



City of Seattle
 Seattle Department of Neighborhoods
 Stella Chao, Director

**NORTH SEATTLE COMMUNITY COLLEGE MAJOR INSTITUTIONS MASTER PLAN
 STANDING CITIZEN'S ADVISORY COMMITTEE**

MEETING NOTES

Meeting # 2

March 25, 2009

North Seattle Community College
 9600 College Way North
 Seattle, WA 98103
 College Center Room # 2161B

Members and Alternates

Members

John Sullivan - Chiar
 Liz Kerns
 Karen Peck

Michael Brokaw

Gerry Owens

Velva Maye

Clarise Keegan

Shaiza Dimji

John Lombard

Marilyn Firlotte

Janelle Bruhn

Robert Collins

Ex-Officio Members

Steve Sheppard – DON

John Shaw– DPD

Bruce Keiser – NSCC

Members Present

Shaiza Damji Velva Maye Marilyn Firlotte Liz Kearns
 Michael Brokaw Janelle Bruhn Karen Peck

Ex Officio Members Present

Steve Sheppard – DON Bruce Keiser - NSCC John Shaw - DPD

Others Present (Staff and Guests)

Arestus Monterestie - NSCC

I. Welcome, Introductions and House keeping

In the absence of an elected Chairperson, the meeting was opened by Steve Sheppard from the City of Seattle Department of Neighborhoods. Mr. Sheppard noted that this was the first official committee meeting as the previous meeting was considered an orientation only. Brief Introductions followed. Mr. Sheppard noted that the Committee will elect a Chair later and that until then he would facilitate the meeting.

II. Update on the Status of the Current North Seattle Community College Master Plan

Bruce Keiser, Director of Facilities and Plant Operations for North Seattle Community College was introduced to provide a briefing and overview on the current North Seattle Community College Major Institutions Master Plan. Mr. Keiser stated the North Seattle Major Institutions Master Plan (MIMP), evolved

The Seattle Pacific University Major Institutions Master Plan Standing Citizen's Advisory Committee advises the University and City on the implementation of projects deriving from, or related to, SPU's Master Plan in order to balance the needed growth and change of the University with the livability and vitality of the adjacent neighborhoods. For more information contact Steve Sheppard, City of Seattle - (206) 684-0302 e-mail stev.sheppard@seattle.gov, or Bruce Keiser with NSCC - (206) 529-6020, e-mail bkieser@sccd.ctc.edu

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out of the College's strategic planning. That process looked at the programs that should be provided. From that the College developed a long-range campus master plan to meet those requirements. This master plan guides the college's planning and was submitted to the City for approval in '93, approved in '95. It presently has an expiration date of January 2010. Mr. Keiser then passed out copies of a single page summary of the plan. Mr. Keiser noted that much of the area within the MIO boundaries is restricted and will not be developed with buildings. Examples are the recreational field and open space and identified wetland areas. In addition, growth has not met projections and the college no longer anticipates that two of its projected building will be constructed. That constitutes a reduction of about 220,000 square feet in planned development under this MIMP.

Mr. Keiser noted that the current MIMP allows the college to have 1,689 spaces. 1,607 are currently provided. So the MIMP currently allows 82 additional spaces. The most recent parking utilization counts were completed on Monday October of '08 and tallied both on-campus and off campus parking utilization. At that time about 2,300 people were on campus being on the count showed that the college still had about 600 open spaces on campus. Projecting out to 2023, and taking into account projected campus growth and the DSHS and our RIC project, we still project a surplus parking of about 361 spaces. Based on these projections no new parking is being recommended. In addition the college anticipates that the opening of the link light rail terminal in 2018 or 19 Sound Transit Light Rail will have a major positive impact on our commuter students and the college is working with others in the Northgate Urban Village to look at ways of getting students from the station to the college hopefully with a pedestrian bridge across the freeway.

The Master Plan includes 791,000 square feet. This includes the 2 buildings constituting 220,000 square feet that we do not anticipate constructing. Instead the college plans more in-fill, and renovation. We will reserve what we have, so we show renovating 338,000 square feet, we've already done on top of that, in addition 155,000 just since 2003. Mr. Keiser briefly went over condition surveys for the existing campus buildings and indicated which were highest priority for renovation, some possible in-fill's that are allowed under the plan and various possible routes for the pedestrian bridging of the freeway.

Mr. Keiser noted that the College hired a college planning consultant to evaluate demographics to focus academic programming to actual needs. The consultant noted that there were 9 community colleges within about a 10 mile radius. This also helped the college understand that rapid growth might not be warranted. The consultant also identified where the economic development in our region would occur, and the College's academic division came up with what classes appeared to be most needed and will not duplicate other college's programs. The major new direction is in health, allied health services, including nursing and continuation of the current focus on the transfer program. In addition the College will continue its partnership with the Western Washington University's teaching program. Mr. Keiser noted that the combination of all of the above issues has translated into the College's decision not to pursue any short or mid-term major growth.

III. Consideration of a Possible Amendment to the Master Plan to extend its effective end date.

Steve Sheppard briefly outlined the reasons this amendment may be needed. Mr. Sheppard noted that in the past the city required institutions to identify specific locations of the buildings and amounts of square footage and parking in their master plans. If the institution decided that different building uses or arrangements were needed, then an amendment to the Master Plan was required, or in some cases an entirely new plan developed. These older versions of the plans contained expiration dates following which generally a new plan was required. North Seattle Community College is under one of the older plans and its expiration date is approaching. Mr. Sheppard noted that as Mr. Keiser has stated, the college anticipates no near of mid-term major growth and is therefore requesting that the expiration date of the current plan be eliminated. The SAC is required to evaluate this request and recommend whether the amendment required to remove the expiration date is warranted as a minor amendment to the plan.

Mr. Sheppard noted that a recommendation to deny the amendment request would be tantamount to a recommendation that a new plan be developed.

Mr. Sheppard noted that there are trade-offs associated with developing a new plan. The Code was changed in 1996 and no longer requires the same specificity concerning building type and location. That limits neighborhood control to an extent. The new plans do not have an expiration date and instead expire only when the development potential is exhausted. The college appears to have about 200,000 gross square feet of remaining development potential. It would be required to complete a new plan in any event once that amount was used. Nonetheless, this, it's a fairly important decision.

Following brief discussion it was moved and seconded that:

That the current expiration date for the North Seattle Major Institution Master plan be eliminated.

Discussion followed.

A committee member noted that it would appear that removal of the expiration date and the decision to live with the current plan made sense as it will be very difficult to anticipate changes until the link light rail connection is in place. Others noted that as most of the college's buildings are concrete that they obviously have a long life ahead of them.

Steve Sheppard then asked if there were any other comments or if any members wished to oppose the motion. One member asked what would occur if the college received a major financial windfall and commenced on a major new building project. Mr. Sheppard responded that if that increased total square footage above the 200,000 gross square feet additional that is allowed, or was in a significantly different arrangement than under the current plan then the college would be required to develop a new plan.

A member asked what relation the choice of pedestrian bridge had to this plan. Steve Sheppard responded that the pedestrian bridge is outside of the overlay boundary and while related to future development is not governed by the plan.

Another member noted that the plan has been in effect since 1995 and asked if it might be getting "stale". The plan included directions and projections that obviously have not proved correct. He offered the opinion that a new plan might add vitality to the college's vision.

Bruce Kieser responded that the evaluation that the college has done of the needs for academic changes and renovations was extensive, and included a very deliberate and detailed series of planning processes. Its conclusion was that the needed development and re-focusing could be done with the existing plan in place.

Erin Peck added that Northwest Hospital's plan no longer has an expiration date.

Other SAC members noted that the amendment should include recommendations that the College continue to work with the SAC and that it continue to provide periodic reports on its development. Members agreed.

Mr. Sheppard re-stated the proposed motion as follows:

That the North Seattle Community College Major Institution Master Plan Standing Citizen's Advisory Committee recommends to the Department of Planning and Development that North Seattle Community College's request to amend its existing Master Plan to remove the MIMP's expiration date be approved and be considered a minor amendment.

In addition the CAC recommends:

- That the College cooperate with the SAC as the College continues to grow incrementally.
- The College provide an update to DPD and the SAC every 5 years of its development program.

The roll was called. The votes were as follows:

Liz Kerns: Yes.
Erin Peck: Yes.
Michael Brokaw: Yes.
Velva Maye: Yes.
Shaiza Damji: Yes.
Marilyn Firlotte: Yes.
John Sullivan: Yes.
Janelle Bruhn: Yes.

A quorum being present and a majority of those present having voted in the affirmative, the motion carried.

IV. Election of Chair.

Mr. John Sullivan was nominated and elected as chair of the committee by acclamation

V. Adjournment

No further business being before the committee the meeting was adjourned.

Whereas:

North Seattle Community College is a valuable institution in the City of Seattle and the Licton Springs and Northgate neighborhoods;

Whereas:

A Major Institution Master Plan (MIMP) regulating development and growth of the College was approved by the Seattle City Council on January 9, 1995. The purpose of the Master Plan is to:

- Permit appropriate institutional growth within boundaries of a Campus;
- To accommodate the changing needs of major institutions, provide flexibility for development by modifying the development standards and use restriction of the underlying zone.
- Balance a Major Institution's ability to change and the need to protect the livability and vitality of adjacent neighborhoods;

Whereas:

The Citizen Advisory Committee (CAC) is charged with monitoring the College's development activity and coordinating such activities with the College and the Community.

Whereas:

The MIMP approved by Council under a previous version of the Municipal Code included an expiration date of January 9, 2010.

Whereas:

MIMPs developed under the current code do not include expiration dates but rather contain a requirement for an update to their development programs every five (5) years that describes the likely scope of major projects to be constructed on campuses during that period.

Whereas:

In 1995, the MIMP plan anticipated development of up to an additional 150,000 square feet, which the College has not fully allocated. Currently the College does not anticipate developing this square footage within the next 5 years

Whereas:

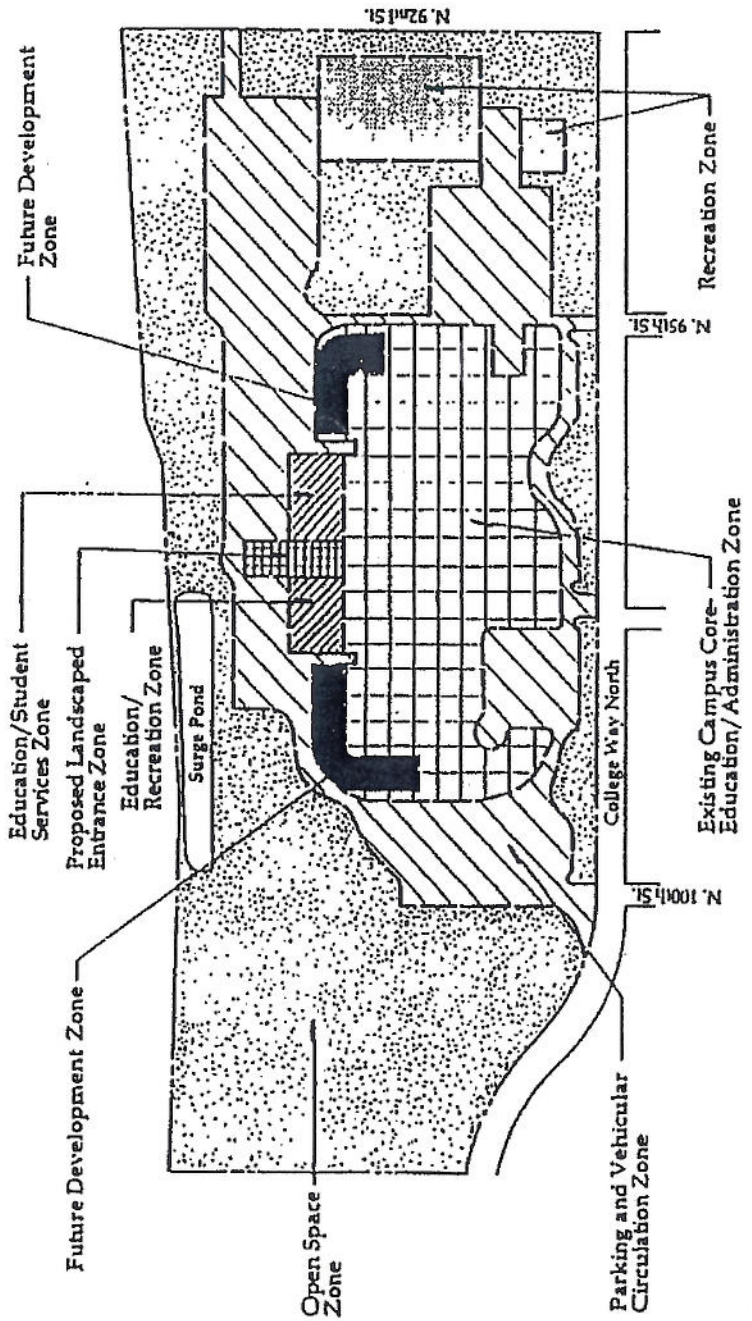
The College is committed to working closely with the CAC on any future development proposal should funding for such proposals become available.

Now therefore:

Based on the above factors, the CAC recommends to the Department of Planning and Development that College's request to remove the MIMP expiration date be approved as a minor amendment with the following recommended conditions:

- The College will cooperate with the CAC as the College continues to grow incrementally.
- The College will provide an update to DPD and the CAC every 5 years of its development program.

1995 MIMP Plan



	<u>Renovation</u>	<u>Matching</u>	<u>Minor Project</u>	<u>Repair "A"</u>
2009-11	Allied Health & Tech Bldg Design \$1.32MM FCS 496 Integrated Resource Bldg Construct \$23.8MM FCS 496	none	Campus Storm Water \$2.1MM Project Tech Bldg Tenant Relocate \$702k Project FCS 496	Library Roof Repair \$523k Project FCS 486 Elevators & Re-Heat Boxes \$709k Project
2011-13	Allied Health & Tech Bldg Construct \$26.7MM FCS 496 Library Building Renewal Construct \$35 MM FCS 486	Student Center Construct \$9 MM FCS 496	Nanotech & HVAC Upgrades \$760k Project FCS 496	Plaza Roof Repair \$520k Project FCS 244
2013-15	Instruction Bldg Renewal #1 Construct \$30 MM FCS 414	none	CC Building Surge Space \$800k Project FCS 392	Facilities Repair Scope to be determined
2015-17	Instruction Bldg Renewal #2 Construct \$50 MM FCS 414	none	Minor Project Scope to be determined	Facilities Repair Scope to be determined
2017-19	College Center Renewal #1 Construct \$25 MM FCS 392	none	Minor Project Scope to be determined	Facilities Repair Scope to be determined
2019-21	College Center Renewal #2 Construct \$25 MM FCS 392	none	Minor Project Scope to be determined	Facilities Repair Scope to be determined

10 Year Capital Plan

2023

94
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42
52



NORTH SEATTLE COMMUNITY COLLEGE MAJOR INSTITUTIONS CITIZENS ADVISORY COMMITTEE

NOTICE FOR THE SECOND COMMITTEE MEETING

North Seattle Community College (NSCC) and the City of Seattle have re-established an Advisory Committee composed of representatives of NSCC, and surrounding communities to advise the City and NSCC concerning issues related to the implementation of the existing NSCC Major Institution Master Plan and any revisions or amendments to that plan.

The Committee will hold its second formal meeting:

Date: Wednesday, March 25, 2008
Time: 6:30- 8:30 PM
Place: North Seattle Community College
9600 College Way North
Seattle, WA 98103
College Center Room #2161B
(The Board Room)

The agenda will focus on the request of the College to remove the expiration date for their Master Plan. A copy of a proposed resolution concerning this topic that has been proposed by the college is attached.

Draft Agenda

Item	Time	Topic	Main Presenter
1.	630 PM	Welcome and Introductions of Members and Staff	Steve Sheppard – City of Seattle Bruce Kieser - NSCC
2.	6:40	Overall Update on the Master plan	College Staff
3.	6:50	North Seattle Community College Proposal to Remove the Expiration Date from their Master Plan. a. College Presentation b. Committee Discussion	a. College Staff b. Committee
4.	7:45	Public Comments	Public
5.		Continued Committee Discussion and Vote	Committee
5.	8:30 PM	Adjournment	Committee

Times indicated for items on the draft agenda are approximate and will be adjusted as needed. Not all agenda items were known at the time the notice was mailed. Items may be added or deleted, and the order of the agenda changed, prior to the start of, the meeting. CAC meetings are open to the public. Public comments on agenda items are encouraged time permitting.

For more information call Steve Sheppard (206) 684-0302.

North Seattle Community College Major Institutions Citizens Advisory Committee

Members

- Liz Kerns
- Rose Damrose *Karen Beck*
- Michael Brokaw
- Gerry Owens
- Velva Maye
- Clarice Keogan *with drew*
- Shaize Damji
- John Lombard
- Marilyn Firlotte
- John Sullivan *Janelle*
- Julie Bruhn
- Robert Collins

Ex-Officio Members

- Steve Sheppard – DON
- Bruce Kieser – NSCC
- John Sheu – DFO
- Missy Robco Callow
- John Lombard
- Gerry Owens

