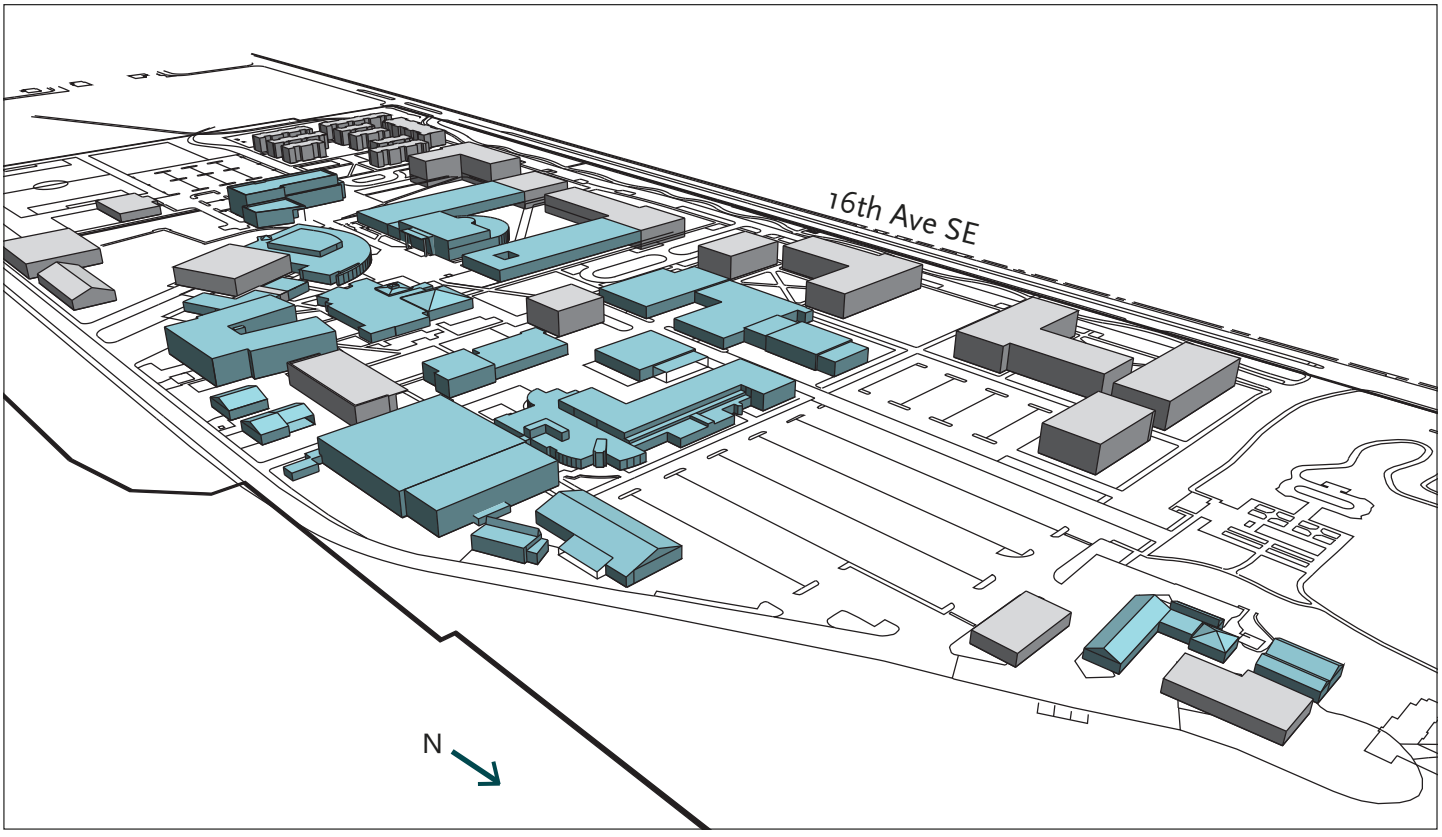


FIGURE 13
Building height, bulk & density

The following list outlines potential long-term projects:

1. Construction of a two to three-story Academic and Student Support structure consisting of classrooms, labs, and administrative space totaling approximately 25,200 to 37,800 square feet (Building N)

2. Construction of a two to three-story Academic and Student Support structure totaling approximately 16,800 to 25,200 square feet (Building O)

3. Construction of a two to three-story Academic and Student Support structure totaling approximately 44,400 to 66,600 square feet (Building P)

4. Construction of a two to three-story Academic and Student Support structure totaling approximately 19,500 to 29,400 square feet (Building Q)

5. Construction of a two to three-story Academic and Student Support structure totaling approximately 33,000 to 50,000 square feet (Building R)

6. Construction of a Physical Plant Building totaling approximately 15,400 to 23,100 square feet (Building S)

7. Construction of Student Housing consisting of two buildings 10,000 to 15,000 and 8,000 to 12,000 square feet providing 26 units (90 beds) of student housing (Buildings T and U respectively)

Height, Bulk & Scale of Development

Heights are limited to 50' and 105' as identified in the Development Standards section of this document. Bulk and Scale of development is consistent with recent construction on the SSCC campus.

The Near Term and Long Range master plans depict two and three-story development with improved open space and better pedestrian connections. The proposed setback at 100', which allows for development of small structures (with a total no greater than 4,000 SF) minimizes the impact of the height of the main buildings and provides a buffer while strengthening campus connections to the community and improving the front face of

the college. All proposed development is consistent in height, bulk and scale with recent development on campus including the just completed Olympic Hall and the library addition. Lighting for the Athletic Field would not exceed 80'.

Infrastructure Improvements

Sanitary Sewer

Seattle Public Utilities (SPU) provides sanitary sewer service for South Seattle Community College (SSCC). Sanitary sewer lines on campus are owned and maintained by SSCC. The current demand constitutes approximately 6-percent of the sanitary sewer system's existing capacity. SPU has indicated that there are currently no reports of sanitary sewer capacity problems or any foreseen renovation or replacement plans downstream of SSCC.

Upsizing of the sanitary sewer system on campus and downstream of campus is not expected to be required for Phase 1 and Phase 2 of the Preferred Alternative. For more detail, please refer to the Final Environmental Impact Statement.

Water Supply

SPU provides domestic and fire protection water service to SSCC. SSCC owns and operates water lines on campus. The overall campus water availability is sufficient. SPU has indicated that the line providing service to the campus is oversized with more than sufficient capacity to serve the surrounding area. The City of Seattle Fire Department has indicated that there is currently adequate fire flow capacity and pressure on campus. Upsizing and adding pressure to the existing water mains should not be required for Phase 1 and Phase 2 of the Preferred Alternative.

Storm Drainage

The majority of the storm drainage created at SSCC is collected and conveyed to a City of Seattle dedicated storm drainage system. The existing storm drainage flow generated from campus constitutes 96-percent of the existing capacity of the SPU pipe. SPU has indicated that there are currently no reports of capacity problems or planned renovation or replacement projects downstream of SSCC. However, the flows created from Phases 1 & 2 will require increased capacity.

Gas
The existing campus master meter is at or exceeding capacity. SSCC should anticipate a new gas meter and branch service for each new building.

Electricity
The Delridge substation operated by Seattle City Light provides electricity to the campus. Impacts of new development on the substation are included in the Final Environmental Impact Statement.

Telecommunications and Data
Telecommunications service and data connections will expand with college growth and the evolution of technology. This will require ongoing management and upgrades, but required expansion of public services is not anticipated.

Street Vacations
There are no vacations or closures to existing public rights-of-way in the plan.

The master plan includes no vacations, closures or re-alignment of public streets or other rights-of-way.

Decentralization Plans
While SSCC's use of distance-learning technology is continually expanding, decentralization options for SSCC are not feasible because of the continued importance of face-to-face interaction in a campus setting.

SSCC plans to continue to offer vocational and technical programs at its Duwamish Campus, the NewHolly Learning Center, and Boeing Field. In addition, it has been assumed in the on-campus enrollment projections that advances in Information Technology may make it possible to accommodate some enrollment increases through programs that make limited use of on-campus facilities. However, face-to-face interaction in a campus setting is expected to continue to be the major means of instruction. Such interaction is considered especially important to academic transfer students and vocational programs that require the use of on-campus equipment and facilities.

Consistency of MIMP with Purpose & Intent of MIO District
The purpose and intent of the MIO District regulations (Chapter 23.69, Seattle Land Use Code) are summarized below. SSCC's MIMP proposal is consistent with the purpose and intent of the MIO district regulations as described below.

Permit appropriate growth within boundaries while minimizing adverse impacts

Future development is limited to within the MIO boundary. Development that extends west towards 16th Avenue Southwest will improve the face of the college and strengthen its physical relationship to the community.

Balance a Major Institution's ability to change and the associated public benefit with the need to protect the livability and vitality of adjacent neighborhoods; Provide for coordinated growth through conceptual master plans and major institution overlay zones; Accommodate changing needs of major institutions, flexibility for development and encourage a high quality environment

The College expects modest growth over the next 10-15 years. The plan provides a framework to direct future development in a way that benefits the college and the community by creating a strong campus center and improving the campus edge. The plan provides flexibility for long term growth in order to accommodate the college's changing programs and growing population.

Encourage concentration of development on existing campuses; Discourage expansion of major institution boundaries

Future development does not extend beyond the existing MIO boundaries. The MIO boundaries are not proposed to expand.

Encourage community involvement in development, and implementation of the master plan

The master plan process includes regular campus community and neighborhood community involvement. The Community Advisory Committee is involved from development of the Preliminary Draft Plan through the Final MIMP document. Public open houses are scheduled throughout the process.

Make appropriate transition a primary consideration in determining setbacks

The plan maintains a setback of 100' from 16th Ave. SW for buildings larger than 5,000 sf. This buffer will include landscaping and the screening of parking.

Allow an increase in number of permitted parking spaces when necessary to reduce demand on streets and minimize traffic congestion; Use the TMP to reduce the number of vehicle trips.

The plan identifies peak demand for parking based on existing needs that are projected to meet expected college growth. The Transportation Management Program (TMP) will include a *transportation coordinator* staff position that is responsible for managing and monitoring the TMP, and encourage shifts towards non-single occupant vehicle travel modes.

Give clear guidelines, provide neighborhood notice of development plans, allow City to anticipate infrastructure needed to accommodate development

The plan includes a section outlining development standards which serve as guidelines. The college will provide advanced notice to neighbors of development plans. There are no designated historic buildings on campus.

Consistency with Goals and Policies of Education and Employability Element of Comprehensive Plan

In today's knowledge-driven economy, the economic future of our citizens and our State depends more than ever on keeping higher education accessible. To ensure prosperity in this new century, Washington State cannot afford to leave anyone behind. A high-skill, high-wage economy requires a highly-skilled, well-educated workforce. This is the only path to a prosperous future. SSCC is a major player in making this happen.

Development Standards

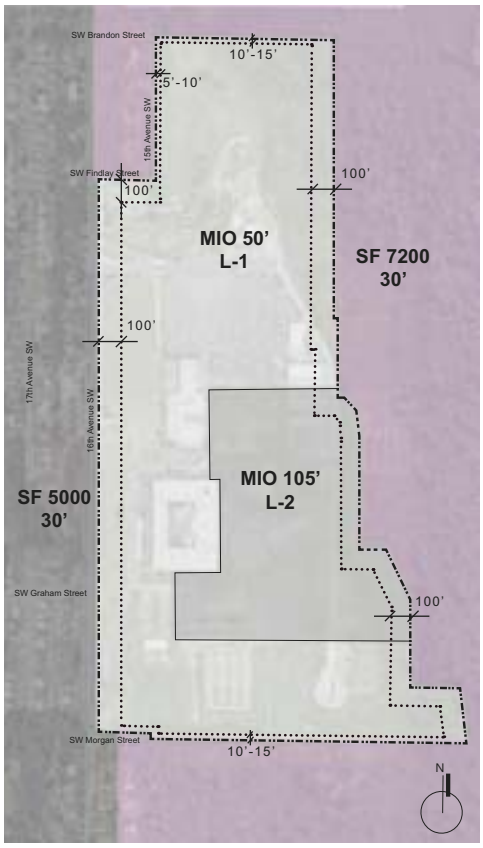


FIGURE 14
Proposed Zoning Plan and Setbacks

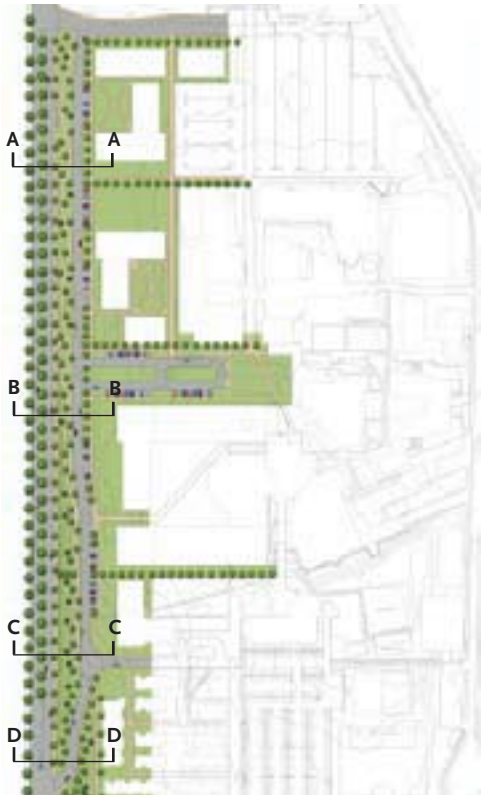


FIGURE 15
16th Ave SW Plan with Section Lines
Section lines refer to Diagrams on pg. 37

ZONING

Modifications to development standards have been included in the master plan as the applicable regulations for physical development within the SSCC Major Institution Overlay (MIO) District. These development standards replace the development standards of the previous master plan and supersede the corresponding development standards of the underlying zones.

Zoning

The master plan does not recommend any changes to the MIO district boundaries but does include a rezone of the MIO-37 area to MIO-50.

The existing MIO District boundaries and underlying zoning are shown on the zoning plan. The area included within the entire MIO is about 3,789,720 sf. There are two major institution designations for the entire district. The majority of the campus lies within the former MIO-37 zone which changes to MIO-50 in this plan. The underlying zone for this area is classified as L1, low-rise residential, and does not change in this plan. This change will accommodate 3-story buildings. It is probable that proposed buildings will need floor-to-floor heights greater than 12.3 feet and will not fit within a 37' height limit. A portion of the campus core lies within the MIO-105' zone with a maximum of 105' height limit. The underlying zone for this area is designated as L2, low-rise residential. This plan does not change the MIO-105 or underlying L2 zones. The areas surrounding the campus are zoned as SF-5000 and SF-7200, single-family houses.

BASIC STANDARDS

Structure Setbacks

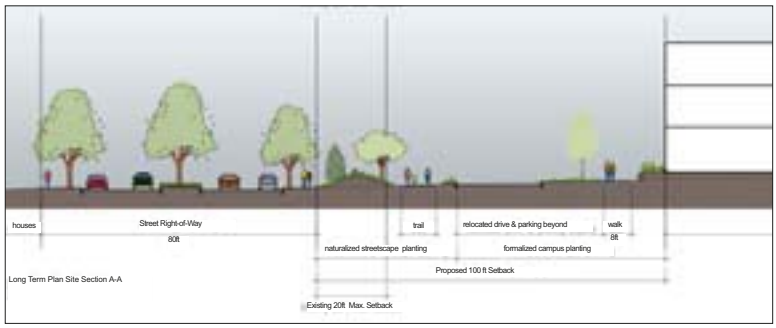
The master plan includes a West setback of 100', East of 100', North at SW Findlay of 100', all other South and North setbacks equal to the underlying zone.[1]

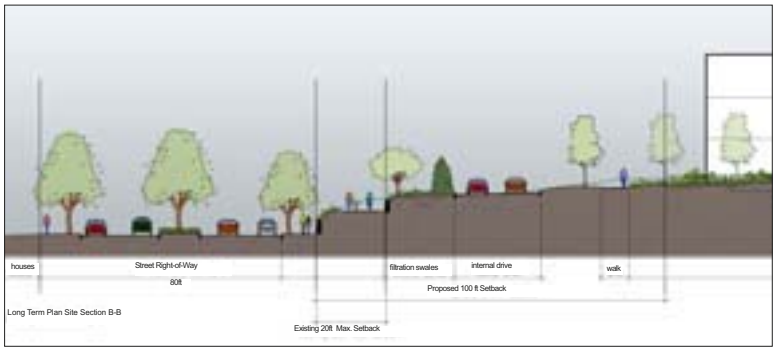
By City code, the institutional standards for setbacks must be no less than the standards of the underlying zone or the standards applicable to structures on abutting lots or structures directly across the street or alley from a structure in the MIO district, whichever is greater. The minimum required front setback is determined by the average of the setbacks of structures on adjoining lots. In L1 and L2 zones, front setbacks for Major Institutions shall be required to be no more than 20 ft. and no closer than 5 ft. to the front lot line. The West, East and South setbacks exceed the minimum requirement of the City code.

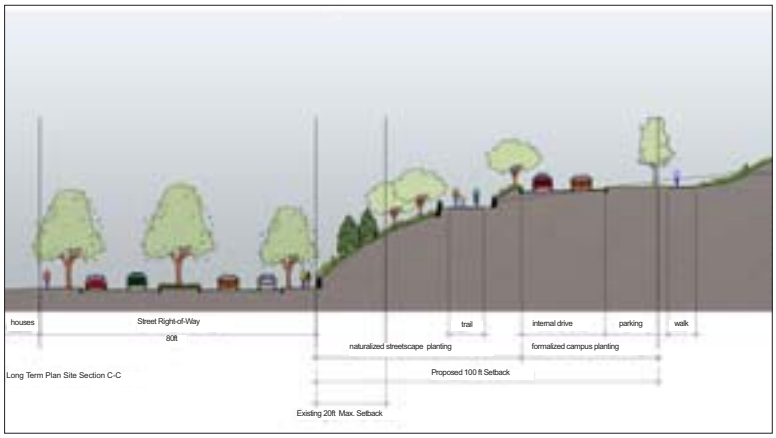
The existing campus road may be realigned and extended to the north in the long term plan if that proves to be advantageous to the college and the community. The road will not be located closer than 50' from the front lot line.

The West setback will improve the front face of the college, strengthen connections to the community, preserve the existing steep slopes to the south and allow for future development of a proposed community-initiated bike route within the setback.

Potential small scale development may be located in the 100' proposed set back bounded by the







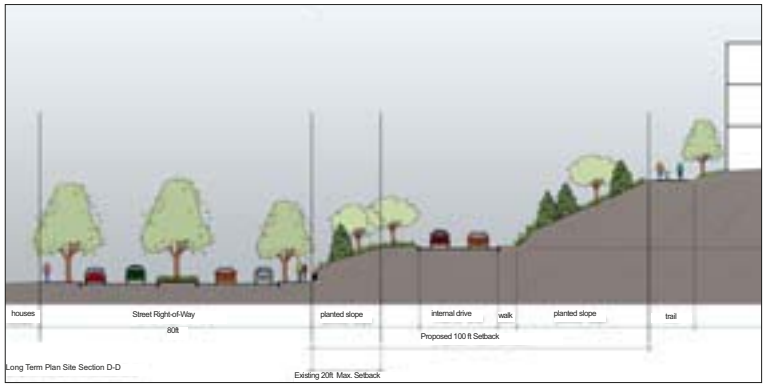


FIGURE 16
16 Ave SW Sections

[1] **Major Institution Master Plan, City Council Condition #4**
The Final MIMP shall provide the following structure setbacks: 100-foot setbacks from 16th Ave. SW; 100-foot setbacks from the property boundary on the eastern extent of the College site, or the buffer width required by the City's Environmentally Critical Areas Ordinance from the top of steep slopes, whichever is greater; and 100-foot setbacks from the MIO boundary along the SW Findlay Street right of way, across from the residentially-zoned properties on the northern end of the western boundary. The following exception shall apply to the front setback: no more than two one-story buildings, each no greater than 4,000 square feet, may be located in the front setback, pursuant to Condition 5 (on page 39). Figure 14 in the Final MIMP shall be modified to show these setbacks.

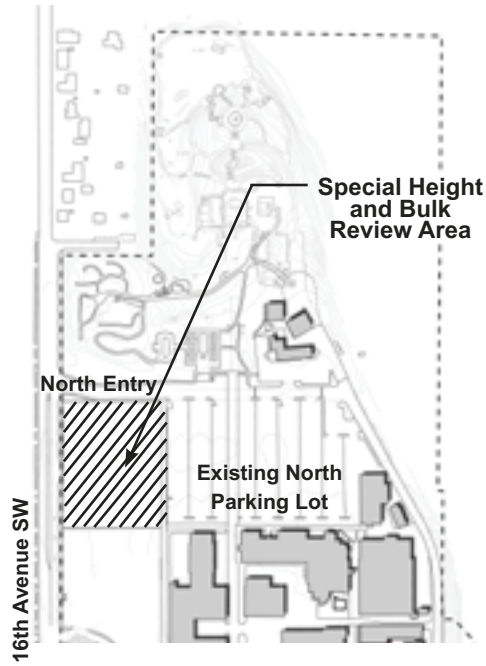


FIGURE 17
Location of Special Height and Bulk Review Area
(Figure 1 of the September, 2006 CAC report)

underlying 5' set back along the western edge of the property and the center and north entry drives coming off 16th Avenue SW. There may be no more than two one-story structures and they may not exceed a total of 4,000 gsf and each may include related parking not to exceed 20 spaces. Allowed small scale development within the set back shall be related to the mission of the college or serve the users of the college and should provide services or functions that would be beneficial to the immediate community. Any development and/or related parking shall be reviewed by the SAC prior to the application for any required master use permit or building permit.[2]

Parking may be located in setbacks on the west edge of campus but will not be located closer than 50' from the front lot line.

Height Limits

The master plan does not recommend any changes to the height limits in the MIO-105 area, however, the height limit in the MIO-37 area changed to MIO-50.

A) In the area bounded by 16th Avenue SW, the North Entry Road, the east margin of the north parking lots, and a line perpendicular to the south margin of the north parking lots as shown in Figure 17, campus buildings, except student housing, shall be limited to between two and three stories, not to exceed 50 feet in height, excluding rooftop mechanical equipment and elevator/stair penthouses. In addition, in order to mitigate for the potential height, bulk and scale impacts on surrounding residential properties, the College shall seek public comment from the surrounding neighborhood and the SAC regarding the siting, massing, design of exterior facades and use of materials in the area depicted in Figure 17. Prior to the submittal of any master use permit application in this part of the campus, the SAC shall develop a process to obtain public comment on any such proposal. This strategy for public comment shall be reviewed and approved by DPD prior to the submittal of any master use permit in this study area. Decision-making on proposals for these buildings shall be guided by the following principles:

- Consideration shall be given to whether the College's program can be effectively met with two stories rather than three while preserving open space, setbacks, and other site development objectives

- Landscaping and other bulk-reducing techniques shall be incorporated to reduce the appearance of bulk and height from 16th Avenue SW

B) Elsewhere in the MIO-50 zone, any proposal for a structure more than three stories in height, in particular for any proposed campus housing, shall be subject to review and comment by the SAC prior to the application for a master use permit.[3]

Within the proposed MIO-50 area, existing and proposed buildings will not exceed 50' except that: (a) pitched roofs for the housing may exceed the 50' height limit by up to 10', provided the slope of the roof is 6:12 or less; and (b) the following rooftop features may exceed the 50' height limit by up to 15', provided that the total of rooftop features does not exceed 50% of the roof area: stair and elevator penthouses, mechanical equipment, and communication equipment including minor communication utilities.

Within the MIO 105' areas shown in Figure 14, existing and proposed buildings will not exceed the 105' height limits. Exterior lighting at the proposed athletic field on the southeast corner would not exceed 80'.[4]

Structure Width and Depth

There are no structure width and depth limits applicable to development under this MIMP; there is no need for such limits because other standards adequately address this matter.

Lot Coverage

Lot coverage for above grade structures shall not exceed 25 percent, calculated on the basis of the entire MIO area of 87-acres.

Current lot coverage is around 12%. The underlying zones have 40-50% lot coverage limits. The master plan shows modest growth of two- and three-story buildings resulting in an increased lot coverage to 16% in the Long-Range plan, significantly less than permitted in the underlying zones.

[2] **Major Institution Master Plan, City Council Condition #5**
The Final MIMP shall be amended to limit development in the 100-foot front setback area adjacent to 16th Ave. SW to no more than two (2) one-story developments, each no greater than 4,000 gross square feet and with each associated parking area not to exceed twenty spaces. Any such building and/or related parking area shall be reviewed by the SAC prior to the application for any required master use permit or building permit.

[3] **Major Institution Master Plan, City Council Condition #6**

[4] **Major Institution Master Plan, City Council Condition #3**
The Final MIMP shall be amended to provide that sports field lighting shall be a potential (long term) project and any sports field lighting that is installed shall be designed to minimize the impact on the community at night through the use of shielded and directed light fixtures that direct lighting onto the playfields and minimize the infiltration of light beyond the field and that the SAC be given an opportunity to review and comment on the design of any field light proposed for this or any location on campus.

FIGURE 18
Designated Open Space - Near and Long RangePlan

FIGURE 19
Campus Open Space

LANDSCAPE & OPEN SPACE

Landscape

Landscape plantings should be of a scale and density that reinforces pedestrian circulation, defines campus gateways and building entries, enhances campus open spaces, and provides visual interest in all seasons. Species planted should be selected based on their ability to adapt to the existing conditions of the site, requiring minimal maintenance.

This plan does not recommend dramatic changes to the landscaping at SSCC but sets out to preserve the best elements of the landscape, incrementally improve areas that detract from the overall character, and create a more consistent level of quality throughout the campus core. The landscaping should help to integrate different architectural styles, providing a consistency that strengthens and interconnects the network of open spaces. Selected plantings should be of a scale and design relating to the architecture, contribute to the shaping and connectedness of adjacent campus spaces, minimize maintenance requirements and support the teaching resources of the horticulture program.

Pedestrian paths should be edged with large deciduous canopy trees and low plantings that add seasonal interest. More elaborate plantings of shrubs, groundcovers and bulbs should be reserved for vehicular and pedestrian entries with small scale plantings at more intimate spaces. Large expanses of lawn should be focused in key areas to reduce maintenance requirements while providing active and passive recreational opportunities. Meadows of wildflowers and native grasses should be incorporated into the campus open spaces not actively used by students or community members, to provide wildlife habitat and reduce storm water runoff and maintenance demands.

Screening & Landscaping

Parking areas facing 16th will be screened. Screening is not necessary for other parking areas because they will not be visible from the street

Parking at the West side of campus is more than fifty feet from the street right-of-way. Plantings and the bike route are located between parking and the 16th right-of-way. Screening of this parking will be provided with plantings.

Open Space

Maintain diversity of scale and spatial form of open spaces relative to campus uses. Opportunities to create new or reconfigure existing open spaces that lack spatial definition should be realized with new development. Designated areas of open space are shown on Figure 18.

The campus open space including the Arboretum and Seattle Chinese Garden plays a significant role in creating first impressions, shaping the image of the College, knitting together various architectural styles and creating a sense of community. Memorable open spaces reinforce a sense of place and community and create shared experiences between all users. Open spaces on campus include open lawns, meadows, plazas, courtyards, gardens, corridors for circulation and recreational fields and courts. The quality and character of each of these spaces are unique and should be enhanced through landscaping and site furnishings. Overall campus open space (all areas aside from buildings, roads, parking and the Seattle Chinese Garden) will not be less than 40% of the entire area within the MIO boundary.

The underlying zoning requires that the property owner must post a cash deposit or pledge an interest-bearing account of 60% of the landscaping to guarantee compliance. This requirement will not apply to SSCC as a State agency.

PARKING

Locations for parking will remain at the north and south ends of campus. The major access points will continue to be at the existing north and south entrances off of 16th Avenue SW.

Major Institution Master Plan, City Council Condition #11
As discussed in the TMP (p. 55), the forecasted parking supply exceeds the maximum allowed under the land use code. Therefore the MIMP authorizes parking in excess of the code maximum to minimize adverse parking impacts in the adjacent neighborhood.

As mentioned, the college is expecting moderate near-term growth and some replacement of existing buildings. An objective of the MIMP will be to meet expanded parking demands with on-campus parking facilities so that college related parking demand on neighborhood streets does not increase. Parking may be above or below grade and structured or unstructured, depending on feasibility and available funding. In addition to the area shown in Figure 20, structured parking may be a part of proposed housing depending on feasibility and availability of funding. The maximum number of total spaces provided in the long term is not anticipated to exceed 2,095.

An assessment of parking demand and traffic is included as part of the Environmental Impact Statement which analyzes the potential traffic and parking impacts of the master plan.

FIGURE 20
Parking Locations

SUSTAINABILITY

SSCC will implement environmental stewardship and sustainability principles and practices in the development and management of buildings and other capital projects whenever possible.

Sustainable building is an integrated framework of design, construction, operations and demolition practices that encompasses the environmental, economic and social impacts of buildings. Sustainable design includes: efficient management of energy and water resources, management of materials and waste, protection of health and indoor environmental quality, protection of the environment and reinforcement of natural systems, and an integrated design approach. The following practices contribute to sustainable design:

Sites & Landscape
- Maximizing quality and quantity of landscape
- Using plants that don't need irrigation
- Using native plants
- Creating habitat
- Encouraging alternate transportation

Energy & Atmosphere
- Optimizing daylighting
- Using natural ventilation when possible
- Creating facades responding to sun
- Maximizing renewable energy use
- Designing for longevity

Materials & Resources
- Reducing waste
- Using local materials
- Creating healthy building with low toxicity
- Designing for longevity

The following policies support such practices:
- Adoption of Leadership in Energy and Environmental Design (LEED) standards whenever possible (LEED certification is a lesser priority than the use of LEED supported practices whenever feasible).
- Adoption of Life Cycle Cost Analysis standards to optimize energy and water efficiency in buildings and better coordinate between capital and operational budgets.
- Integration of sustainable solutions at the campus/community level, in addition to the building level.

MIMP DEVELOPMENT STANDARDS CHART

Code Development Standard	MIMP Development Standard
SMC 23.45.092 Institutions -- Structure height	Replaced by the height limit provisions in the Development Standards section of the MIMP on p. 38
SMC 23.45.094 Institutions -- Structure width and depth	Replaced with no limits. See Structure Width & Depth provision in the Development Standards section of the MIMP on p. 39
SMC 23.45.096 Institutions -- Setback requirements	Replaced by the setback provisions in the Development Standards section of the MIMP on pp. 37-38
SMC 23.45.098 Institutions -- Parking, access and transportation plan requirements A. Parking quantity B. Location of parking C. Screening of parking D. Landscaping of parking	A-C. Replaced by the Parking provisions and the Screening & Landscaping provisions in the Development Standards section of the MIMP on p.40, 41 and 42. D. Applies – no change from code requirement.[5]
SMC 23.45.100 Institutions -- Noise, odors, light and glare A. Noise B. Odors C. Light and Glare	A-B. Applies – no change from code requirement.[6, 7] C.1. Applies – no change from code requirement.[8] C.2. Replaced by: (a) the exterior lighting provision in the last sentence of Height Limits in the Development Standards section of the MIMP on p. 38; and (b) City Council condition I.A.3. (referenced on p. 39 of the MIMP)
SMC 23.45.102 Institutions -- Dispersion criterion	Replaced by the MIMP. The dispersion criterion does not apply to SSCC development within the Major Institution boundaries.

[5]SMC 23.45.098 D. Landscaping of parking
Accessory parking areas for more than twenty (20) vehicles shall be landscaped according to the following requirements:
1. One (1) tree per every five (5) parking spaces shall be required.
2. Each required tree shall be planted in a landscaped area and shall be three (3) feet away from any curb of a landscaped area or edge of the parking area. Permanent curbs or structural barriers shall enclose each landscaped area.
3. Hardy evergreen ground cover shall be planted to cover each landscaped area.
4. The trees and landscaped areas shall be located within the parking area in such a manner that large expanses of pavement and cars are visually broken and softened.

[6]SMC 23.45.100 A. Noise
1. Institutions shall be designed to meet the terms of Chapter 25.08 of the Seattle Municipal Code (Noise Control).
2. Institutions which are the origin or destination of emergency vehicles which emit noise specifically exempted by Chapter 25.08 shall be located only on an arterial street as designated in Chapter 11.18 of the Seattle Municipal Code (Traffic Code). Access to emergency entrances for such institutions shall also be located on the arterial.

[7]SMC 23.45.100 B. Odors.
Ventilation devices and other sources of odors shall be directed away from residential property.

[8]SMC 23.45.100 C. Light and Glare.
1. Exterior lighting for institutions shall be shielded or directed away from principal structures on adjacent residential lots.

Code Development Standard	MIMP Development Standard
SMC 23.69.030 C.1. Existing underlying zoning	Underlying zoning shown in MIMP on p. 36
C.2. Modifications to the underlying zoning	MIO-37 area changed to MIO-50. See p. 36 of the MIMP
C.3.a. Structure setbacks along public rights-of-way and MIO boundaries	Setback requirements included in the MIMP on pp. 37-38
C.3.b. Height limits	Height limits included in the MIMP on p. 38
C.3.c. Lot coverage for the entire MIO District	Lot coverage limit included in the MIMP on p.39
C.3.d. Landscaping	Landscaping requirements included in the MIMP on p. 40
C.3.e. Percentage of MIO District to remain in open space	Percentage of open space included in the MIMP on p. 41
The following development standards are optional:	
C.4.a. Transition in height and scale	Incorporated in the height limits and setback requirements of the MIMP.
C.4.b. Width and depth limits	No width and depth limits established (see above)
C.4.c. Setbacks between structures not located along public right-of-way or on MIO boundary	No such setbacks required
C.4.d. Preservation of designated historic structures	There are no designated historic structures on the SSCC campus
C.4.e. View corridors	No view corridors required
C.4.f. Pedestrian circulation	Incorporated in the MIMP on p.16 and p.68.

SEPA Conditions

SEPA CONDITIONS

SEPA Conditions, DPD Report

1. *Replacement of existing structures on the central campus shall be designed and implemented in such a way as to minimize the damage and removal of the trees and shrubs that comprise the landscaping.*

2. *Trees or shrubs on the central campus that have been removed or significantly damaged as a result of construction activity shall be replaced with specimens of equal or greater educational and ecological value.*

3. *To mitigate the increase in the bulk and density of buildings on campus, the College shall formerly set aside the wooded area located in the northeast area of campus east of the Seattle Chinese Garden for open space.*

4. *During the planning for design and construction of new buildings and other development of the SSCC campus, accomplish the following:*

    - *Replacement of damaged/removed trees and shrubs with specimens of equal or greater educational and ecological value*
    - *Design to minimize impacts to trees and shrubs*
    - *Under the guidance of an arborist, take appropriate measures to protect the Exceptional Trees and other trees to be preserved*
    - *Consult the Washington Department of Fish and Wildlife (WDFW) Priority Habitats Database to ensure no new data points are documented nearer to campus*

5. *For each phase of construction review the WDFW Priority Habitats Database to ensure that no new data points (species of concern) are documented nearer the site that may create buffers, as recommended by WDFW, which overlap with the campus. If a new data point is identified in the master use permit process, SSCC shall notify DPD of the finding, and DPD and or any other interested agency may exercise authority to condition the project under SEPA.*

6. *SSCC shall continue to promote its required TMP in order to reduce the number of single occupant vehicle trips to the campus.*

City Council Additional Conditions, Final Environmental Impact Statement (FEIS) Mitigation Measures

EIS-A) Water

Mitigation
Surface Water
No measures to mitigate surface water movement would be anticipated for the Proposed Action.

Ground Water
Due to the potential for groundwater seepage to be encountered during excavations, it would be necessary to manage the seepage by digging interceptor trenches in the water.

EIS-B) Plants and Animals

Mitigation
Construction sites would be delineated with fences, where storage of materials would occur. Replacement of structures would be designed to limit impacts to plants. Specimens would be replaced with those of equal or greater educational and ecological value. Stormwater should be detained and treated prior to being released into natural areas such as wetlands.

Mitigation measures to protect exceptional trees would be implemented in accordance with the Seattle Municipal Code. Prior to construction, the WDFW Priority Habitats Database should be re-reviewed to ensure that no new data points are documented near the site.

EIS-C) Environmental Health

Mitigation
Waste Generation
Storage and containment facilities, as required, would be constructed to applicable City and State standards.

Facilities Conditions
Construction procedures would minimize the potential for cross-contamination of clean soil by contaminated soil.

Potentially contaminated soil would be stockpiled prior to loading on trucks for transport to approved off-site disposal facilities.

Noise
Construction and operational activities would be managed to comply with the City's noise control requirements.

Campus police would respond to student housing-related noise complaints.

EIS-D) Land Use

Mitigation
No mitigation of direct land use impacts would be necessary for the Proposed Action.

EIS-E) Aesthetics, Light/Glare, and Views

Mitigation
Aesthetics
Other than incorporating design guidelines into the design process, no additional measures are necessary. Landscaping should be managed to preserve the most valuable elements of the existing landscape and should incrementally improve areas that detract from the overall character, creating a consistent level of quality throughout the campus core.

Parking along the west side of campus would occur at least 50 feet from the street right-of-way. In order to promote connections and cross-use between the campus and adjacent neighborhood, plantings and a bike route would be located between parking and 16th Avenue SW.

Light and Glare
The lighting systems selected for use with this project should employ the latest technologies currently available (including full-cutoff floodlights from the lighted fields). Spill light and light trespass, including direct glare, can be controlled through the use of luminaire locations, light distributions, aiming angles, and mounting heights.

Views
No mitigation would be necessary.

EIS-F) Population and Housing

Mitigation
No mitigation of population and housing impacts would be necessary for the Proposed Action.

EIS-G) Transportation, Circulation, and Parking

Mitigation
No impacts warranting mitigation are identified.

EIS-H) Public Services

Mitigation
Fire and Emergency Medical Services
Appropriate traffic control measures would be implemented to maintain safe access to campus facilities. SSCC would coordinate building design with emergency to ensure effective location of ingress/egress points, building access options and security-related design.SSCC would provide emergency personnel with site and building design schematics to improve response times and knowledge of the site in the event of a major emergency.

Police Services
During construction and to prevent injury or auto incidents, parking should be enforced to ensure appropriate location of student and staff vehicles.
To reduce the potential for crime on-campus, proposed buildings and associated landscaping should be designed to maximize security and crime prevention.

Parks and Recreation
Identify potential trail connections with the Duwamish Greenbelt, the Riverview Park, and the surrounding neighborhood.

EIS-I) Utilities

Mitigation
Electricity
The College plans to install a gas-fired generator in the Robert Smith Building to keep computer and phone networks alive during potential outages.

Natural Gas
New connections to the 4-inch PSE main in 16th Avenue SW or connections to the current campus gas system will be required. Relocation of existing gas lines may also be required.

Telecommunications
For telecommunications capacity it would be necessary to build additional IDFs at critical locations on campus.

Telecommunications (contd.)
The service provider would need to bring dial tone to the on-campus demarc for the addition of 500 student phones.

SSCC would be required to comply with requirements pertaining to emergency dial-up service (9-1-1 access) as part of providing telecommunications service to student housing units.

Data
Server space would be increased to serve the growing campus population and increasing demand for data network services.

Transportation Management Plan

TRANSPORTATION MANAGEMENT PLAN

Introduction

SSCC has operated a Transportation Management Program (TMP) since 1993 when the college entered into a Memorandum of Agreement (MOA) with the City of Seattle. The intent of the MOA was to reduce the percentage of employees and students at SSCC who commute to and from campus using a single occupant vehicle (SOV). The goals of the SSCC TMP are to provide adequate on-campus parking, lessen the impact of off-campus parking, improve utilization of public transportation, and provide incentives for carpooling, bicycling, and other alternative modes of transportation.

The location of the SSCC campus and the characteristics of its faculty, staff and student population make it difficult to increase non-SOV rider ship. The location of the campus in a relatively remote residential area of West Seattle is distant from major travel routes and population centers. Consequently, travel times from population centers within the City are relatively long when compared to other major institutions in the City. In addition, its location at the top of a hill discourages bicycle trips and walking. Compounding the geographic challenges are the demographics of the campus population. Most students attend SSCC part time to improve their vocational skills while working and require a vehicle in order to travel between the campus and their work place quickly. This mobility requirement precludes most students from using non-SOV travel modes. In addition, the percentage of part-time faculty has increased significantly in the past ten years. The part-time nature of both student and faculty populations results in flexible and unpredictable schedules that make it difficult to form and maintain carpools or utilize other non-SOV travel modes.

The students' need for mobility will not be altered by lowering the cost of transit passes or increasing the cost of parking. However, two projects could result in less dependence on SOV commutes. The first is the planned monorail stop at Delridge Way. The monorail will improve mobility within the City and provide students living proximate to the route with a relatively rapid means of traveling to the campus. If Metro service between the station and the campus is not adequate, the existing campus shuttle route should incorporate a stop at the monorail station.

Secondly, the Master Plan includes student housing, which reduces the number of new trips generated by the campus.

However, the development of student housing is not certain, so it is not included as a program element at this time. If student housing were constructed, it would be included as a program element in future refinements to the TMP.

In spite of these challenges, SSCC continues to provide a TMP that offers significant incentives to encourage faculty, staff, and students to utilize non-SOV travel modes. The TMP will continue these efforts to encourage and support non-SOV travel modes.

The TMP non-SOV goal is 40%. Faculty and staff that are required to use their personal vehicle for work related purposes shall be excluded when calculating progress towards this goal. This goal is less than the 50% SOV goal established in the Seattle Municipal Code (SMC) [23.54.016-C-1]. This 40% goal has been approved by City Council under the following conditions:

- The non-SOV goal for the TMP will be set at 40%.
- A survey of student commuting behavior must be taken 5 years following the approval of the MIMP. The survey shall use the same methodology as that in the May 2005 survey found on Pages 170-177 of the FEIS. This survey shall be in addition to the surveys required to document faculty and staff commuting behavior in the required TMP/CTR.
- The student behavior survey must be repeated every 5 years until the end of the MIMP life and included in SSCC and/or City evaluation of TMP elements.
- Goal attainment may be made through augmenting of existing program elements or adoption of new elements.

SMC 23.54.016-C also links the TMP to parking supplies that exceed 135% of the minimum long–term parking requirement. The maximum recommended parking supply for Year 15 is 1,590 stalls and 1,850 stalls in Year 30. Major institution code requirements establish the maximum parking supply at 1,413 stalls in Year 15 and 1,740 stalls in Year 30. Permitting of a parking supply in excess of the maximum allowed by code is warranted for the reasons presented here and in the EIS and would provide SSCC with the flexibility it requires to meet forecasted parking demand and unforeseen new demands that may result from unanticipated changes in existing programs or addition of new programs.

City Council has approved an additional 200 parking stalls, in addition to the increase in the maximum 135% by approval through the master use permit process. The request must include the submittal of updated traffic and parking analyses, supported by faculty, staff, and/or students as a result of changes in classes or programs that cause increases in documented projected parking demand. If approved, this TMP shall be updated to include strategies that reflect the additonal parking but maintain the 40% non-SOV goal required under this MIMP.

A Residential Parking Zone (RPZ) is not part of the proposed TMP because it is not supported by the CAC. If Council requires a RPZ and an RPZ is established, additional on-campus parking would have to be provided (approximately 150 stalls) to off-set the loss of on-street parking that is adjacent to residential land uses.

TMP

The TMP includes the following elements as per Director's Rule 14-2002. To facilitate comparison of the proposed TMP elements with Director's Rule requirements, the reference numbers of the required elements are included in brackets at the end of each of the proposed elements.

1. A Transportation Coordinator staff position that is responsible for managing and monitoring the TMP. [#1]
2. Biannual promotions of the TMP and related programs. [#2]
3. Continued maintenance of the existing Commuter Information Center (CIC) in the Student Union Building. Establishment of additional CIC's in new buildings that incorporate common spaces where students gather. [#3]
4. Continued participation in King County Metro's Ridematch Program. [#5]
5. Preferential parking for vanpools and carpools. All such reserved stalls will meet SDOT standards for parking stall dimensions and access lanes. The number of such stalls shall exceed the demand. [#7, 8, 20]
6. Secure bicycle parking adjacent to designated buildings. The quantity of bicycle parking shall meet the City's minimum requirements or, if greater, the observed demand. [#9]

7. Access to shower and locker room facilities. [#10]
8. SOV parking fees set at a level to encourage SOV drivers to shift to non-SOV travel modes. Free vanpool parking with payment of a $35 per quarter per person fee. [#13]
9. Incentives to encourage shifts towards non-single occupant vehicle travel modes include:

    a. Reduced parking fees for carpools and other non-SOV travel modes. [#14]
    b. $35 per quarter Commuter Bonus Vouchers. [#14]
    c. Home Free Guarantee that gives program participants a free ride home in case of emergency. [#23]
    d. Establishment of a $10 per quarter ($7 in summery) Transportation Management Fee charged to students enrolled for 10 or more credits. This fee allows these students to exercise one of the following options: [#14]

        i. Purchase a quarterly bus pass, the GOPass, which is a 2-zone Metro transit pass that may also be used on Sound Transit routes (including rail) or Washington State Ferries.
        ii. Receive a one-time $30 subsidy each quarter on a one-month regular Metro pass.
        iii. Receive a one-time $45 reimbursement each quarter on the ferry pass or Pierce/ Snohomish Transit pass.

    e. Access to a free shuttle that serves satellite campuses and portions of Rainer Valley. The shuttle route will be modified to incorporate a stop at the planned monorail station on Delridge Way and potentially by further modified to improve non-SOV access to the campus. [#18]
    f. Department managers have the authority to establish alternative work schedules, flexible arrival/ departure times, and occasional telecommuting on a case by case basis when department operations are not impacted. [#16, 19]

g. Fleet vehicles will continue to be available for faculty and staff work related trips. [#21, #22]

10. Provide an annual program report as part of the major institution-reporting requirement. [#28]
11. Conduct a biennial trip reduction survey and include findings in the annual major institution report. [#29]

The TMP will include the elements presented above. The fees and services listed are subject to change in order to provide the flexibility to modify fee schedules, shuttle operations, and refine program services so the TMP can adjust to changing campus conditions and mobility needs.

Appendix

Site Assessment

View of downtown Seattle from the Arboretum

NEIGHBORHOOD RELATIONSHIPS

The Site Assessment is a critical element of the master plan process. It includes a review of the previous master plan, site observations, and interviews with campus representatives. Observations included a general inventory of site conditions and a functional and aesthetic analysis of the campus environment.

Neighborhood Relationships

SSCC's main campus is located between SW Brandon Street and SW Morgan Street, along 16th Avenue SW, in the Puget Ridge neighborhood of West Seattle. The neighborhood is predominantly single-family dwellings, with some commercial uses concentrated near Delridge Way, several blocks to the west. The Duwamish greenbelt borders the campus' eastern edge, separating it from industrial areas down the hill on West Marginal Way. Riverview Playfield is located to the southeast and has a number of community ball fields. SSCC is the only Major Institution in the area. No other Major Institutions lie within 2,500 feet of SSCC's Major Institution Overlay (MIO) district boundaries.

The Campus Edges plan (Figure 1) highlights the texture, fabric and vegetation density in areas surrounding the campus. The study of the campus edges helped influence the development of a master plan by defining the existing character of the campus at the edges and enhancing the campus' relationship its to its surroundings. A dense deciduous and coniferous forest on steep slopes is part of the Greenbelt and offers a beautiful backdrop. The SSCC Arboretum, Seattle Chinese Garden and open fields buffer the campus on the north and south offering campus and community members areas for relaxation and recreation. The valley west of the campus provides scenic views and is characterized by single-family homes on steep slopes with clusters of forest-like vegetation scattered throughout.

There are many campus functions that are supported by students from various programs and are accessible to, and used by, members of the campus community and surrounding neighborhood.

They are listed below and depicted in Figure 2:

A. Alki Café, Alhadeff Grill and the Food Court provide food services, supported by the Culinary Arts students, and host community events and special occasions
B. Bernie's Pastry Shop offers retail take-out items such as cookies, candies, cakes, pies and breads and special orders prepared by students in the Pastry program

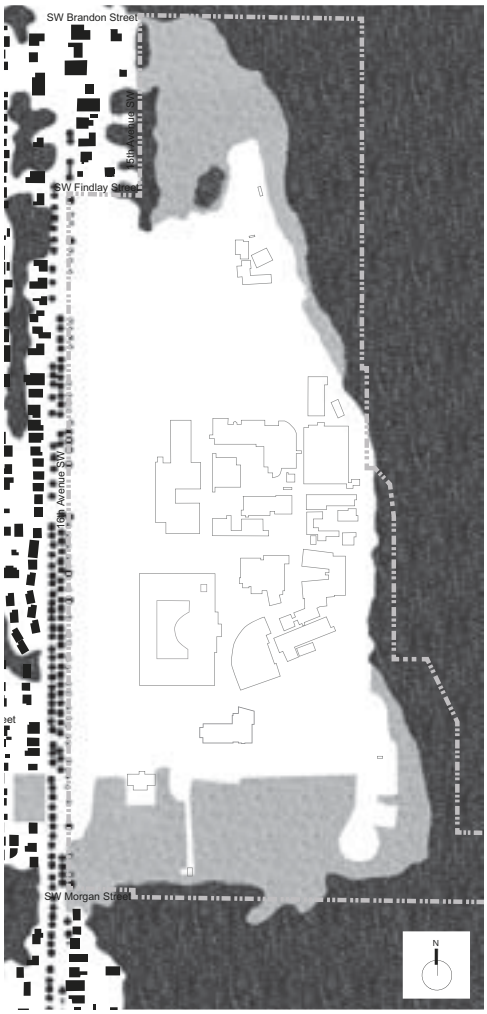


FIGURE 1
Campus Edges plan

C. Beauty Center offers personal care services provided by the Cosmetology students
D. Bookstore offers trade, reference and children's books as well as art supplies, clothing and other student supplies
E. Child Care Center provides childcare for children of SSCC students, employees and the community
F. SSCC Arboretum that was designed and built and is maintained by faculty and students enrolled in the Landscape Horticulture program. It offers the serene tranquility of specialty gardens, walking paths, a reflecting pool and a large gazebo with a spectacular view of Elliott Bay
G. Seattle Chinese Garden is being planned at the northern end of SSCC property. Currently an authentic Chinese pavilion sits on the site. Future development includes a much larger Sichuan garden.
H. Garden Center offers retail sales of student cultivated perennials, shrubs, native plants, groundcovers and houseplants as well as workshops in the Spring.
I. Art Gallery provides the campus and surrounding community with a variety of visual learning experiences through art and cultural exhibitions
J. Jerry M. Brockey Center is available for rental by local businesses, organizations and individuals. Facilities include a large events space with a stage and a kitchen
K. Copy Center is available to community members and located in the Library.
L. Library reading and study areas are open to the public; collections are open to community borrowers
M. Basketball, Tennis Courts and Volleyball are available for community use
N. Continuing Education offers a variety of lifelong learning opportunities from courses on a variety of hobbies to trips
O. Worksource and Career Development Services offers comprehensive career services including career management and developing effective strategies to search for work
P. Corporate Training services and facilities are available for local businesses
Q. Olympic Hall Lecture Facility provides cultural event space for the community

Community members regularly use all of these services. However,

Beauty Center located within the core of campus

FIGURE 2
Community Facility Location plan

Duwamish Greenbelt south and east of campus

CAMPUS DEVELOPMENT

their locations are often difficult to reach and hard to find minimizing visibility and their full potential.

South Seattle's 87-acre main campus is located on a bluff above Elliott Bay, adjacent to several hundred acres of the Duwamish Greenbelt. The City designated Environmentally Critical Areas plan (Figure 5) illustrates steep slopes (>40%) and slide areas found within the green belt east of the campus and smaller areas found west of the campus. The greenbelt is identified as a sensitive area, with setback requirements of 100 feet from the top of slope.

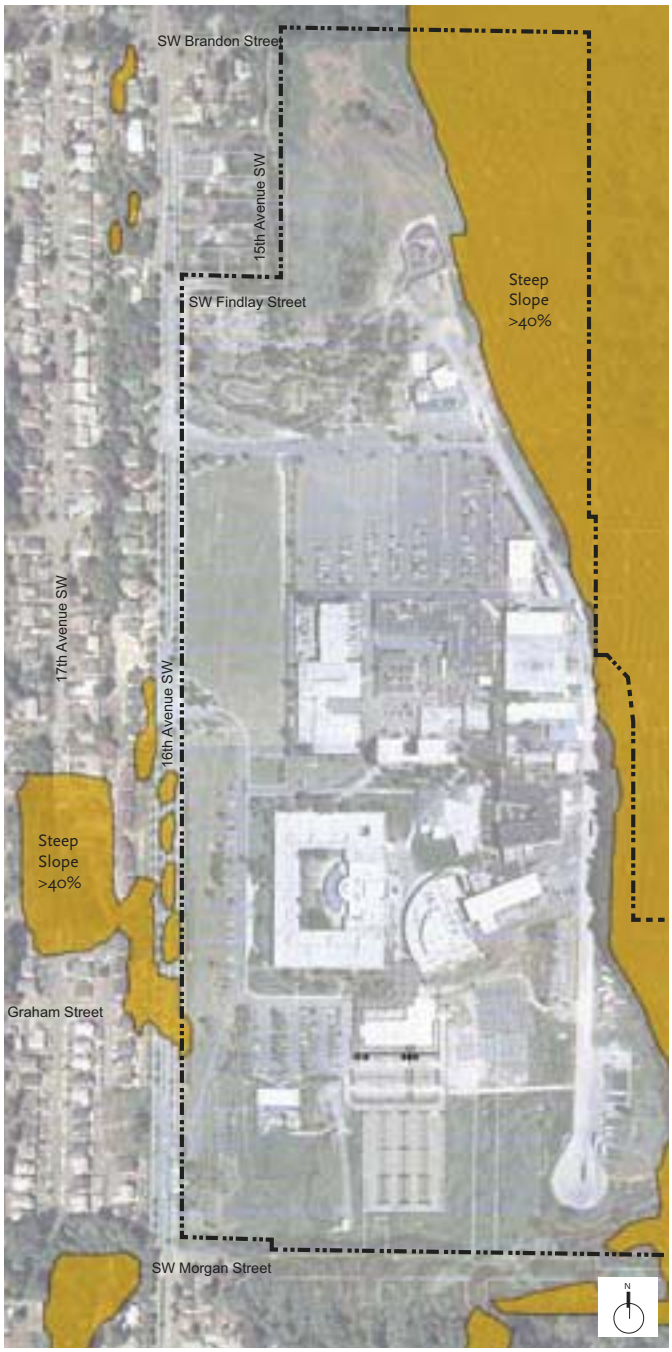


FIGURE 3
Environmentally Critical Areas plan

The Main Campus consists of 35 buildings totaling approximately 487,370 gross square feet, including the new 47,000 sf Olympic Hall. Many of the core buildings were constructed between the years 1968 and 1973, and several subsequent buildings were built as temporary or portable structures with limited life expectancy. These buildings have been generally well maintained, but their age and condition continue to be a drain on limited operating funds. In addition, several buildings no longer meet the standards for accessibility, class size and integration of new technologies in the classroom environment.

There are currently 1,220 parking stalls on the campus.

Campus development is concentrated in the middle of the southern portion of the existing Major Institution Overlay (MIO) boundary . The Building Mass diagram shows the level of density and transparency of campus buildings. The buildings are internally focused with little sense of openness toward the street or campus edge. The overall mass of the buildings and their location (set back from the street) also limit the visual and physical connections between the campus and the surrounding community. Because of the importance of community connections to SSCC as a community college, it was important to reconsider this internal focus of the campus.

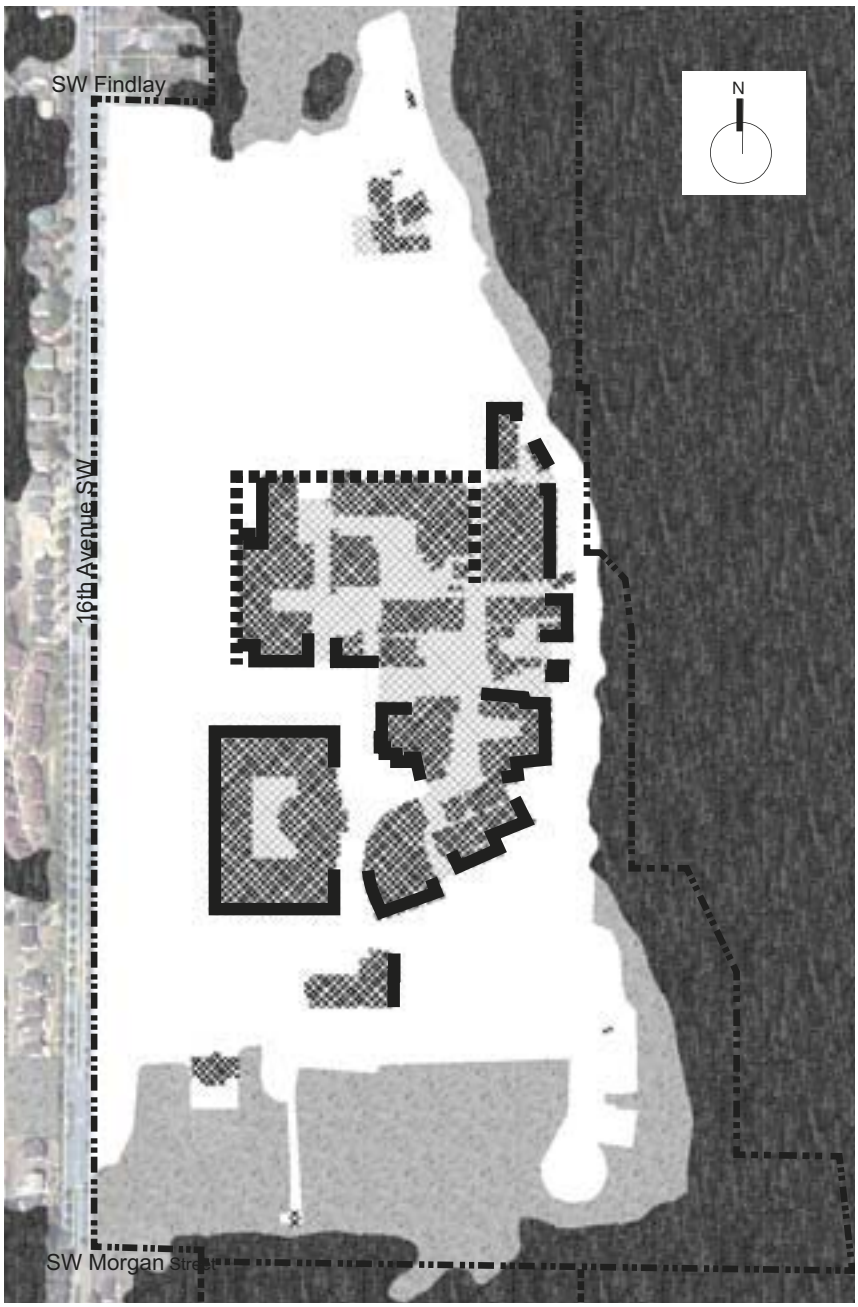


FIGURE 4
Building Mass plan

OPEN SPACE

Campus open space is intended to serve a range of uses and is a critical element to any campus. Most important, the open space and landscape provide a sense of place and community. Open space provides transition between different zones; offers refuge to study, relax and connect with colleagues; enhances views from inside buildings; expands a classroom or workroom; provides learning opportunities; displays art; provides a habitat for wildlife; evolves with the seasons; temporarily holds cars; and accommodates intimate seating and large group gatherings. Surface parking lots are not considered to be functional open space.

The development and character of the open spaces found on the SSCC campus are primarily determined by the functional uses of adjacent buildings and as a result are quite diverse. They differ characteristically in spatial form, scale, plantings, intimacy, views and function. The Open Space Structure diagram (Figure 5) identifies general characteristics of campus open space in terms of materials. The diagram illustrates that the amount of quality, usable open space is fragmented and lacks a clear hierarchy. While individual, distinct open spaces are important to maintain, a clear order with clear connections can help bring unity to a campus.

The north zone of the campus is defined by the SSCC Arboretum and the future Seattle Chinese Garden. The Arboretum was established by the College and the SSCC Foundation in 1978 to serve as a living laboratory for SSCC's highly regarded Landscape Horticulture program. The site is on a bluff that overlooks the City of Seattle and Elliott Bay. As part of their studies, students have designed and built the Arboretum. It is used as a laboratory for plant identification, arboriculture, irrigation, landscape maintenance and landscape construction courses. The Arboretum is also used as an outdoor classroom by professional horticulturists and hobby gardeners and as a park by the neighboring community.

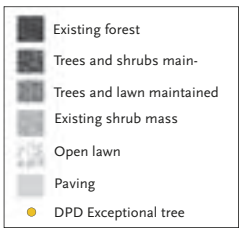


FIGURE 5
Open Space plan

Pedestrian entrance off 16th Ave SW

CIRCULATION

Since most students commute to campus and are handling outside commitments along with classes, convenient vehicular access and parking are very important. This includes strong pedestrian connections between parking and facilites. Large numbers of automobiles, however, can have a negative effect on pedestrians routes and the landscape if not carefully planned and managed.

The Circulation Plan (Figure 6) illustrates the circulation patterns at SSCC. Vehicular access to the campus occurs at the north, central and south entrances along 16th Ave SW. The south and central entrances are connected by a campus drive that also serves the bus drop-off and visitor parking. The bulk of the staff and student parking is located at the north and south ends of the campus. Metro buses serve the college and stop along 16th Ave SW in three locations and along the internal campus drive. The Aviation and Truck Driving programs require dedicated roadways and staging areas that are not accessible to the general campus community. These are located along the east drive adjacent to the greenbelt with truck turn-arounds at the north and south ends.

Pedestrian circulation is not well defined within the campus core and connections from the campus core to parking lots, the Arboretum and the Seattle Chinese Garden are weak or non-existent. With the addition of parking and Olympic Hall, it will be necessary to strengthen the pedestrian connections to the south to address the shift of pedestrian activity in this area. Maintaining a car-free zone within the core of the campus will continue to minimize conflicts between pedestrians and vehicles, and improving the definition and clarity of circulation routes will ease wayfinding.

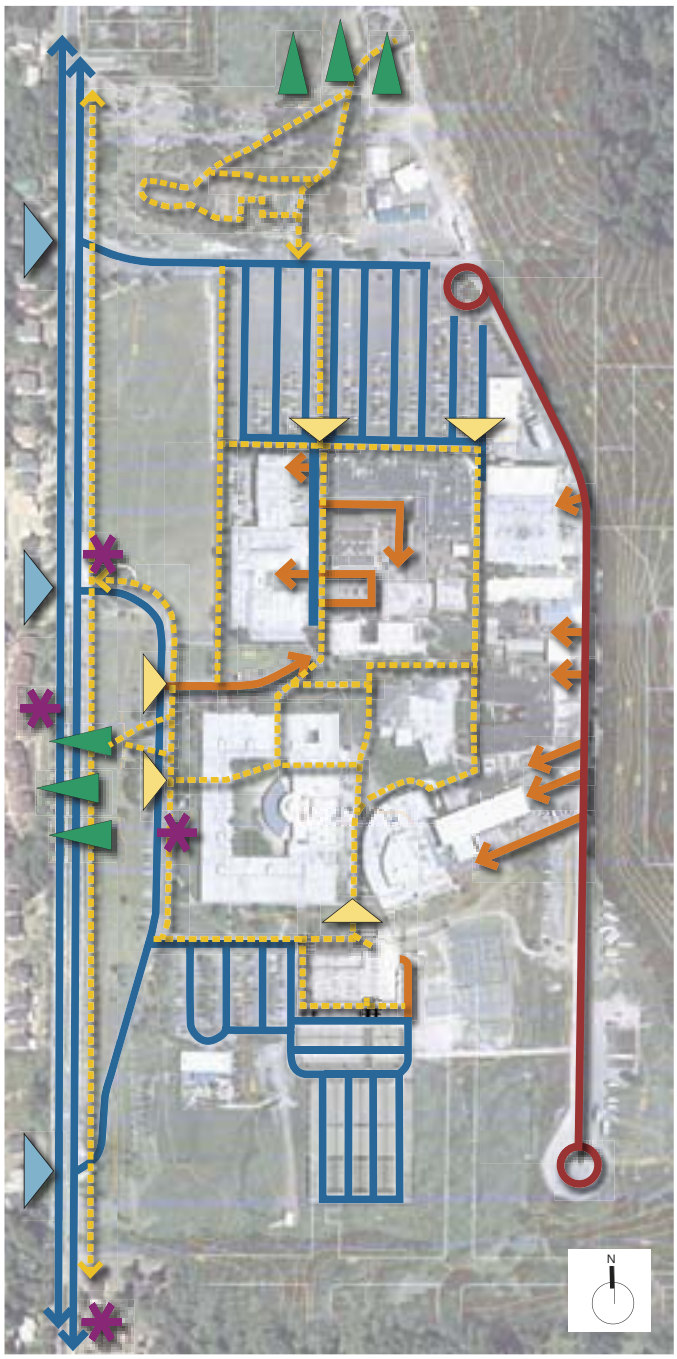


FIGURE 6
Circulation plan

Facilities Assessment

The facilities assessment is based on the last two state-funded Facility Condition Surveys (2001 and 2003), a review of current planned projects and building uses, and an evaluation of functional adequacy through interviews with program representatives.

As mentioned previously, South Seattle Community College was originally built in the early 1970's and occupies roughly 87 acres in the Puget Ridge neighborhood of West Seattle. There are currently 35 buildings totaling approximately 487,370 gsf. Most buildings are one story, many with high bay shop spaces for technical programs. The library and main classroom buildings are typically two to three stories. The newest building is Olympic Hall located at the south end of the campus, a three-story structure, which opened Fall Quarter 2004. Two additional projects are currently being implemented: renovation of the teaching labs for the Pastry program (buildings 124/145) and development of a replacement classroom building. Other projects anticipated by the college include replacement of the Grounds / Landscape Horticulture Warehouse and an addition to Autobody Rebuilding.

CONDITION OF FACILITIES

SSCC's main campus is entering a mature phase with its original facilities. Many of the core buildings constructed in the early 1970's are still in use and seventy percent of the main campus buildings are over 20 years old. Seven buildings were constructed in 1970, including Aviation, Automotive Technology and Cascade Court. Ten more facilities were built in the 1970's including the Science and the Robert Smith buildings. Newer buildings include the 1989 Advanced Technology Center, the 1995 Jerry Brockey Center, the 1999 Library and the recently completed Information Technology Center at the south end of campus. The Food Service building was renovated and expanded in 2003.

While the buildings are generally well constructed and maintained, a number of problems have developed requiring careful consideration with upcoming repair budgets. Cascade Court in particular has a number of functional and physical deficiencies including inadequate fire detection with no fire suppression system, a potable water system that does not meet current codes and offices and classrooms that are too small and unable to support technology. (Please see complete list at the end of this chapter)

As the Facility Condition Survey points out, a key issue facing the college is whether or not to spend capital repair and remodeling/ renovation dollars on old facilities. Cost-effectiveness needs to be considered. While repair/renovation is less expensive in first-costs, total life-cycle costs are often much greater for renovation than for replacement, especially for facilities that have significant design constraints that would limit their adaptability and re-use potential. The challenge will be balancing the need for maintaining and using existing facilities with the need for planning for eventual replacement.

Building Uses

Figure 7 illustrates Building Uses including Common Space such as Library and Student Center; Administrative space such as Campus Services, Information Services and the President's Office; Classroom/ Lab space; and Shops for the technical programs (shop areas also have classrooms to support the technical programs). Most shop-oriented programs are located at the north end of campus. General academic and lab programs, and the library are located at the south end. This has created a division between academic programs and technical programs, separated by Cascade Court which sits in the middle. Many campus representatives expressed a desire to better integrate these two areas of campus.

FIGURE 7
Building Use plan

Needs Assessment

PROGRAMS / FTEs

Programs

The programs at SSCC's main campus range from academic transfer and associate degrees in Arts, Communications, Humanities; Business; Health/Human Services; and Science, Industry & Engineering. Professional and technical programs include: Allied Health; Automotive; Aviation; Computer Technology; Cosmetology; Culinary Arts; Landscape Horticulture; Nursing; and Pastry & Specialty Baking. Some specific programs are listed below:

Academic / Dev. Ed.
- Academic Programs
- Developmental Ed

Aviation

Business & Computing
- Business
- Accounting
- Marketing
- Computing

Manufacturing
- Engineering
- Welding Fabrication

Public Service
- Corrections
- Occ. Teacher Ed.
- Supervision / Management

Retail
- Cosmetology
- Culinary Arts (Foods & Pastries)
- Landscape

Transportation
- Auto Body Repair
- Automotive Technology
- Commercial Truck Driving
- Heavy Duty Diesel

Other Prof. / Tech.
- Professional Development
- Health Care
- Senior Adult
- Parent Co-op
- Digital Control
- Drafting
- Career Link

General Studies
- ESL / ABE
- ESL / Dev. Ed.
- High School / GED
- ABE

Student Demographics

SSCC has one of the most diverse student population of all community colleges throughout the state.

Thirty percent of students are non-native English speakers and 36% are non-white. The majority of SSCC (80%)live in King County. Fifty-two percent are enrolled part-time.

Student FTEs

In the 2002/2003 academic year, SSCC had 3,600 - 4,000 FTE (full-time equivalent) students at the Main Campus. The largest area of study was Academic Programs with over 1,000 FTEs. General Studies was second largest with 912. Business & Computing and Retail (including Culinary Arts and Landscape Horticulture) are third and fourth largest, each with over 420 FTEs.

Historic FTEs

In the last 10 years college FTE enrollment has grown by 11.5%. Over that time, the college experienced large enrollment fluctuations due to the peak and 'bust' of the high tech boom. Typically, most community colleges fluctuate with changes in the economy: more students seek training and college degrees during slow economic times while fewer students enroll in programs during times of greater economic prosperity. The last decade saw even wider fluctuations than typical because of the high tech industry.

GROWTH PROJECTIONS

Future FTE Projections

Future enrollment over the next 10 years is projected to increase but fluctuations are not expected to be as acute as the past decade. One recent trend likely to continue for some years is the increased demand for 2-year degrees with the state's 4-year institutions restricting admission of freshmen and transfer students because of limited funds. Based on recent projections from the State Board for Community and Technical Colleges (10% for State-Funded FTEs at SSCC by 2012) and past growth rates, the college estimates projected growth of 10-13% at the Main Campus over the next 10 years with the same annual rate continuing to 15 years. This translates to an increase of 500 - 900 FTE students, bringing the total FTE enrollment to approximately 4,500 in 10 years and 4,900 in 15. Total student headcount (assuming the ratio of headcount : FTE remains the same) will increase to approximately 9,580 in 10 and 10,430 in 15 years. The resulting need for FTE faculty and staff is projected to be a 6-7% increase with approximately 350 FTEs in 10 years and 360 in 15 years.

This expected growth is supported by local government projections of general population for King County (approximately 8.5% over the next 10 years according to the *Washington State County Growth Projections: 2000-2025* published in 2002 by the State Office of Financial Management). In addition, the State Board of Community and Technical Colleges has projected the state-wide population of recent high school graduates to increase by 19% over the next 10 years, peaking in 2008 with the 'baby-boom echo'. This increase is expected to affect community colleges more than in the past because of the 4-year institutions' enrollment restrictions.

Future Programs

SSCC programs are continually flexing and changing. Current trends in higher education and professional and technical training have prompted the need for additional academic transfer and technical programs as well as healthcare, while the college recently closed its Machining and Floristry programs because of decreased employment opportunities and job prospects that did not offer a living wage. The well-regarded Aviation, Culinary Arts, Pastry and Landscape Horticulture programs are expected to see continuing growth. The demand for Academic Transfer programs will expand with increasingly limited opportunities at 4-year colleges. Demand for healthcare professionals continues to rise, prompting the recently established Nursing program and its expected growth to 150 FTEs in the next 10 years. Other programs expected to see growth include Business and Computing, Automotive programs, Truck Driving and Workforce Development.

AREA REQUIREMENTS

Projected Space Needs

Projected space needs are based on the anticipated growth in programs as well as an analysis of the functional adequacy of existing facilities (discussed in Facilities Assessment). The programming team interviewed representatives from each of the program departments within the college followed by a walk-through tour of their space. During each interview representatives were asked about the program mission, current FTEs and the adequacy of existing space. Representatives were also asked to consider the future of the program over the next 10 years, how it might change and how those changes would impact space needs. Existing and future adjacency needs were also discussed.

In addition, SSCC instructional delivery methods were considered including distance learning opportunities and classroom scheduling. Based on the interviews, department tours and review of instructional delivery methods, existing deficiencies and surpluses in space were identified. By applying these differences to the existing square footage, the 'Existing ASF Need' was determined (ASF refers to Assignable Square Feet, the internal area required by each department. Overall building areas such as circulation, restrooms, mechanical space and space required for the building structure are not included.)

Assumptions for projected future space needs were based on how the existing needs would be affected by changes in FTEs for each program. For programs that are not expected to grow, the space need remains the same. For programs that are expected to grow, the 'Existing ASF Need' as a function of the number of FTEs was considered. In most cases, future space projections were calculated at a growth rate equal to the rate of FTE growth.

The Space Projections analyze the need for space in assignable square feet. The 'Existing ASF Need' shows a current deficiency of 14,800 sf (10,000 sf of which is for Campus Services shops storage). In 10 years, by 2013, the college is projected to need approximately 59,000 additional asf to accommodate growth (using the State Board for Community and Technical Colleges (SBCTC's) listing of Committed Changes by 2009). Much of this is space needed for classrooms to accommodate growth in Academic Transfer enrollment and dedicated instructional space for growth in Professional and Technical programs. The College has also identified a need for more physical education facilities (the college currently has 3,000 asf – only 23% of the amount of space recommended by the SBCTC). This need is expected to further increase if student housing is developed on campus.

In addition to growth space, the college will need replacement space for Cascade Court. As mentioned in the Facilities Assessment, Cascade Court is functionally inadequate and, with its current physical condition, cannot be renovated cost effectively.

FIGURE
Program Area Analysis