

Bulk and Density Standards

Height and Scale Transition

The transition in height and scale between SCC development and the surrounding neighborhood will be achieved by other standards for height, setback, and landscaping/open space.

No further standards are proposed or will apply.

The other proposed standards that establish lot coverage, density (floor area ration), and open space limits effectively create a building transition between the zone's height differences. For example, there are no lot coverage limits in the underlying commercial and residential zone. SCC proposes an institutional lot coverage limit of 80%. The site coverage limit will reduce the institution building "footprints" and create building separations. There are no density limits in the underlying commercial and residential zones.

Building Height The maximum height limit of 105 feet shall apply across the entire MIO District. The height limit would have the standard exceptions allowed as part of the commercial zoning district as well as use of the standard height measurement techniques defined by the current zoning code unless specifically altered by this MIMP.

Existing and proposed SCC structures are developed, or proposed to be developed, to the maximum 105' height limit, rather than requiring future expansion expanding horizontally into the neighborhood, the height limit proposed retains the previously 2001 MIMP approved limit of 105' (approve for parcels north of Pine Street) to preserve the ability to allow intensified institutional development consistent with the Major Institutional Policies. Any future project that has a proposed height beyond the height of the project discussed in the MIMP would be subject to a master plan amendment.

Note: For purposes of CAC discussion, all heights/stories are assumed from Primary street frontages, Harvard, or Broadway.

See the attached diagram at the end of this document for detailed depiction of existing and proposed building heights. per zoning designations. The following summary shows structure heights proposed for projects included in this master plan.

Project - stories	Proposed height	Allowable Height by underlying Zone	Max MIO height
Student Housing - 6	85'	75'/85'	105'
ITEC - 6	95'	55'/75'	105'
Broadway Achieve. Ctr. - NA	NA	75'	105'
Student Center - 3	55'	75'	105'
Harvard I - 5	75'	85'	105'
Harvard 2 - 5	75'	85'	105'

Setback Requirements

SCC proposes that generally, no minimum setbacks would be required between SCC owned parcels.

SCC proposes no minimum setbacks along the edges of SCC properties abutting streets except as noted below.

Where SCC parcels abut Residential, Commercial, and MR zoned lots, the following setbacks will apply.

Location	Building Height	Minimum Setback	Setback at Underlying MR/NC3P
Front lot lines	Less than 13'	0'	0'
	13' – 65'	0'	0'
	Over 65'	10'	0'
Side and Rear lot lines.	Less than 15'	0'	0'
	13' – 65'	10'	10'
	Over 65'	1' per 10' add. height	1' per 10' add. height

Setback Exceptions

Locations	Minimum Setback
Broadway Street – west Complex	Match minimum existing setback of BE
Broadway Street – east Center	Match existing setback of Mitchell Activity
Pine Street – north	Match existing setback of Parking Garage
All side lot lines abutting Residential/MR/NCP lots	15' triangle at all lot abutments

Projections into required setbacks.

At all frontages – Where canopies are provided for the purpose of providing pedestrian cover from weather, they shall be excluded in setback calculations. Canopies extending into the ROW are subject to approval by Authorities Having Jurisdiction (AHJ)

Per 23.47A.010 the following regulations will apply to all SCC developments.)

- Ramps or other devices necessary for access for the disabled and elderly, which meet Seattle Building Code, Chapter 11, are permitted in required setbacks.
- Fences, bulkheads, freestanding walls, and other similar structures
 1. Fences, freestanding walls, and other similar structures 6 feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The 6-foot height may be averaged along sloping grade for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet.
 2. Bulkheads and retaining walls used to raise grade may be placed in any required setback when limited to 6 feet in height, measured above existing grade. A guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of September 30, 1994. If a fence is placed on top of a new bulkhead or retaining wall, the maximum combined height is limited to 9.5 feet.
 3. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet, whichever is greater. When the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Building Code requirements may be placed on top of the bulkhead or retaining wall. A fence must be set back a minimum of 3 feet from such a bulkhead or retaining wall.
- Dumpsters and other trash receptacles, except for trash compactors, located outside of structures are not permitted within 10 feet of any lot line that abuts a residential zone and must be screened per the provisions of Section 23.47A.016.

- Green stormwater infrastructure (GSI) features are allowed without setback restrictions if:
 - Each above-grade GSI feature is less than 4.5 feet tall, excluding piping.
 - Each above-grade GSI feature is less than 4 feet wide; and
 - The total storage capacity of all above-grade GSI features is no greater than 600 gallons.
- Above-grade GSI features larger than what is allowed in subsection 23.47A.014.G.9 are allowed within a required setback if:
 - Above-grade GSI features do not exceed ten percent coverage of any one setback area.
 - No portion of an above-grade GSI feature is located closer than 2.5 feet from a side lot line.
 - No portion of an above-grade GSI feature projects more than 5 feet into a front or rear setback area; and
 - Above-grade GSI features meet all applicable Building Code and Plumbing Code requirements.

Setback Landscaping

A minimum of Fifty percent of all total site setback area provided, regardless of minimum requirements shall be landscaped.

Façade Modulation

For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. For structures with a width of more than 500 feet, at least two portions of the structure 30 feet or greater in width and separated by at least 100 feet must be set back a minimum of 15 feet from the front property line

Lot Coverage

Lot coverage by above grade structures will not exceed 80% for the entire campus area. The lot coverage shall be calculated over the entire MIO District and shall not apply individually to the building sites, lots, etc.

Current lot coverage ranges from 15-100% by individual building sites with the total average for the entire MIO District Estimated at 67%. As an urban campus, intensification is expected and planned. The re-development of the North Plaza area would be the primary addition to overall campus lot coverage. If this area were 100% covered, the total campus average would reach about 75% lot coverage. Other possible lot coverage by building additions and the level of accuracy of the conceptual site/building statistics suggest that the 80% maximum lot coverage standard is appropriate.

The underlying zone has no lot coverage or open space standard for non-residential uses. Thus, building could cover 100% of their sites.

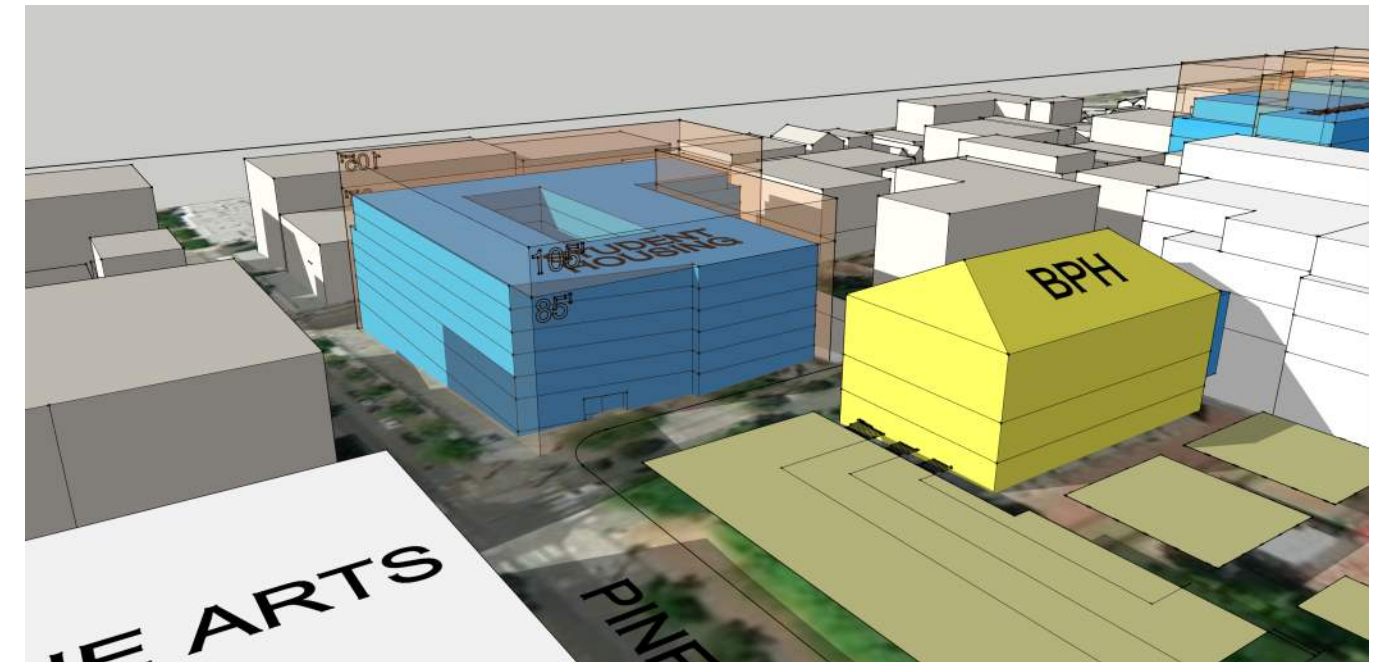
Floor Area Ratio (FAR)

The FAR shall be calculated over the entire area of the Major Institution Overlay District and shall not apply to individual building sites, lots, or campus sectors.

The total amount of campus development is described by the amount of building and by a floor area ration (FAR) comparing building with site area. The basis for the floor area ratio calculation is summarized in the table below. Typica zoning exclusion apply, specifically the exclusion of parking structure area and an allowance of 3 1/2" for mechanical/electrical space.

Existing MIMP FAR	2.10	
Existing Campus FAR	1.69	
FAR after Proposed and planned Project FAR	2.58	(SCC Owned and Harvard I and II parcels)
Proposed MIMP FAR	3.00	
Underlying Zone FAR	5.5, 5.75	(NC3P-75, MR)
Minimum Underlying Zone FAR	2	

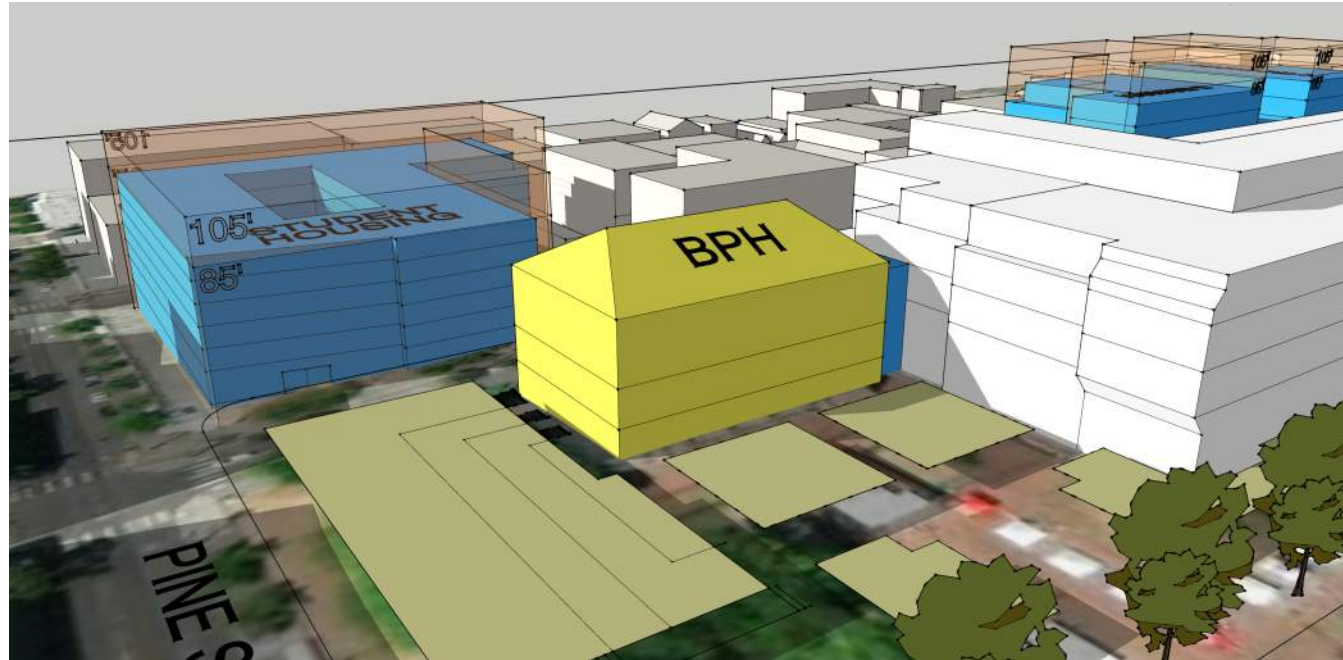
Proposed Developments Bulk and Density Diagrams



Student Housing – Maximum height at Harvard and Pine: Six stories and 85 feet.



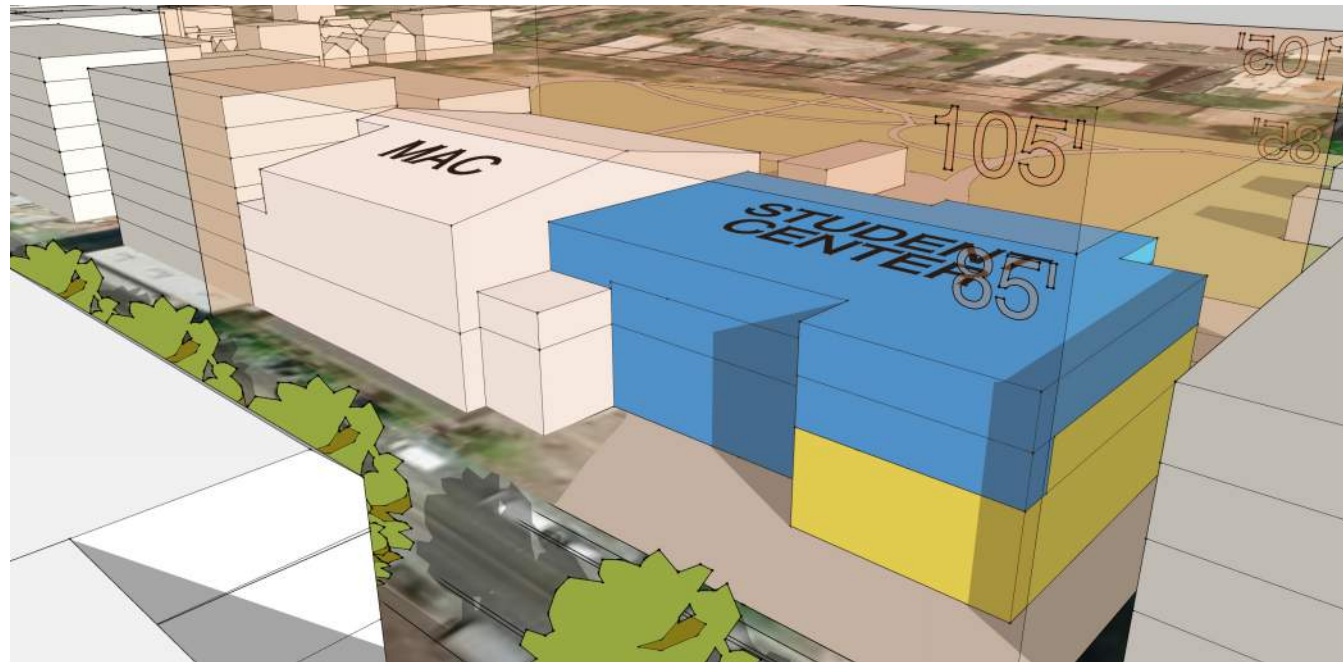
ITEC – Maximum Height at Broadway: Six stories and 95 feet.



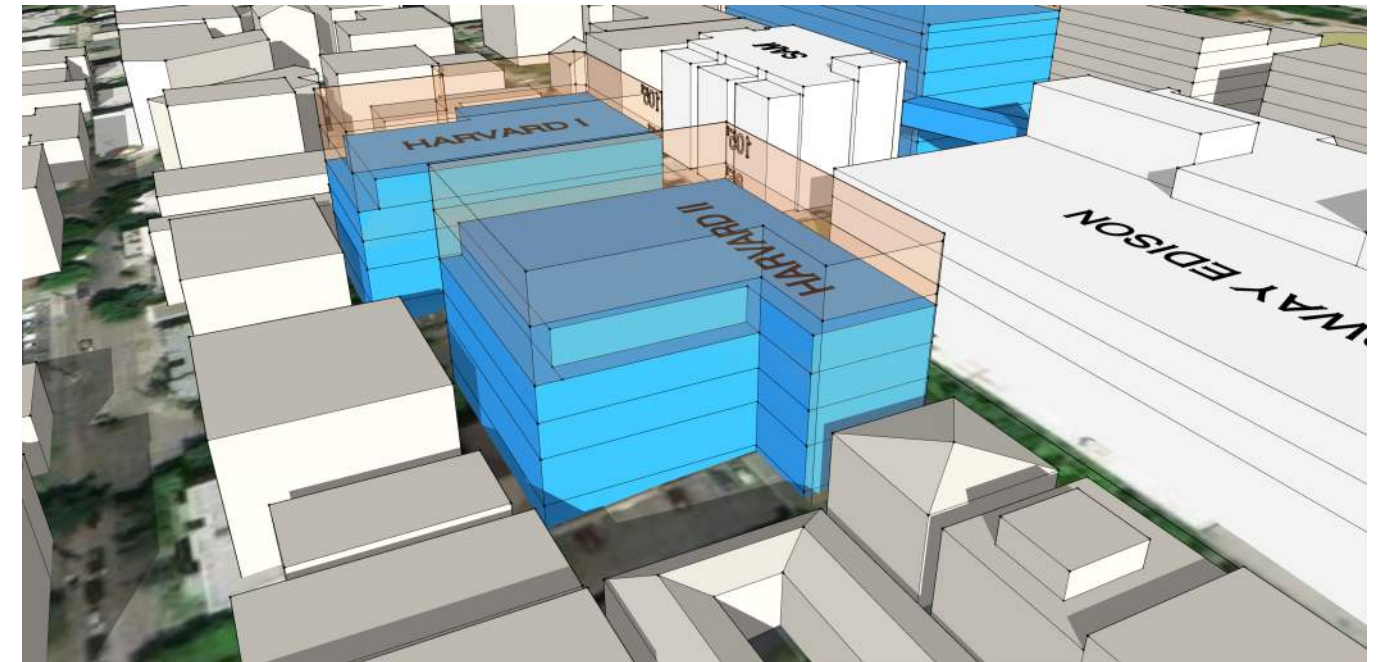
Broadway Achievement Center – Interior renovation, no substantive change to height or bulk.



Harvard I – Maximum height at Harvard: Five stories and 75'



Student Center – Maximum height at Broadway: Three stories and 55 feet



Harvard II – Maximum height at Harvard: Five stories and 75'

PROPOSED MIO BOUNDARY AND ZONING.

LEGEND

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

