

CHAPTER THREE – CAMPUS GROWTH AND EXPANSION

Planned Project Development

The City of Seattle Major Institution Land Use and Zoning code defines Planned Projects as development which the Major Institution has definite plans to construct. The Planned Projects shown on the following pages are projects that SCC is expected to complete in the next 10-15 years. These projects will address the following college needs:

- Expand campus resources for instruction and student support to serve enrollment expansion (to 85% of state identified space needs)
- Add student housing to increase economic accessibility, support student retention and completion, and support international student enrollment
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Re-envision student services to increase effective delivery of support
- Reallocate space in underutilized facilities to maximize their effective use
- Secure state-provided capital funding for renovation of ineffective space
- Enhance student instruction in ABE (Adult Basic Education), ESL (English as a Second Language), etc.
- Expand the college Library
- Create a large gathering and meeting space for campus community events
- Provide student life facilities and amenities
- Create a student/community arrival gateway
- Enhance pedestrian movement through and around campus
- Create a safe campus environment for students and the community

The scope of these projects is limited to development of currently owned parcels and those currently in the process of acquisition (Sound Transit Site D). The development indicated below equates to approximately 77,872 new assignable square feet of space. This approximates 85% of the need identified by a Spaces Needs Analysis for the target enrollment of 7,508 per the SBCTC Capital Asset Model (CAM). **See Figure 5 – Planned Project Development** for graphic depiction of the following projects.

Planned Projects Summary

The following projects total an **additional 353,443 gross square feet** of space added to campus excluding parking structures and power plant: (as allowed per FAR calculation noted in the current MIMP)







Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Student Housing	4,018	-	181,037	-3,636
ITEC	-	-	140,000	+45,000*
Broadway Achievement Center	-	41,174	2,406	+18,508
Student Union	-	20,000	30,000	+18,000
TOTALS	4,018	61,174	353,443	+77,872

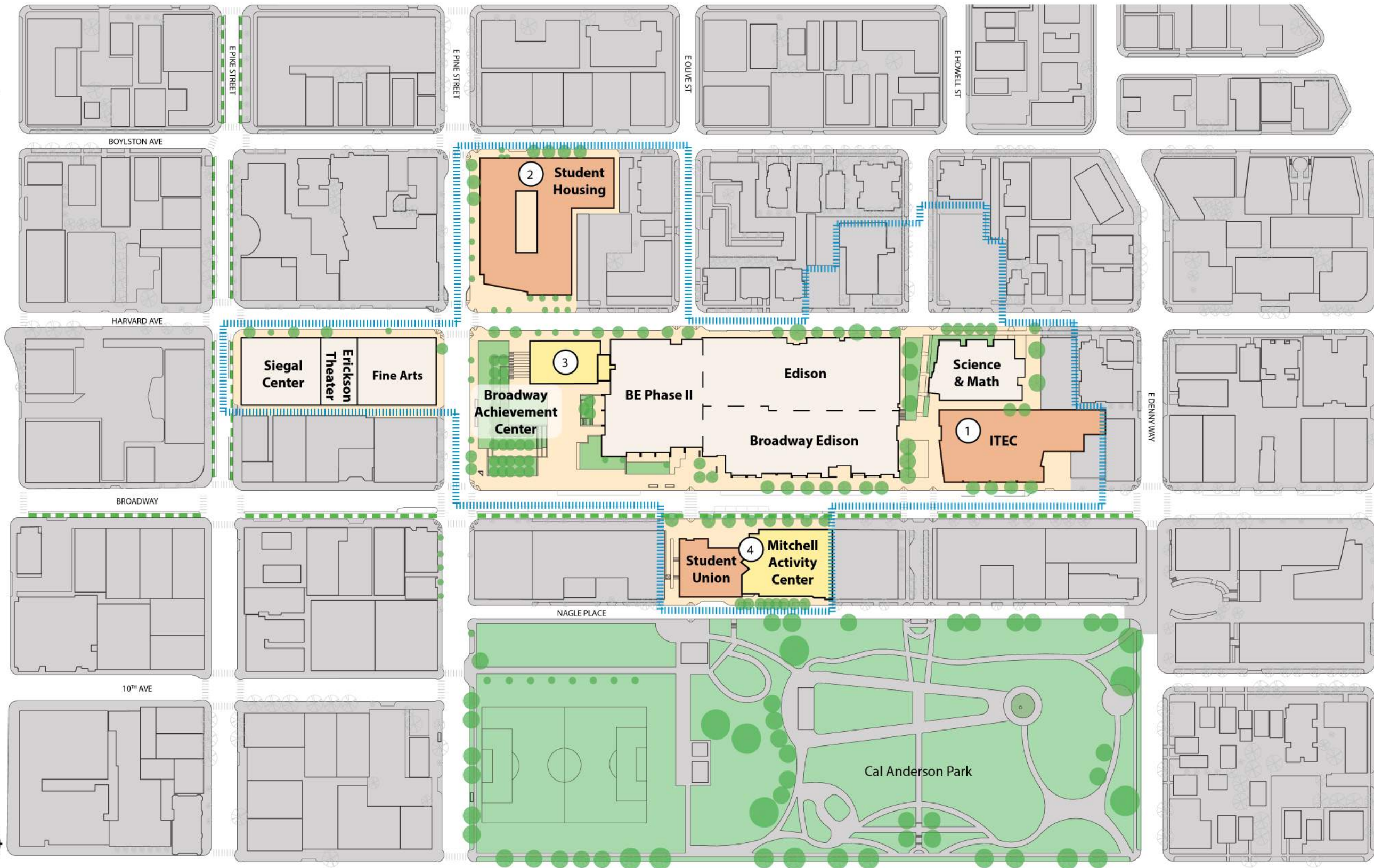
* Note that 50% of the Information Technology Education Center space is for the SCC and 50% for Partners. Partner space is excluded from CAM ASF

FIGURE 5 - PLANNED PROJECT DEVELOPMENT

LEGEND

- 1 **Information Technology Education Center - ITEC**
New construction for Student Services and Academic programs. Expected to include space for industry partners.
- 2 **Student Housing**
New construction of student housing (500 beds +/-) above a renovated Parking Garage.
- 3 **Broadway Achievement Center**
Renovation of the existing Broadway Performance Hall for expansion of Library, Student Support, and Gathering Spaces.
- 4 **Student Union**
Renovation and expansion of the existing MAC/Bookstore for creation of a new combined Student Union.

-  SCC Existing Building
-  New Construction/Expansion
-  Renovation
-  Neighborhood Building
-  Park & Public Green Space
-  Existing Protected Bike Lane



Planned Projects

Information Technology Education Center (ITEC)

This project is planned as a major new academic building located on the site of the existing North Plaza Building and the acquired Sound Transit Site D. The project scope is envisioned as a six-story structure consisting of three floors of College uses (anticipated to be Student Services, technology classrooms and labs, and general instructional space) and three floors of leased space to College-related partners (District Offices, Industry Organizations, Partnership Companies, etc.). In addition, the project will include a central power plant and underground parking.

Requirements for effective learning environments have evolved and today require increased floor-to-floor heights (to accommodate use of indirect lighting, penetration of daylighting deeper into buildings, and mechanical ventilation requirements, etc.). This is particularly true for instruction in technical and stem-related fields of study which require complex mechanical, electrical, and plumbing systems to support unique laboratory environments.

Building Height	95 feet	
Parking Stalls	198	
Project Gross Square Feet		
	Parking Structure	= 62,224
	College Academic Space	=70,000
	College Partner Space	=70,000
	<u>Total = 202,224 gross square feet</u>	
Net Added Campus Gross Square Feet	140,000 gross square feet (Excludes below grade parking structure and power plant)	



Conceptual rendering of the Planned ITEC project

Student Housing

When students live on campus, it increases opportunities for meaningful interaction with other students as well as college staff and faculty. It also affords students full participation in the social experience of college life. Students living on campus spend less money and time on transportation and are immersed in the campus culture. This is critical for student success and retention. Reduced driving by students also decreases demand for fossil fuel consumption, which in turn reduces the college's carbon footprint. Reduced driving also decreases demand for parking on neighborhood streets.

The college seeks to develop a 500 bed (+/-) student housing complex above a re-built parking garage on the site of the existing campus parking structure.

Building Height	90 feet	
Parking Stalls	Existing garage includes 510 parking stalls. As a result of the project, the revised garage will include 261 stalls -- a net loss of 249 stalls.	
Project Gross Square Feet		
	Parking Structure	= 122,573
	Retail/Amenities	= 6,055
	Student Housing	=179,000
	<u>Total = 307,628 gross square feet</u>	
Net Added Campus Gross Square Feet	174,682 gross square feet (Excluding the demolished Greenhouse, parking structures, and the existing retail space in the existing parking garage)	



Conceptual rendering of the Planned Student Housing project

Broadway Achievement Center (formerly the Broadway Performance Hall)

The proposed Broadway Achievement Center (BAC) project will fully renovate the existing Broadway Performance Hall as a revitalized facility serving the college with Basic Skills instruction spaces, a Library expansion, and a new campus Auditorium. Added space will be limited to a new connection to the existing Broadway Edison Complex.

Building Height	All construction will be contained below the existing BPH roofline	
Parking Stalls	None existing, and none proposed	
Project Gross Square Feet	Renovation	=41,174
	<u>New connection to BE Complex</u>	<u>= 2,406</u>
	Total = 43,580 gross square feet	
Net Added Campus Gross Square Feet	2,406 gross square feet	

Student Union (formerly the College Bookstore)

The college intends renovation/expansion of the existing Mitchell Activity Center (MAC)/Student Leadership Building (SLB) complex. Limited renovations are expected in the MAC. The SLB will be fully renovated and expanded with potentially an additional floor. The resulting complex will create a new Student Union with space for student life, fitness, and wellness functions.

Building Height	60 feet	
Parking Stalls	No existing and none proposed	
Project Gross Square Feet	Renovation	=20,000
	<u>SLB Addition</u>	<u>= 30,000</u>
	Total = 50,000 gross square feet	
Net Added Campus Gross Square Feet	30,000 gross square feet	

Potential Project Development

The Potential Projects depicted on the following pages show campus development more than 15 years from now. The purpose of these projects is to provide Seattle Central with development flexibility to serve unexpected needs not currently envisioned. Pending available funding and successful site acquisition, the College seeks to complete the following Potential Projects that could address the following:

- Expand campus resources for instruction and student support to serve full enrollment of 7,508 (to 100% of state identified space needs)
- Provide additional housing for students or college staff to support economic accessibility, support student/staff retention
- Secure state-provided capital funding for campus expansion to support growth needs
- Strengthen academic core of campus with state-of-the-art instructional facilities dedicated to high demand fields where enrollment is expected to spike
- Strengthen student services to increase effective delivery of support
- Develop and strengthen pedestrian movement through and along campus edges at Harvard and East Howell streets

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

Potential Projects Summary

The following projects total an additional 100,000 gross square feet of space added to campus excluding parking structures. (As allowed per FAR calculation noted in the current MIMP).

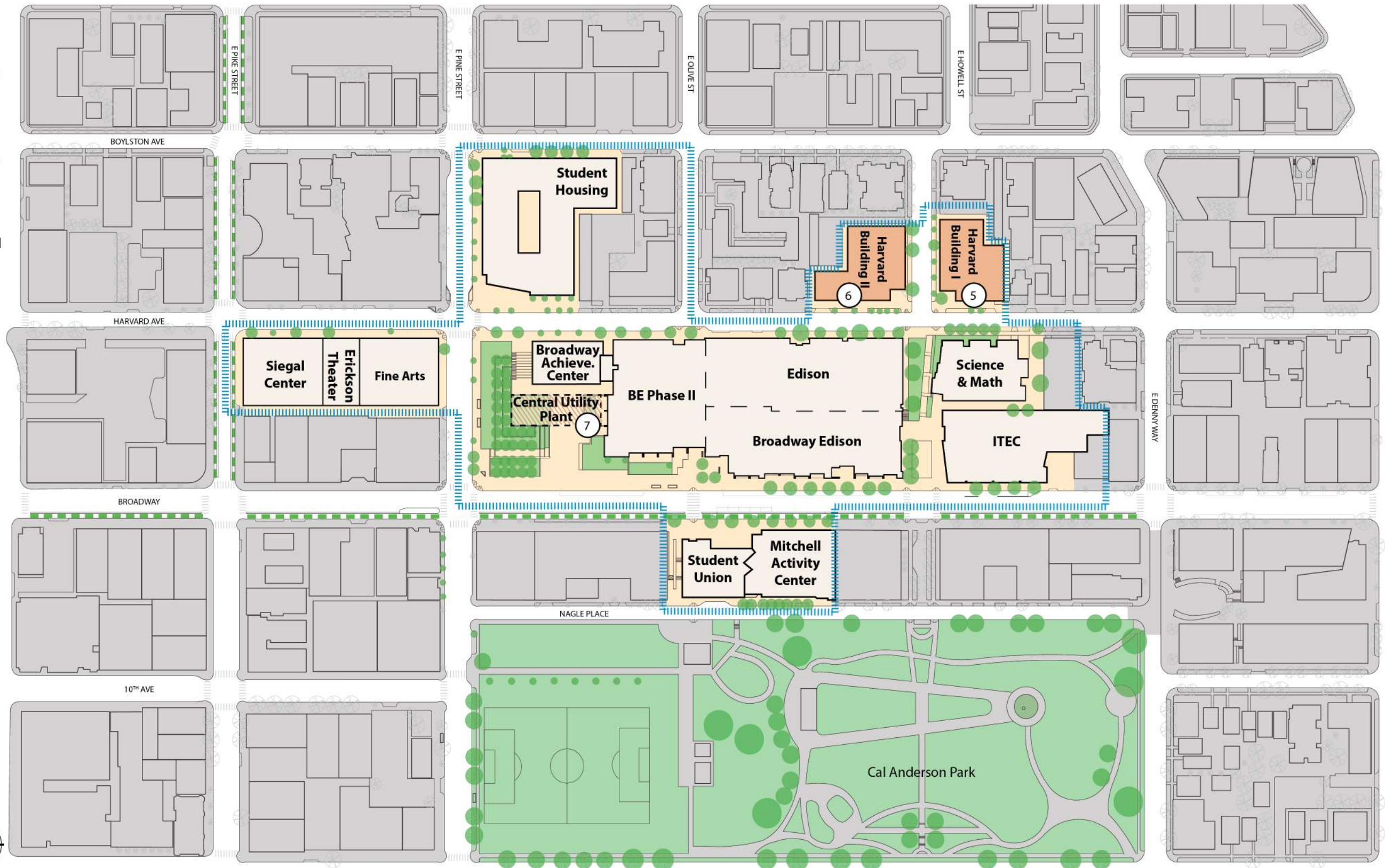
Project	Replacement GSF	Renovation GSF	Growth GSF	Change to ASF (CAM)
Harvard Building I	-	-	50,000	30,000
Harvard Building II	-	-	50,000	30,000
District Energy Plant	-	-	15,000	0
TOTALS	-	-	115,000	60,000

FIGURE 6 - POTENTIAL PROJECT DEVELOPMENT

LEGEND

- 5 **Harvard Building I**
New construction for academic spaces and college administrative functions.
- 6 **Harvard Building II**
New construction for academic spaces and college administrative functions.
- 7 **Central Utility Plant**
New construction of an underground, low-carbon thermal energy plant.

- SCC Existing Building
- New Construction/Expansion
- Renovation
- Neighborhood Building
- Park & Public Green Space
- Existing Protected Bike Lane



Potential Projects

Harvard Building I

A new four-story, 50,000 gsf building for campus space needs. This building will be located on the site of an existing parking lot. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	80 feet
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

Harvard Building II

A new four-story, 50,000 gsf building for future campus space needs. This project is planned for the existing Presbyterian Church parcel. SCC does not own the parcel for the project. Specific programs for this location have not yet been identified.

Building Height	80 feet
Parking Stalls	None
Net Added Campus Gross Square Feet	50,000 gross square feet

District Energy Plant

A new below-grade District Energy Plant of up to 15,000 gross square feet may be proposed to meet campus energy needs. The project will occur if the college is able to secure a funding source that will permit the conversion of existing campus energy systems (mechanical and electrical) to a more sustainable and efficient central utility system. If there is need and funding, the District Energy Plant may also be able to offer services to the surrounding community. This project is planned for to be located below the South Plaza.

Building Height	30 feet below grade (of the existing south plaza) Limited above grade building elements may be required. (Stair access, air intake and exhaust, etc.)
Parking Stalls	None
Net Added Campus Gross Square Feet	15,000 gross square feet