

## SECTION II

# MASTER PLAN DESCRIPTION, PREFERRED ALTERNATIVE & OTHER ALTERNATIVES

## A. PROPONENT/PROJECT LOCATION

### Proponent

The proposed *Concept Master Plan* is sponsored by Shoreline Community College.

### Project Location

The campus of Shoreline Community College is located in the southwest portion of the City of Shoreline. The 78-ac. campus is generally bounded by Greenwood Avenue N. on the east, Innis Arden Way on the south, City park property on the west and north, and Carlyle Hall Road on the northeast (Figure 1 and 2). The address of the college is 16101 Greenwood Avenue N., Shoreline, WA 98133.

## B. PROJECT OVERVIEW

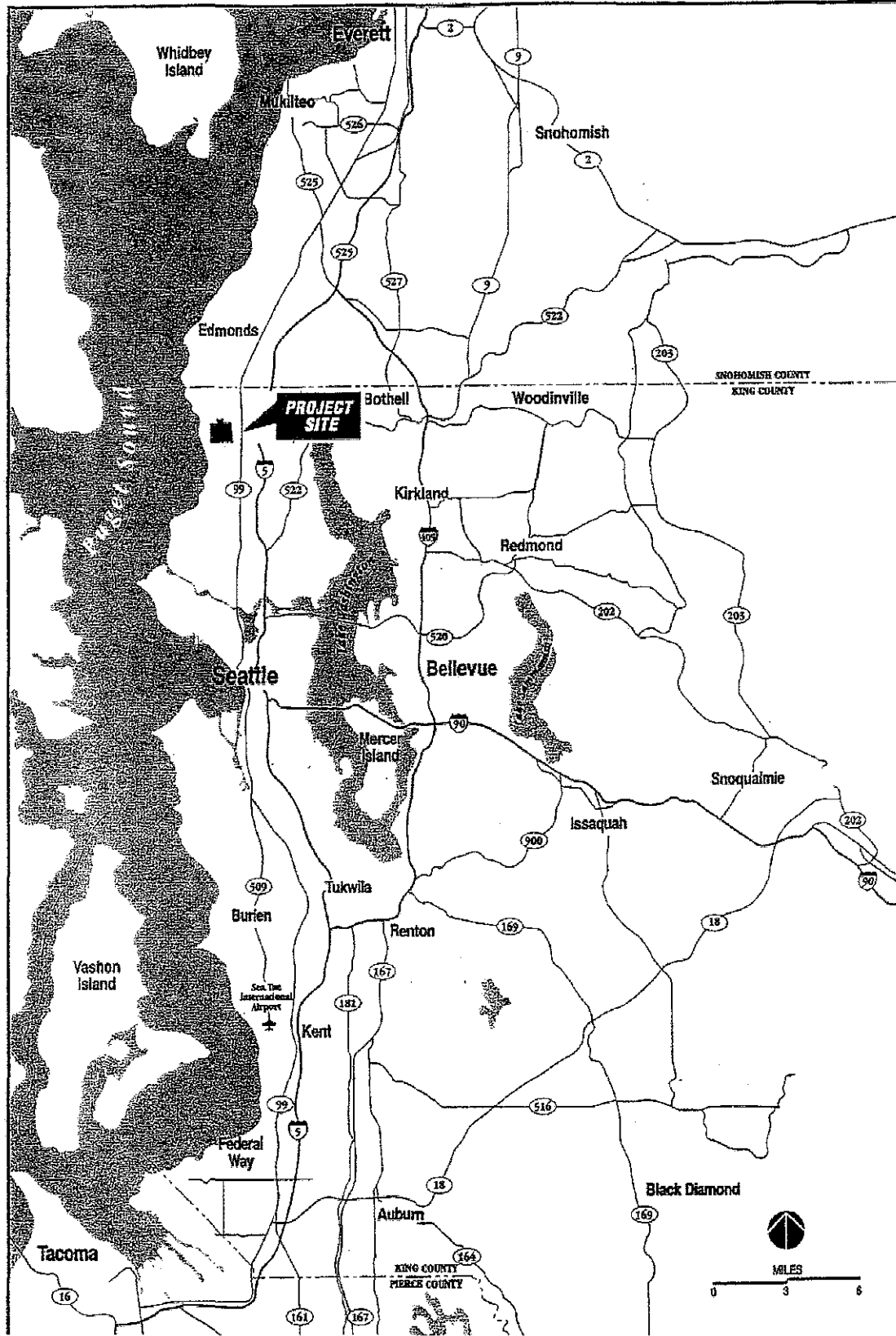
As described in this FEIS (*Section II E.*), the Final Action that is required of the Shoreline Community College Board of Trustees involves adoption and implementation of a *Concept Master Plan* for Shoreline Community College. Key elements of the proposed *Concept Master Plan* include:

- goals and objectives pertaining to future campus development;
- existing conditions;
- development program describing the approximate location and size of all planned development activity (buildings, landscaped open spaces, vehicular circulation/parking, and infrastructure<sup>1</sup>) that is proposed within each of the four planning periods -- *Projects in Progress/Completed* (2003-2005), *Near-Term* (2006-2009), *Short-Term* (2010-2015), and *Long-Term* (2015+);
- building renovation and replacement; and
- proposed campus-wide architectural, landscape and engineering design guidelines.

The purpose of the *Concept Master Plan* is both to guide future development on the campus and to provide a planning tool that can serve as the basis for subsequent review and approval by the City of Shoreline of an overlay zoning-type district for the college. Site-specific

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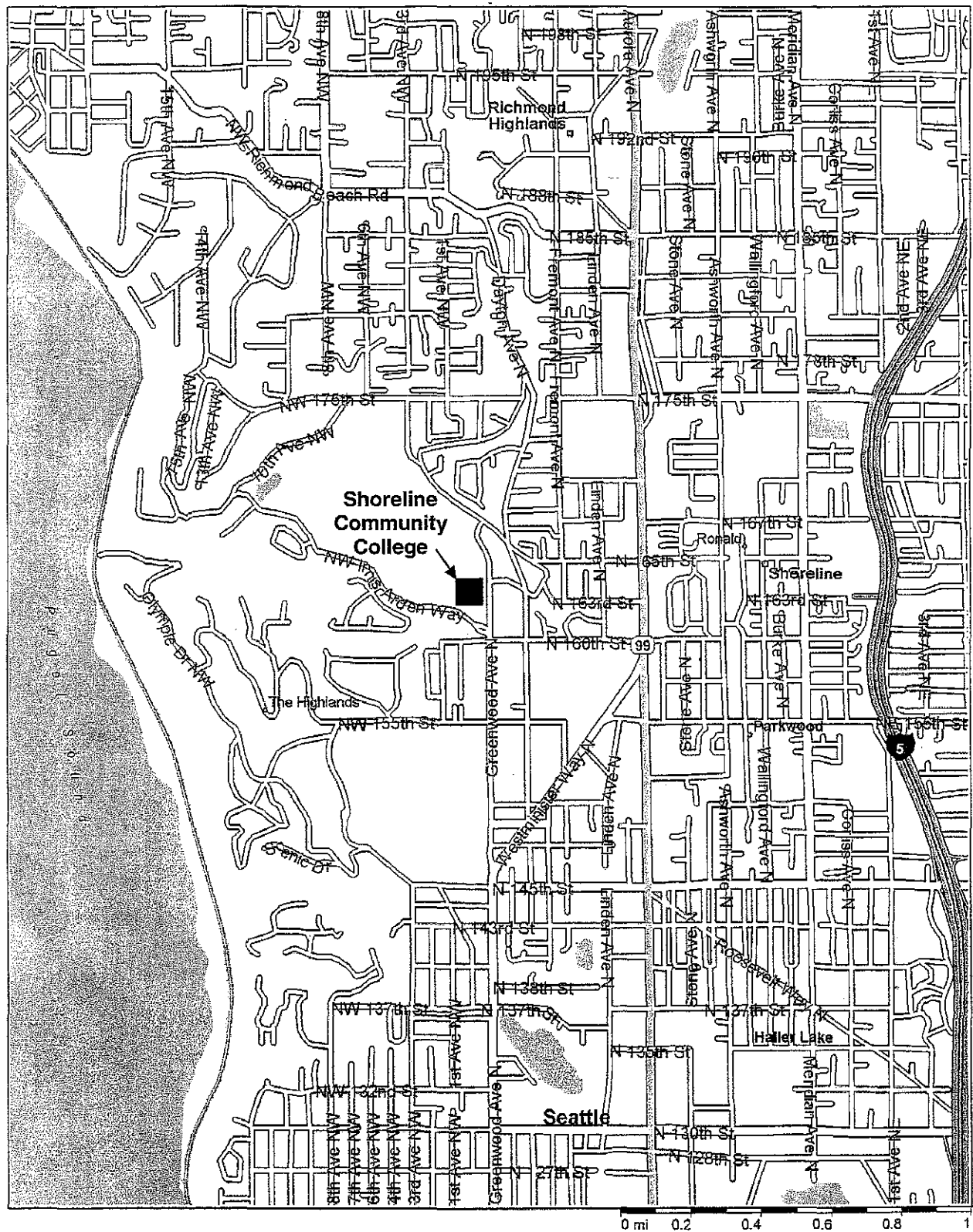
<sup>1</sup> utilities



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**Figure 1**

**Regional Map**



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**Figure 2  
Vicinity Map**

Development, however, would continue to undergo review by the City, as outlined on page *ii* of the *Fact Sheet* to this FEIS.

An estimated net increase of approximately 225,600 sq.ft. of on-campus building space is proposed as part of this *Concept Master Plan*. Also, it is anticipated that over the life of the *Concept Master Plan*, the amount of parking may increase by 250 to 380 spaces (net increase). Conceivably, this additional parking would be provided either off-campus at a satellite lot or if funding, project design and environmental factors warrant, additional parking could be located beneath new buildings that are planned proximate to the campus loop road.

## **C. BACKGROUND INFORMATION**

The following is an overview of Shoreline Community College with regard to existing campus development, academic programs and services that are offered at the College, and the nature of campus master planning that has occurred.

### **Overview**

- In 1961, the Legislature authorized the establishment of two-year junior colleges in counties that already had four-year institutions.
- In the early 1960's, the Shoreline School District acquired the present site of Shoreline Community College. The property was purchased from the Shoreline School District by Community College District 7 (Shoreline Community College), beginning in 1964.
- The campus encompasses an area of 78.05 acres.<sup>2</sup>
- Portions of the site were cleared and construction of campus buildings began in 1963. Eleven campus buildings were completed in 1964 and an additional five in 1965.
- Shoreline Community College became operational in 1964, serving students in King and Snohomish counties. Initial enrollment was 861 students. A year later, enrollment had increased to 1,500 full-time equivalent students (FTEs). It was initially envisioned that Shoreline Community College could accommodate 2,500 students.
- Construction of additional campus buildings has continued over the past 42 years. Four buildings were added in 1970, an additional two buildings in 1975 and three buildings in the 1992 – 1994 timeframe. Over the years, five campus buildings have been remodeled.
- Shoreline Community College is an accredited institution of higher education<sup>3</sup> and part of the State of Washington's community college system. The major share of the College's facilities costs are funded by the Washington State Legislature through a biennial process that is used by the State's entire community college and technical college system.

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<sup>2</sup> Reid Middleton, 2002

<sup>3</sup> accredited by the Northwest Association of Schools and Colleges

- The College offers four major educational tracks
  - **University Transfer Program** – This is a two-year program that is designed to prepare students for transfer to a four-year college or university.
  - **Career and Professional Training** – More than 50 career training programs are offered. Several examples include: accounting, CAD/drafting, computer information systems, dental hygiene, engineering technology, music technology, nursing, and visual communications.
  - **Adult Learning** – Programs offered are designed to enhance existing skills or retain workers for new careers, prepare students for office employment and/or prepare students for entering college as a full-time student. Programs include Adult Basic Education, Continuing Education, English as a Second Language, and Worker Retraining.
  - **High School Programs** – Several programs are offered including: Running Start, Tech Prep/School-to-Work, Career Education Options, High School Completion, and General Educational Development.
  
- Based on 2004-2005 enrollment data, there were 7,262 students (unduplicated headcount) taking credit classes and an additional 1,830 students taking non-credit classes at the College for a total of 9,092 students during the academic year. This headcount equates to 5,842 credit-bearing FTE's. While the actual headcount varies each quarter, student headcount is greatest during weekday mornings of autumn quarter.
  
- As of May 2005, there were 155 full-time and 211 part-time faculty and staff members.
  
- The campus presently contains 25 buildings comprising approximately 456,000 sq.ft.<sup>4</sup> of gross floor area. Table 1 identifies each of these buildings, key uses/educational programs<sup>5</sup> that are located within each building, building square footage, and the year the building was constructed and/or remodeled. Each building is depicted in Figure 3.
  
- Adjustment of classroom hours and expanded program offerings has further intensified the use of existing on-campus physical resources. In order to address both an existing lack of adequate space at Shoreline Community College and to meet an increasing educational demand, Shoreline Community College has established a branch campus in the City of Lake Forest Park.<sup>6</sup> This facility offers continuing education programs (e.g., targeted business training, high-technology programs) and includes computer labs/classrooms, reception/registration area, and offices.
  
- Data from a relatively recent socioeconomic analysis,<sup>7</sup> indicate that in fiscal year 2001 Shoreline Community College had operating expenses of \$49.9 million and spent 89% of this amount (\$44.2 million) in the Shoreline Community College District through the purchase of supplies and payment of wages and salaries. The analysis noted that for every \$1 Shoreline Community College pays in wages and salaries, the multiplier effect

<sup>4</sup> Washington State Board for Community & Technical Colleges, 2001

<sup>5</sup> Because of space limitations, only several uses/programs that are located within each building are listed in the table.

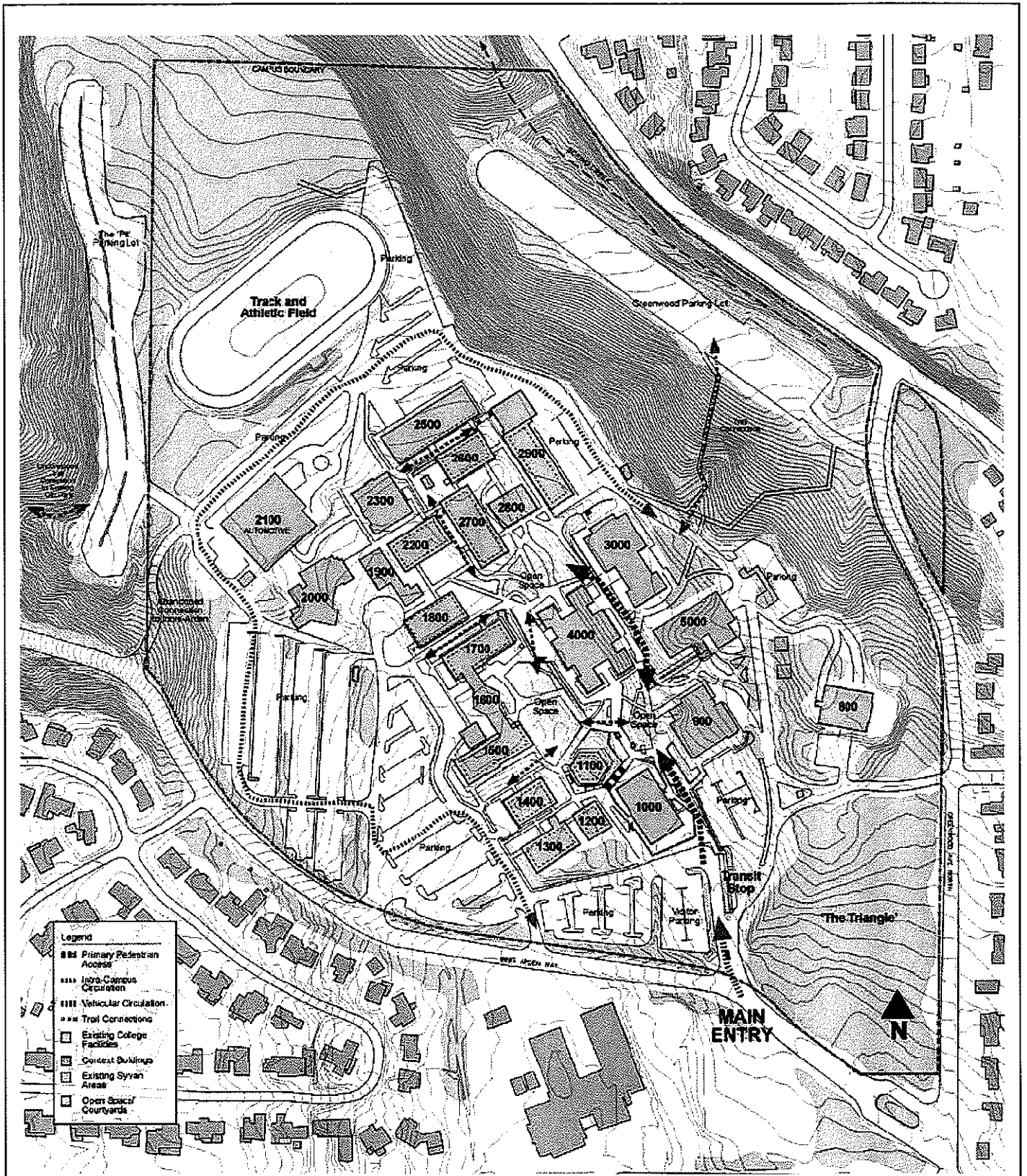
<sup>6</sup> Northshore Center contains approximately 8,500 sq.ft. of leased space at Lake Forest Towne Centre.

<sup>7</sup> CC Benefits, 2003

indicates that there is another \$0.51 in wages and salaries is generated off-campus in the Shoreline Community College District economy.

**Table 1  
Existing Campus Buildings**

| <b>Building</b>                                     | <b>Educational Programs</b>  | <b>Gross Square Footage</b> | <b>Year Constructed/Re modeled</b> |
|---|--|-----------------------------|------------------------------------|
| <b>800 – Music Building</b>                         | Faculty offices, classrooms, practice spaces<br>midi lab   | 22,965                      | 1975/1989                          |
| <b>900 – Pagoda Union Building (PUB)</b>            | Cafeteria, Multi-cultural Center, Safety &<br>Security, Facilities, Plant Operations   | 39,519                      | 1964                               |
| <b>1000 -- Administration</b>                       | College information, administrative offices,<br>meeting rooms  | 13,956                      | 1964                               |
| <b>1100 -- Instruction</b>                          | Lecture halls  | 4,164                       | 1965                               |
| <b>1200 – Business &amp; Finance</b>                | College budgeting and accounting, purchasing   | 2,653                       | 1964                               |
| <b>1300 – Business Administration</b>               | Computer labs  | 6,002                       | 1965/2001                          |
| <b>1400 – Business Administration</b>               | Faculty offices, classroom   | 6,176                       | 1975                               |
| <b>1500 – Reading/Writing Learning Center</b>       | Faculty offices, Reading/Writing Learning<br>Center, classrooms  | 10,275                      | 1964                               |
| <b>1600 – Little Theater</b>                        | Faculty offices  | 10,357                      | 1964                               |
| <b>1700 -- Instruction</b>                          | ESL-GED Tech Center, classrooms  | 9,284                       | 1964                               |
| <b>1800 -- Instruction</b>                          | Classrooms   | 6,552                       | 1965                               |
| <b>1900 – Parent Child Center</b>                   | Offices, children's classrooms   | 9,551                       | 1994                               |
| <b>2000 – Visual Communications Technology</b>      | Photography, printing, art, ceramics,<br>classrooms, offices   | 21,107                      | 1994/2001                          |
| <b>2100 – Automotive Training Center</b>            | Auto shop, classrooms, faculty/staff offices,<br>showroom, meeting rooms   | 27,107                      | 1992                               |
| <b>2200 -- Instruction</b>                          | Math Learning Center, classrooms   | 6,076                       | 1965                               |
| <b>2300 – Nursing Education</b>                     | Classrooms, Nursing Practice Lab, computer<br>lab, faculty/staff offices   | 16,032                      | 1970                               |
| <b>2400 -- Greenhouse</b>                           | greenhouse   | 2,008                       | 1964                               |
| <b>2500 – Instruction &amp; Machine Shop</b>        | Dental hygiene offices, clinic, classrooms,<br>machinist program shop  | 5,744                       | 1970                               |
| <b>2600 -- Laboratories</b>                         | Biology labs   | 9,393                       | 1964                               |
| <b>2700 -- Instruction</b>                          | Chemistry labs, classrooms   | 9,464                       | 1964                               |
| <b>2800 – Science-Math</b>                          | Faculty offices  | 4,434                       | 1965                               |
| <b>2900 -- Instruction</b>                          | Classrooms, physics labs, cosmetology salon,<br>automotive, instructional shop   | 35,366                      | 1964/1980                          |
| <b>3000 – Physical Education</b>                    | Faculty offices, gymnasiums, weight rooms,<br>classrooms, locker rooms   | 44,916                      | 1970                               |
| <b>4000 – Library &amp; Media Technology Center</b> | Ray W. Howard Library, offices, technology<br>support offices and workrooms, TV Media<br>Center, computer lab                      | 48,257                      | 1964/2002                          |
| <b>5000 – Faculty Offices/Student Services</b>      | Information, administration & records,<br>registration, advising & counseling, bookstore,<br>faculty/staff offices, student lounge | <u>52,715</u>               | 1970/1985                          |
| <b>Total Square Footage</b>                         |  | <b>456,300</b>              |                                    |



Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 3**

**Existing Site Map**

## **Planning Process**

Shoreline Community College has prepared a *Concept Master Plan* to guide future development on the campus by addressing

- the anticipated future increase in student population at the College through 2015;
- by continuing to provide opportunities for teaching, learning, and academic excellence, which will require expansion and improvement of the College's rapidly aging physical facilities; and
- by serving as a planning tool and the basis for subsequent review and approval by the City of Shoreline of an overlay-zoning district for the college.

Such planning is consistent with requirements of the State Board for Community and Technical Colleges<sup>8</sup> and the City of Shoreline.<sup>9</sup>

Development of the *Concept Master Plan* is a multiple-phase process that has been on-going since mid-2002. The phases include the following.

- **Physical Analysis** – This involved several key analyses. One involved evaluating the functionality associated with each of the existing campus buildings in order to determine which buildings are adequate, which require additional maintenance, and those that require renovation. Informing this analysis was the *Facilities Condition Survey*<sup>10</sup> that used the Washington State Board for Community & Technical Colleges' numeric scoring system. The analysis indicated that of the key buildings, seven buildings are adequate, 15 require maintenance, and one requires renovation.

Another component of this phase involved review of elements of the natural environment. This included identifying and mapping potential geologic hazard areas<sup>11</sup> (erosion, landslide, steep slope [greater than 15%]) and mapping the topographic character of the campus (areas of less than 10% gradient, 10-20% gradient, greater than 20% gradient).

An additional element of this phase of planning involved examining existing campus circulation patterns in terms of pedestrian and vehicular circulation, parking and transit facility locations.

- **Exploration of Planning Alternatives** – This phase involved evaluation of a range of development alternatives that would achieve the project objectives. The design team worked closely with college representatives throughout the planning process and solicited input from more than a dozen administrative units and interest groups. In addition, an 11-member Community Task Force was formed that has continued to provide comments concerning the proposed *Concept Master Plan* as it developed.

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<sup>8</sup> The State Board for Community and Technical Colleges requires a completed master plan before it will consider future capital budget requests.

<sup>9</sup> The City of Shoreline will not issue new building permits until the College's *Campus Master Plan* is adopted.

<sup>10</sup> Tonkin/Hoynes/Lokan, 2001

<sup>11</sup> based on City of Shoreline data



- **Concept Plan Development and Documentation** – Merging information derived from the physical analysis and exploration of planning alternatives phases of this planning effort together with project objectives resulted in the Draft *Campus Master Plan*, which included a *Proposed Action*, a *Modified Design Alternative* and a *No Action Alternative*. Each was described in the *Campus Master Plan* and *Section II* of the DEIS.
- In response to transportation-related comments that were received concerning the Draft *Campus Master Plan* and the DEIS, SCC determined that the transportation section of the DEIS should be revised and expanded in scope. In addition, SCC initiated a more pro-active community planning process by establishing an Access Working Group (AWG) within the College's Community Task Force. A key purpose of the AWG was to examine issues and alternatives for the problematic intersections at Innis Arden Way/ Greenwood Avenue N and N 160<sup>th</sup> Street/ Greenwood Avenue North. Direction provided by this community planning process resulted in a revised and expanded transportation analysis, which is provided in *Section IV* of this FEIS.
- Based on recent growth projections generated by the College and the State Board for Community and Technical Colleges, it is anticipated that over the next ten years student enrollment<sup>12</sup> at Shoreline Community College will increase by 5-10 percent.
- In light of the most-recent growth projections and other campus-related changes that have occurred since the Draft *Campus Master Plan* and DEIS were published (mid-2003), the *Concept Master Plan* and this associated FEIS have been prepared. As described in detail in *Section II E.* of this FEIS, a *Preferred Alternative* has now been identified – together with a *Full-Development Alternative*, a *Modified Design Alternative*, and a *No Action Alternative*.

The planning process has involved numerous meetings and workshops to encourage substantial and timely involvement by many entities that would be affected by the College's proposed *Concept Master Plan*. The following is an overview of the types of meetings that have occurred to-date; a comprehensive list of those meetings is on-file with the College.

- Shoreline Community College departments;
- Community Task Force;
- Community Task Force -- Access Working Group;
- Shoreline Community College neighbors; and
- City of Shoreline.

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<sup>12</sup> Full-Time Equivalent (FTE)

## **D. PROJECT PLAN GOALS and PRINCIPLES**

The following goals and objectives are noted in the *Concept Master Plan*.

### **Institutional Planning Goals**

Successful pursuit of Shoreline Community College's fundamental mission requires a strong sense of community. This community must include and involve students as well as faculty and staff, emphasizing diversity and inclusiveness. SCC aims to increase the effectiveness of, and participation in, College governance through an open, accessible process. The College seeks to provide a work environment that enhances opportunities for faculty and staff interaction and that supports the needs of all employees.

### ***Instructional Programs***

Management of instructional programs to achieve teaching and learning excellence is one of SCC's most basic planning goals. SCC will actively continue to develop overall principles for new programs, growth of established programs and program retention; this is a critical component of managing the projected growth while maintaining flexibility of the College and its offerings. The relationships among traditional transfer programs, professional and technical programs, and continuing education certification programs will continue to evolve and be encouraged by the College.

### ***Community Relationships***

Shoreline Community College values its positive and continuing relationship with the surrounding community, and is dedicated to strengthening this relationship as both the College and the community evolve over time. The College is committed to developing and expanding educational programs that address community needs and interests. SCC seeks to strengthen ties with its diverse community by fostering stronger partnerships with community, business, education, government, and industry and labor organizations through increased community awareness of and participation in its educational offerings, services and programs.

### **Master Plan Goals**

In order to support and enhance the fundamental instructional goals of the College, the *Concept Master Plan* should:

- respect and enhance the campus environment by maintaining and protecting the character, the architecture and open spaces;
- result in changes to the campus that enhance and improve the value and quality of the College facilities;
- respect the natural environment as a whole, promoting the thoughtful conservation of natural resources through College programs as well as construction of sustainable buildings;
- maximize flexibility, in order to accommodate future growth and take advantage of unforeseen opportunities; and
- provide a safe, healthy environment that is accessible to all.

## **Physical Planning Objectives**

To help realize these goals, Shoreline Community College has established specific objectives – in terms of buildings and infrastructure, open space, and circulation and parking. The following is an overview of each; the *Concept Master Plan* should also be reviewed for more comprehensive discussion of these objectives.

### ***Buildings and Infrastructure***

- A number of specific facilities and infrastructure projects are proposed for implementation on-campus.
- Development of individual buildings should support overall master plan goals.
- Each building should incorporate architecture and open space of the highest quality and each should be in harmony with its particular context.
- Each building should be fully accessible, flexible and economically feasible.
- The College is committed to sustainable design, and the development of new facilities should be consistent with the principles of energy conservation, resource efficiency and interior environmental quality.
- Development of utility infrastructure, including individual building systems, should be compatible with existing systems and maintainable with existing skills.
- To the extent to which it is possible and funding allows, projects whether they are infrastructure, renovations or new facilities, should strive to include improvements to adjacent open spaces and to circulation systems that are impacted by the overall project.

### ***Open Spaces***

- Open spaces on the Shoreline Community College campus should be further developed to create safe, comfortable spaces for informal learning and casual social interaction.
- Links between open spaces should be designed and enhanced to improve campus wayfinding and achieve a coherent, accessible open space network.
- Open spaces should integrate landscape elements to reinforce the structure of the campus and enhance its existing character.
- Existing tree canopies and specimen quality plants should be preserved where possible to preserve the prevailing campus aesthetic.

### ***Circulation and Parking***

- Movement to, from and around the Shoreline Community College campus should be safe, accessible, and pleasant.
- Circulation should be as efficient as possible by all modes of transportation.
- Access by pedestrians and bicycles should be improved and conflicts with vehicular circulation routes should be minimized.
- Access to public transportation should be improved with the intent of minimizing use of private automobiles and related-parking demands.
- Parking needs of campus users, including the disabled, should be met in a manner which promotes safety and security, and which does not detract from the overall quality of the campus environment.
- Bicycle parking should be convenient.

- Identifiable major entries to the campus core at various locations on the campus should be enhanced and further developed to improve wayfinding on the campus.
- Strategies to minimize the impact of automobile parking areas should be carefully considered.
- Efforts should be made to improve the efficiency of the existing parking areas through increased stall identification and repair.

## **E. DESCRIPTION OF THE PREFERRED ALTERNATIVE**

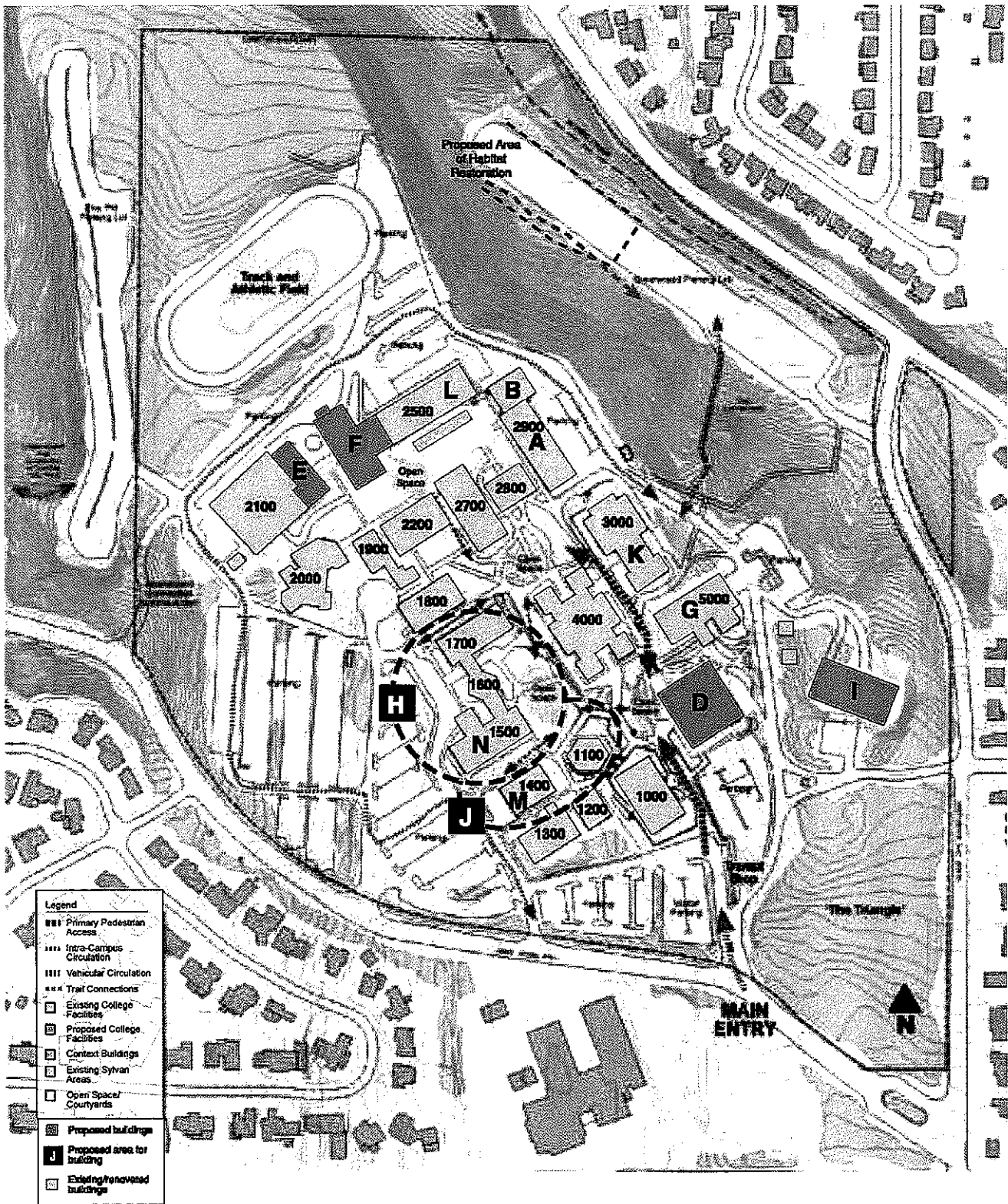
Based on comments received relative to the Draft *Campus Master Plan* and the DEIS, as well as more-recent campus population projections by the College and the State Board for Community and Technical Colleges, a *Preferred Alternative* has been identified for the *Concept Master Plan*. While similar to the earlier *Modified Design Alternative*, the *Preferred Alternative* in many respects is a hybrid. The environmental impacts associated with the *Preferred Alternative* fall within the range of environmental impacts identified for the alternatives that were analyzed in the DEIS.

Figure 4 depicts the *Preferred Alternative* of the *Concept Master Plan* when fully implemented, Figure 5 depicts campus circulation and parking associated with the *Concept Master Plan*, and Table 2 provides an overview of proposed development by planning period. For purposes of this master plan, it is anticipated that development depicted in Figure 4 could occur over a period of approximately 10 years. As shown, 13 major building projects – consisting of new construction, major additions to existing buildings or major remodeling -- are proposed. These represent a total development of approximately 559,865 sq.ft. (net increase of approximately 225,600 sq.ft.) In addition, several new or redeveloped open spaces are proposed. The *Concept Master Plan* also includes modifications to vehicular and pedestrian circulation and parking.

It is proposed that this *Campus Master Plan* be implemented over four major planning periods. These include: **projects-in-progress/completion**, **near-term**, **short-term** and **long-term**. In addition, some development more appropriately falls into meeting comprehensive campus needs of the College and these projects are expected to occur incrementally over the life of the *Concept Master Plan*. They include renovation of the College's gymnasium, improvements to the Greenwood parking lot, improvements to the campus trail system, campus circulation improvements, transit stop improvements, and intersection improvements. For purposes of this EIS analysis, several of these comprehensive-type projects have been included within one of the four planning periods.

Criteria that were considered in determining the amount of development proposed within each phase include:

- public life-safety and health;
- enrollment and program growth;
- legal responsibility and code compliance;
- energy and utilities;
- return on investment;
- institutional advancement;
- campus community demand; and
- neighborhood good will.



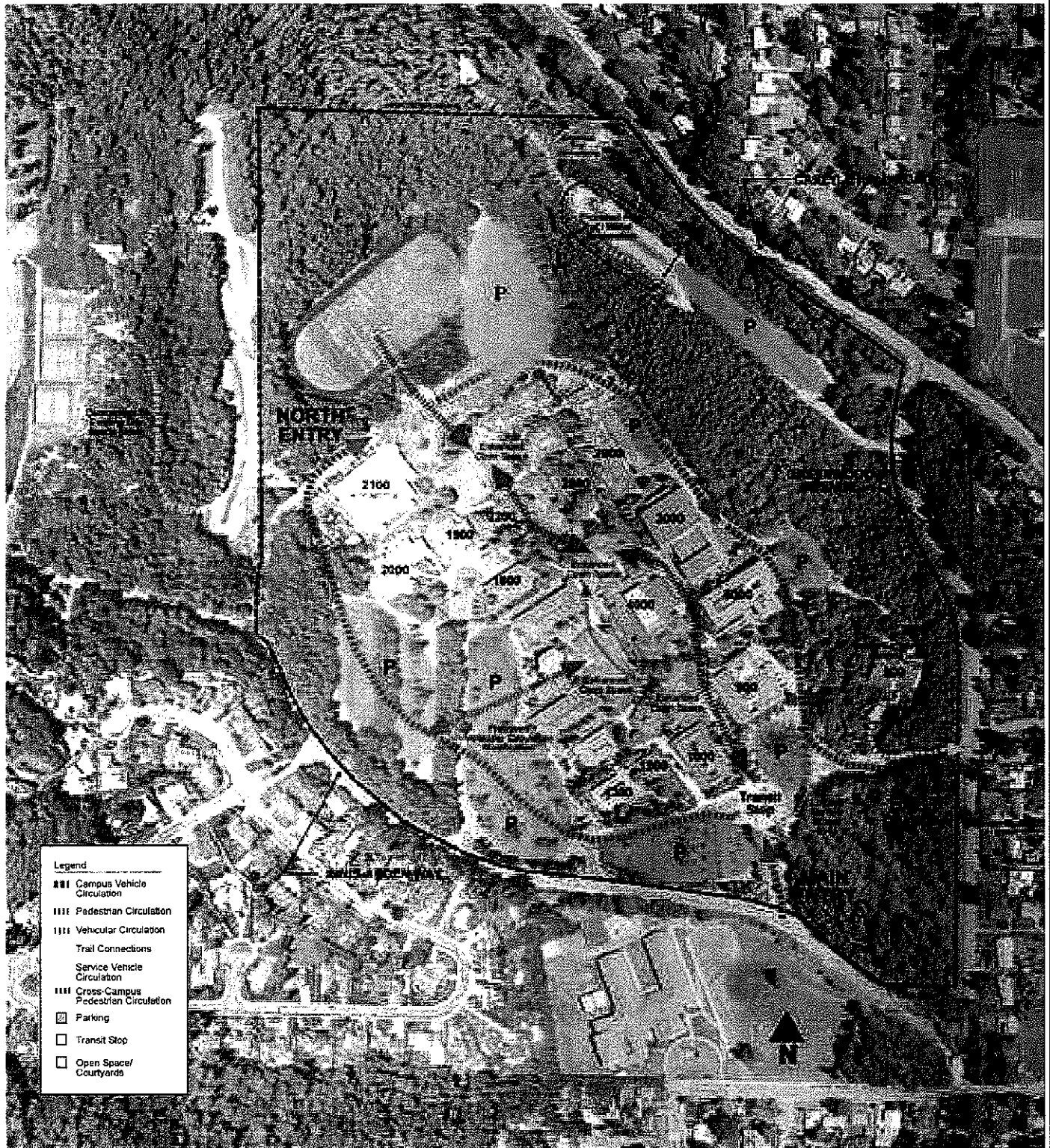
Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 4**

**Campus Master Plan  
Preferred Alternative**



Source: LMN Architects, Inc. and Shoreline Community College



**Shoreline Community College Master Plan Final EIS**

**Figure 5**

**Campus Circulation**

**Table 2  
Proposed Development – By Planning Period**

| <b>Planning Period</b>                  | <b>Project Designation</b>           | <b>Building Identification</b> | <b>Existing Gross Square Footage (GSF)</b> | <b>Net Increase GSF</b> | <b>Total GSF</b> |
|---|--------------------------------------|--------------------------------|--|-------------------------|------------------|
| <b>Projects-in- Progress/Completion</b> |                                      |                                |  |                         |                  |
|   | 2900                                 | A                              | 21,000                                     |                         | 21,000           |
|   | Annex                                | B                              | 15,000                                     |                         | 15,000           |
|   | Water main replacement               | C                              |  | 700                     | 700              |
|   | <b>Subtotal</b>                      |                                | <b>36,000</b>                              | <b>700</b>              | <b>36,700</b>    |
| <b>Near-Term (2006 – 2009)</b>          |                                      |                                |  |                         |                  |
|   | PUB                                  | D                              | 40,000                                     | 10,000                  | 50,000           |
|   | 2100                                 | E                              | 27,000                                     | 26,000                  | 53,000           |
|   | Allied Health & Sciences             | F                              |  | 65,000                  | 65,000           |
|   | 5000                                 | G                              | 55,000                                     |                         | 55,000           |
|   | <b>Subtotal</b>                      |                                | <b>122,000</b>                             | <b>101,000</b>          | <b>223,000</b>   |
| <b>Short-Term (2010 – 2015)</b>         |                                      |                                |  |                         |                  |
|   | Fine Arts & Instructional Technology | H                              | 10,300                                     | 73,900                  | 84,200           |
|   | Facilities Operations                | I                              | 22,965                                     |                         | 22,965           |
|   | <b>Subtotal</b>                      |                                | <b>33,265</b>                              | <b>73,900</b>           | <b>107,165</b>   |
| <b>Long-Term (2015+)</b>                |                                      |                                |  |                         |                  |
|   | Information Technology               | J                              |  | 50,000                  | 50,000           |
|   | 3000                                 | K                              | 45,000                                     |                         | 45,000           |
|   | 2500, 1400, and 1500                 | L, M, N                        | 98,000                                     |                         | 98,000           |
|   | <b>Subtotal</b>                      |                                | <b>143,000</b>                             | <b>50,000</b>           | <b>193,000</b>   |
| <b>TOTAL</b>                            |                                      |                                | <b>334,265</b>                             | <b>225,600</b>          | <b>559,865</b>   |

The location, configuration and footprint of proposed new development -- as well as replacement facilities -- that is depicted in the *Concept Master Plan* and this FEIS is based on current estimates of campus needs. Funding of future campus development is predominantly based on the State of Washington's capital funding methodology and college enrollment. While the amount of new development envisioned by the *Concept Master Plan* seems appropriate to accommodate projected campus needs, the actual location, configuration and footprint of proposed new development -- as well as replacement facilities, may change as program needs become better defined. It is expected, however, that the estimated net increase of development will remain essentially as outlined in the *Concept Master Plan* and evaluated in this FEIS.

As outlined in Table 2, **Projects-in-Progress** represent 6.6 percent of the total development;<sup>13</sup> 39.8 percent would occur in the **Near-Term** planning period;<sup>14</sup> 19.1 percent (in the **Short-Term**<sup>15</sup> and 34.5 percent would occur in the **Long-Term**.<sup>16</sup>

The following describes development that is anticipated to occur during for each planning period.

### **Projects-in-Progress/Completion**

Campus development projects within this phase are currently on-going or have recently been completed and are depicted in Figure 6. The following describes proposed changes associated with buildings, open space, circulation/parking, and infrastructure that are occurring during this phase.

#### ***Building Development and Renovation***

Table 3 summarizes development that is currently on-going. Two building renovation projects with additions are proposed. The net increase in gross square footage would be approximately 36,000 sq.ft.

- **Building A** -- SCC is currently completing a 21,000 sq.ft. renovation of the 2900 Building. The purpose of the renovation is to enable more effective use of the building for physics and geology, to provide a multiple-use wet lab, and to provide additional academic instructional space.
- **Building B** -- SCC is also completing a 15,000 sq.ft. renovation to the existing Annex building.

**Table 3  
Projects-in-Progress/Completion**

| <b>Project Designation</b> | <b>Project Description</b> | <b>Gross Square Footage (GSF)</b> | <b>Net Increase (GSF)</b> |
|----------------------------|----------------------------|-----------------------------------|---------------------------|
| <b>A</b>                   | 2900 Building Renovation   | 21,000                            | -----                     |
| <b>B</b>                   | Annex Building Renovation  | 15,000                            | -----                     |
| <b>C</b>                   | Water Main Replacement     | -----                             | 700                       |
| <b>Total</b>               |                            | <b>36,000</b>                     | <b>700</b>                |

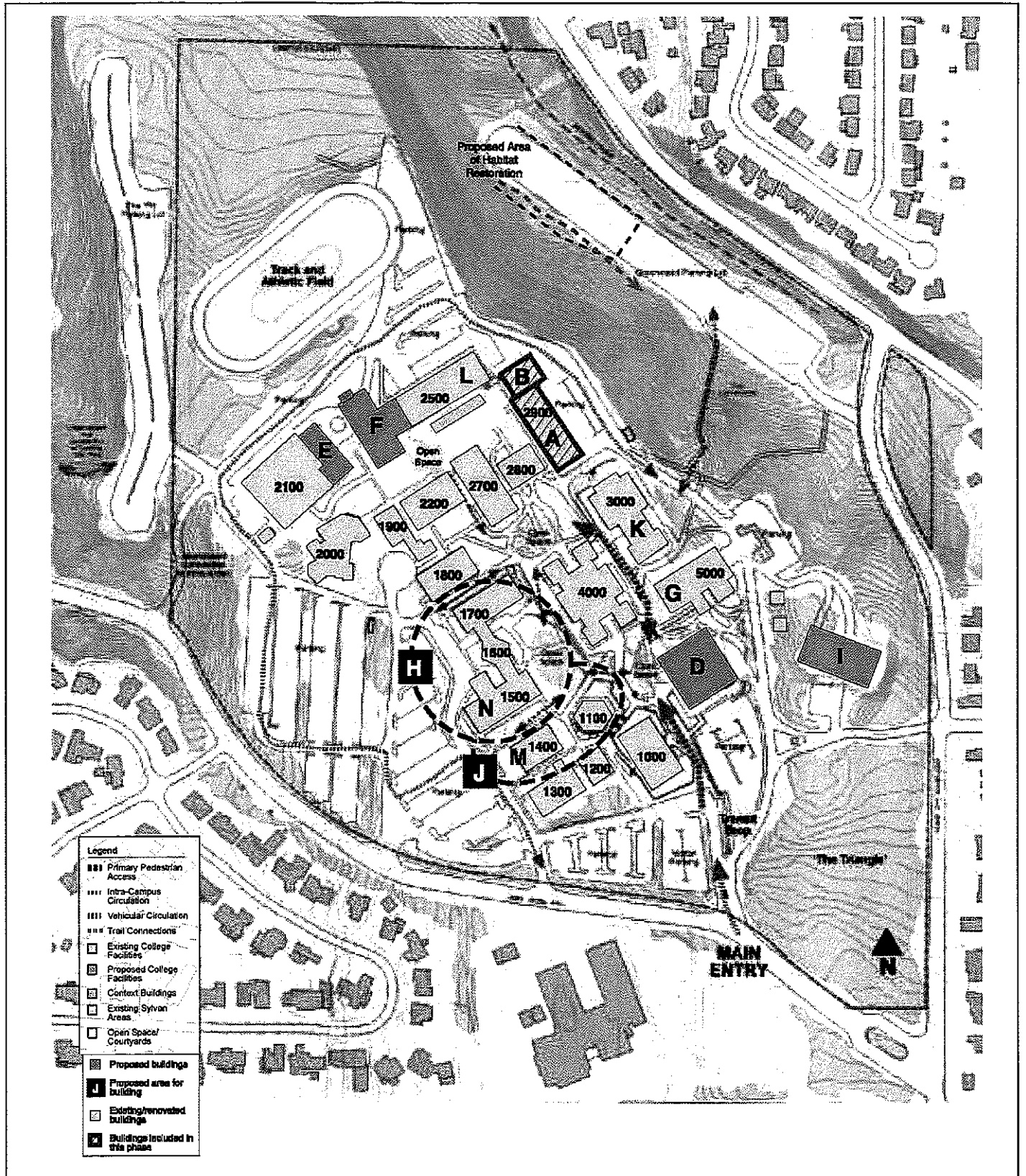
<sup>13</sup> net development during this phase -- 0.3%

<sup>14</sup> 44.8% net

<sup>15</sup> 32.8% net

<sup>16</sup> 22.9% net





Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 6**  
**Concept Master Plan Projects in Progress/Completion**

## Open Space

No open space changes are currently on-going.

## Circulation and Parking

Other than re-surfacing of the campus loop road, no major changes to pedestrian or vehicular circulation are currently on-going, nor are any changes on-going relative to on-campus parking.

## Infrastructure

The first-phase of replacing the campus water main is currently on-going (*Phase I*). The new main, which replaces the decayed potable water infrastructure, has been sized to accommodate total build-out of the campus. It is being located within the campus loop road in order to provide ease of maintenance. A 700-sq.ft. structure (Bldg. C), which is associated with this utility improvement has been constructed.

## Near-Term (2006 – 2009)

Development within this planning period is expected to occur within the next three years. This development is depicted by Figure 7. The following describes proposed buildings, open space and vehicular circulation changes associated with this planning period.

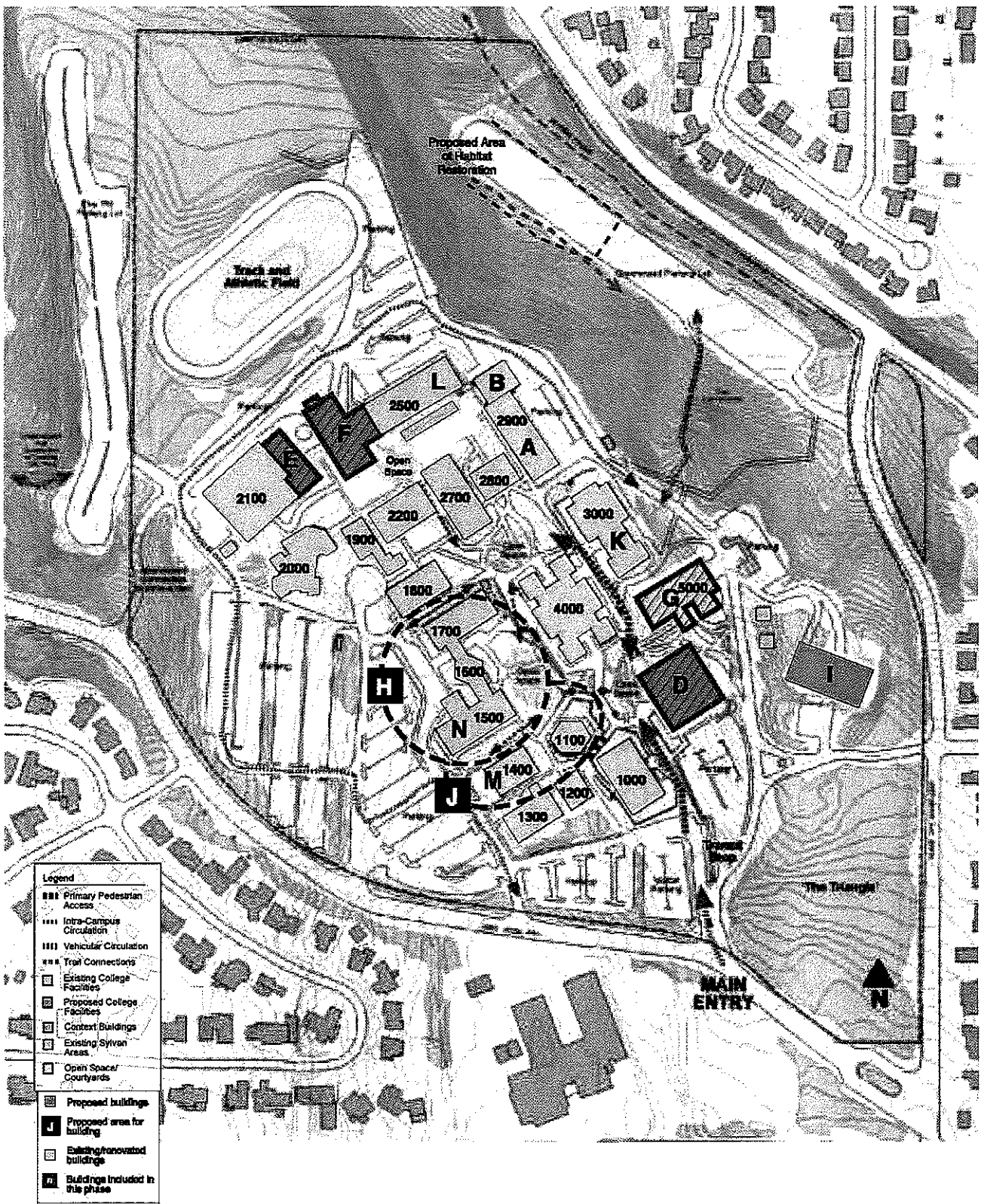
### **Building Development and Renovation**

Table 4 summarizes development that is planned within this phase. As noted previously, the bulk of planned campus development is anticipated to occur during this planning period. The net increase in gross square footage would be approximately 101,000 sq.ft.

**Table 4**  
**Proposed Development – Near-Term**

| <b>Project Designation</b> | <b>Project Description</b>          | <b>Gross Square Footage (GSF)</b> | <b>Net Increase (GSF)</b> |
|----------------------------|-------------------------------------|-----------------------------------|---------------------------|
| <b>D</b>                   | PUB Renovation & Expansion          | 50,000                            | 10,000                    |
| <b>E</b>                   | Building 2100 - Automotive Addition | 53,000                            | 26,000                    |
| <b>F</b>                   | Allied Health and Sciences Building | 65,000                            | 65,000                    |
| <b>G</b>                   | 5000 Building Renovation            | 55,000                            | -----                     |
| <b>Total</b>               |                                     | <b>122,000</b>                    | <b>101,000</b>            |

- **Building D** – This development project would involve renovation and expansion of the College's existing Pagoda Union Building (PUB). Changes include: partial demolition to allow for new construction; modification of the basement level to accommodate SCC's bookstore, meeting rooms and other ancillary facilities; and demolition of the main floor to provide for the addition of two new floors to provide additional meeting rooms, improved food services and to accommodate various student service programs. A



Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 7**

**Campus Master Plan Near-Term (2006-2009)**

10,000 sq.ft. addition would be added to the existing 40,000 sq.ft. PUB. No expansion of the existing building footprint is anticipated.

- **Building E** – This project would involve a 2-story,<sup>17</sup> 26,000 sq.ft. addition to the east-side of existing Building 2100 in support of expansion of the College’s automotive program. When complete, Building 2100 would approximate 53,000 sq.ft.
- **Building F** – This would be a 2.5-story,<sup>18</sup> 65,000 sq.ft. replacement building to provide additional space for the College’s Health Occupation Programs, sciences, multi-use labs and student study area. This healthcare expansion is aimed at addressing program and accreditation-mandated improvements. This structure would be located in the west-central portion of campus.
- **Building G** – This development would involve a 55,000 sq.ft. renovation to the existing 5000 Building (FOSS). The renovation would incorporate areas previously occupied by the bookstore and student services to provide instructional and instructional support spaces. No additional increase in gross square footage is anticipated.

### **Open Space**

As shown in Figure 7, it is proposed that during the Near-Term planning period three existing open spaces would be modified and a new open space provided. Open spaces that would be modified include the following.

- The main entrance plaza is the open space proximate to Building 1000. Improvements planned for this area could include a water feature and new hardscape plaza in order to create a visual focus for visitors entering the campus from Innis Arden Way.
- The west plaza or “The Green” is the large open space that is bordered by Building 1100, 1500, 1600, 1700 and 4000. It is proposed that this open space be enhanced with new landscaping and a hardscape plaza to improve pedestrian accessibility from the west parking area to the center of campus and to better connect to the main entrance plaza and the central plaza.
- The central plaza, also known as “The Crossroad,” is bordered by Building 1700, 1800, 1900, 2200, 2700, 2800, 2900, 3000, and 4000. Improvements planned for this area include additional landscaping, a new hardscape plaza, and possibly a water feature.

The proposed new open space would be located in the north portion of the campus bordered by Building 2200, 2700, 2800, 2900 and the proposed new Building F. This open space would be part of the main north-south through-campus pedestrian corridor.

### **Circulation and Parking**

- **Pedestrian Circulation** -- Improvements are planned as part of changes to the existing main entry to campus from Innis Arden Way. Improvements are also planned for the existing pathway that connects the College’s existing Greenwood parking lot to the

<sup>17</sup> Approximate building height – 30 ft.  
<sup>18</sup> Approximate building height – 45 ft.

*Handwritten notes:* mub Stone MP address height mub Stone

central campus. Intra-campus pedestrian circulation improvements are planned to better connect the open spaces and to better connect between the west parking lot and the central campus. As shown in Figure 7, a trail connection is proposed between the College's "Pit" parking lot, which is located west of the campus, and the existing City park in order to provide improved community access between the campus and the park. It is anticipated that this trail could be jointly developed by the College and the City.

- **Vehicular Circulation** – As shown in Figure 7, improvements are planned to the campus loop road -- between the existing main entry and along the west-side of the campus. As such, portions of the west parking lot would be modified and re-stripped. In addition, the existing main entry would be re-aligned to be somewhat more perpendicular to Innis Arden Way. Landscaping would be provided along both sides of the driveway to visually strengthen the entrance. A bus pull-out would be added to provide improved separation between automobile traffic and buses.
- **Parking** – Improvements are planned for all of the College's existing parking lots in terms of providing better lighting (improved on-site security and minimizing off-campus lighting effects) and improved stormwater drainage.

It is anticipated that over the life of the *Concept Master Plan*, the amount of parking may increase by 250 to 380 spaces (net increase). Conceivably, this additional parking would be provided either off-campus at a satellite lot or if funding, project design and environmental factors warrant, additional parking could be located beneath new buildings that are planned proximate to the campus loop road.

- **Transit** – An improved transit stop is proposed in conjunction with the main vehicular entrance to the campus with the creation of a clearly-defined transit-only median, an improved waiting shelter and additional landscaping.

### ***Infrastructure***

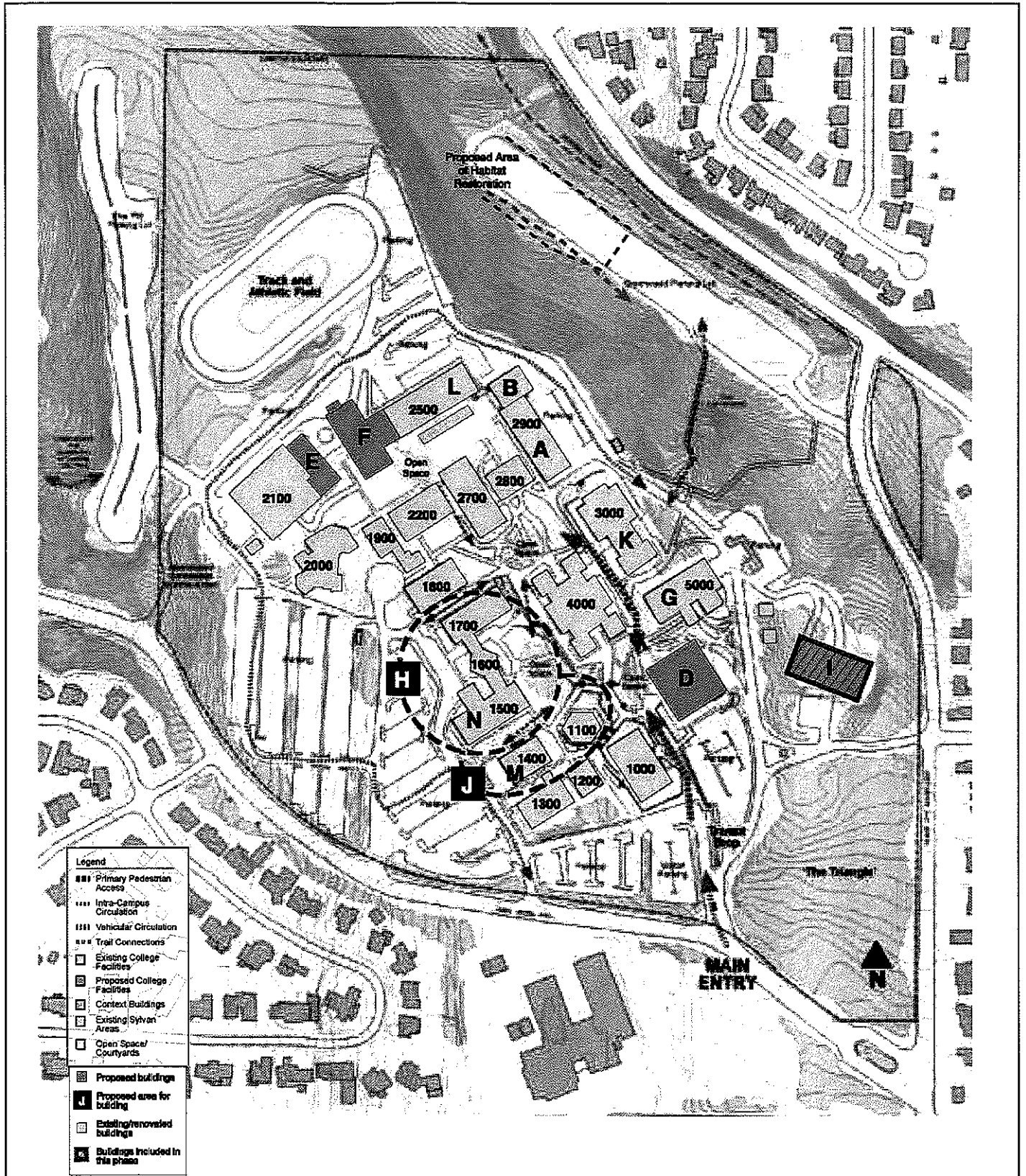
- Miscellaneous capital improvements are planned; all are minor projects.

### **Short-Term (2010 – 2015)**

Development within this planning period is expected to occur within the next 5 - 10 years – and be completed by approximately 2015; this development is depicted by Figure 8. The following describes proposed buildings, open space and vehicular circulation changes associated with this planning period.

### ***Building Development and Renovation***

Table 5 summarizes development that is planned within this phase. The net increase in gross square footage during this phase would be approximately 73,900 sq.ft.



Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 8**  
**Campus Master Plan Short-Term (2010-2015)**

**Table 5  
Proposed Development – Short-Term**

| <b>Project Designation</b> | <b>Project Description</b>            | <b>Gross Square Footage (GSF)</b> | <b>Net Increase (GSF)</b> |
|----------------------------|---------------------------------------|-----------------------------------|---------------------------|
| <b>H</b>                   | Fine Arts/Flexible Classroom Building | 84,200                            | 73,900                    |
| <b>I</b>                   | Facilities Operations Building        | 14,000                            | -----                     |
| <b>Total</b>               |                                       | 98,200                            | 73,900                    |

- **Building H** – This development project – the Fine Arts/Flexible Classroom Building -- would be a 2 story,<sup>19</sup> 84,200 sq.ft. replacement building. The existing facility contains approximately 10,300 sq.ft. and the addition, therefore would approximate 73,900 sq.ft. The proposed facility would include a 900-seat theater with required accommodations for theatrical and musical performances, as well as flexible high tech classrooms to support increased student demand. This building would replace buildings 1500, 1600, and 1700. This project is needed in order to replace the College’s aging and outdated and noncompliant theater.
  
- **Building I** – This building would be a 1.5-story,<sup>20</sup> 23,000 sq.ft. replacement building that would replace the services and programs presently located in Building 800 with administrative support space. The proposed facility would reduce student and maintenance traffic conflicts and would remove delivery traffic from main campus entry traffic. Building 800 programs would be relocated to a new Information Technology Building (Building J). No net increase in square footage is anticipated.

**Open Space**

No open space modifications are proposed during this planning period.

**Circulation and Parking**

- **Pedestrian Circulation** – No major pedestrian improvements are planned as part of this phase of the *Concept Master Plan*. One new trail is shown in Figure 8 – providing a connection between the Greenwood parking lot and that portion of the City park located north of the campus.
  
- **Vehicular Circulation** – No modifications to vehicular circulation or driveway access are planned during this planning period of the *Concept Master Plan*.
  
- **Parking** – As shown in Figure 8, it is also proposed that use of the northwest portion of the College’s Greenwood parking lot be discontinued and that portion of the parking lot be returned to natural habitat.

It is anticipated that over the life of the *Concept Master Plan*, the amount of parking may increase by 250 to 380 spaces (net increase). Conceivably, this additional parking

<sup>19</sup> Approximate building height – 40 ft.  
<sup>20</sup> Approximate building height – 30 ft.

would be provided either off-campus at a satellite lot or if funding, project design and environmental factors warrant, additional parking could be located beneath new buildings that are planned proximate to the campus loop road.

- **Transit** – No transit-related improvements are planned for this phase of the *Concept Master Plan*.

### **Infrastructure**

During this phase of the *Concept Master Plan*, it is anticipated that the improvements to the campus water main that were initiated previously would be completed. As noted, these improvements would be located within the campus loop road and would be sized to accommodate total build-out of the campus.

### **Long-Term (2015+)**

Development occurring within this phase would be aimed at meeting the comprehensive needs of the campus. This development is expected to occur in the next 10+ years (after 2015). The following describes proposed buildings, open space and vehicular circulation changes associated with this planning period.

### **Building Development and Renovation**

Table 6 summarizes development that is planned within this phase and the development is depicted in Figure 9. One new building is proposed – Information Technology – and renovation of four buildings – the gymnasium, (Building 3000), and buildings 1400, 1500 and 2500. The net increase in gross square footage is anticipated to approximate 50,000 sq.ft.

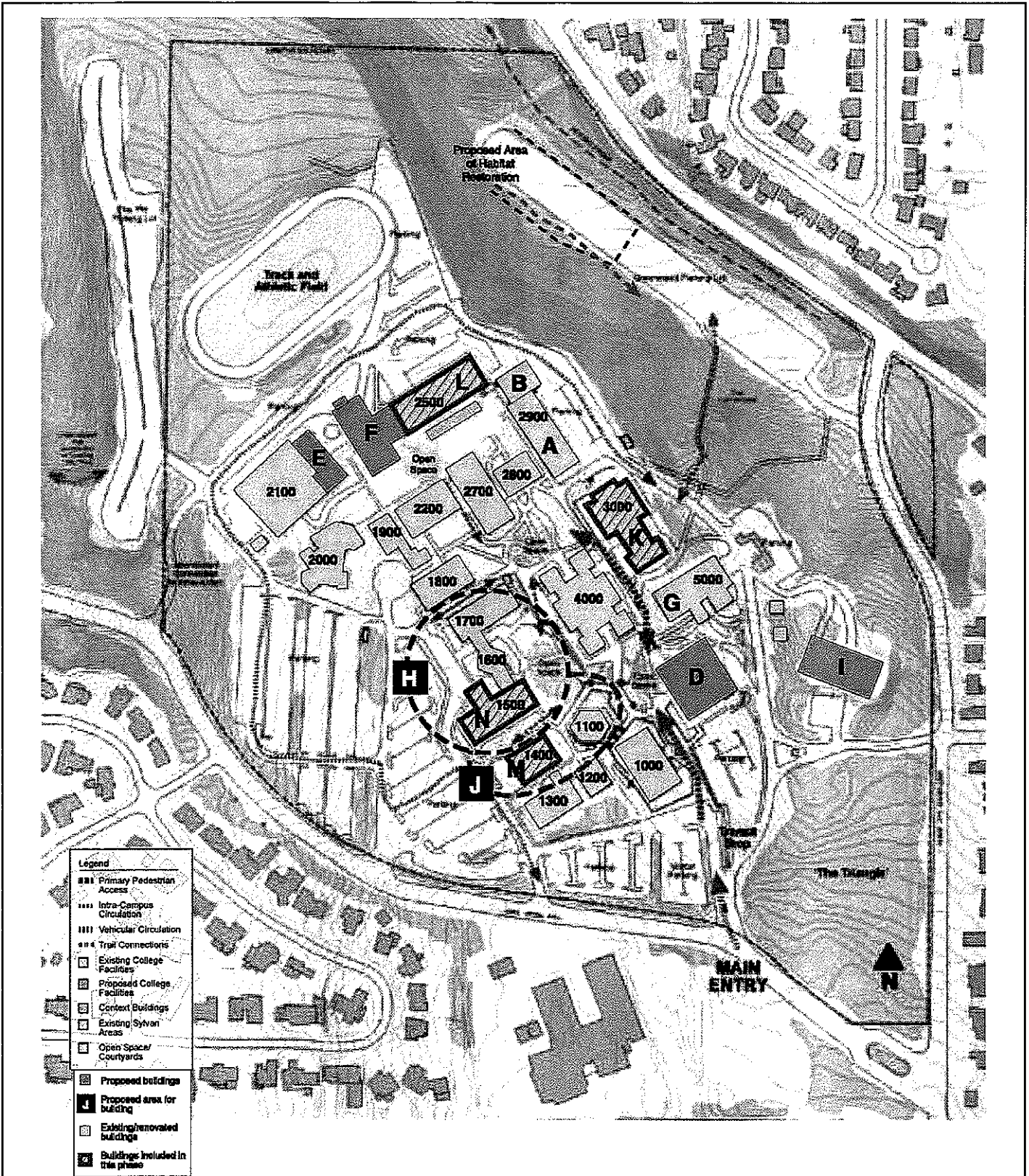
**Table 6  
Proposed Development – Long-Term**

| <b>Project Designation</b> | <b>Project Description</b>               | <b>Gross Square Footage (GSF)</b> | <b>Net Increase (GSF)</b> |
|----------------------------|--|-----------------------------------|---------------------------|
| J                          | Information Technology Building          | 50,000                            | 50,000                    |
| K                          | Building 3000 – Gymnasium Renovations    | 45,000                            | -----                     |
| L, M, N                    | Building 1400, 1500 and 2500 Renovations | 98,000                            | -----                     |
| <b>Total</b>               |  | 193,000                           | 50,000                    |

- **Building J** – This building would be a 2.5-story,<sup>21</sup> 50,000 sq.ft. replacement building containing computer labs and new space for the College’s music program. This building would replace programs provided by two classroom buildings -- 1100 and 1400. The net increase in square footage would be approximately 50,000 sq.ft.

<sup>21</sup> Approximate building height – 45 ft.





Source: LMN Architects, Inc. and Shoreline Community College



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**Figure 9**  
**Concept Master Plan Long-Term (2015+)**

- Building 3000 Renovation – Renovation of the gymnasium is planned in order to provide improved athletic program support space and to accommodate planned upgrades. No net increase in square footage is anticipated.
- Building 1400, 1500 and 2500 Renovations – Renovation of classroom space in each of these buildings is proposed during this planning period. No net increase in square footage is anticipated.

### **Open Space**

No additional open space-related improvements are planned for this phase of the *Concept Master Plan*.

### **Circulation and Parking**

- **Pedestrian Circulation** – No additional pedestrian improvements are planned as part of this phase of the *Concept Master Plan*.
- **Vehicular Circulation** – One vehicular circulation and access change that is proposed during this planning period would involve improvement of the existing driveway from Greenwood Ave. N. to serve as the primary service access to the College.
- **Parking** – No specific parking-related improvements are planned as part of this phase of the *Concept Master Plan*.

It is anticipated that over the life of the *Concept Master Plan*, the amount of parking may increase by 250 to 380 spaces (net increase). Conceivably, this additional parking would be provided either off-campus at a satellite lot or if funding, project design and environmental factors warrant, additional parking could be located beneath new buildings that are planned proximate to the campus loop road.

- **Transit** – No transit-related improvements are planned as part of this phase of the *Concept Master Plan*.

### **Infrastructure**

No additional infrastructure improvements are planned during this phase of the *Concept Master Plan*.

## F. DESCRIPTION OF THE OTHER ALTERNATIVES

SEPA requires analysis of "reasonable alternatives" as part of an EIS and defines reasonable as "actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation."<sup>22</sup> Goals and objectives for the *Concept Master Plan* have been identified by Shoreline Community College and are noted in *Section II D.* of this FEIS.

As noted previously with regard to the planning process for this *Concept Master Plan* (*Section II C.*), the DEIS included a *Proposed Action*, a *Modified Design Alternative* and a *No Action Alternative*. Each were analyzed as part of the DEIS. Based on comments received relative to the then proposed *Draft Campus Master Plan* and the DEIS, as well as more-recent campus enrollment projections by the College and the State Board for Community and Technical Colleges, a *Preferred Alternative* has since been identified for the *Concept Master Plan* and described previously in this FEIS.

Presented below is the *Expanded Development Alternative* (originally the DEIS *Proposed Action*), a *Modified Design Alternative* (from the DEIS), and the *No Action Alternative*.

### **Expanded Development Alternative**

This was the *Proposed Action* that was evaluated in the DEIS and has now been replaced by the *Preferred Alternative*. The following is information that was included in the DEIS to describe components of this alternative.

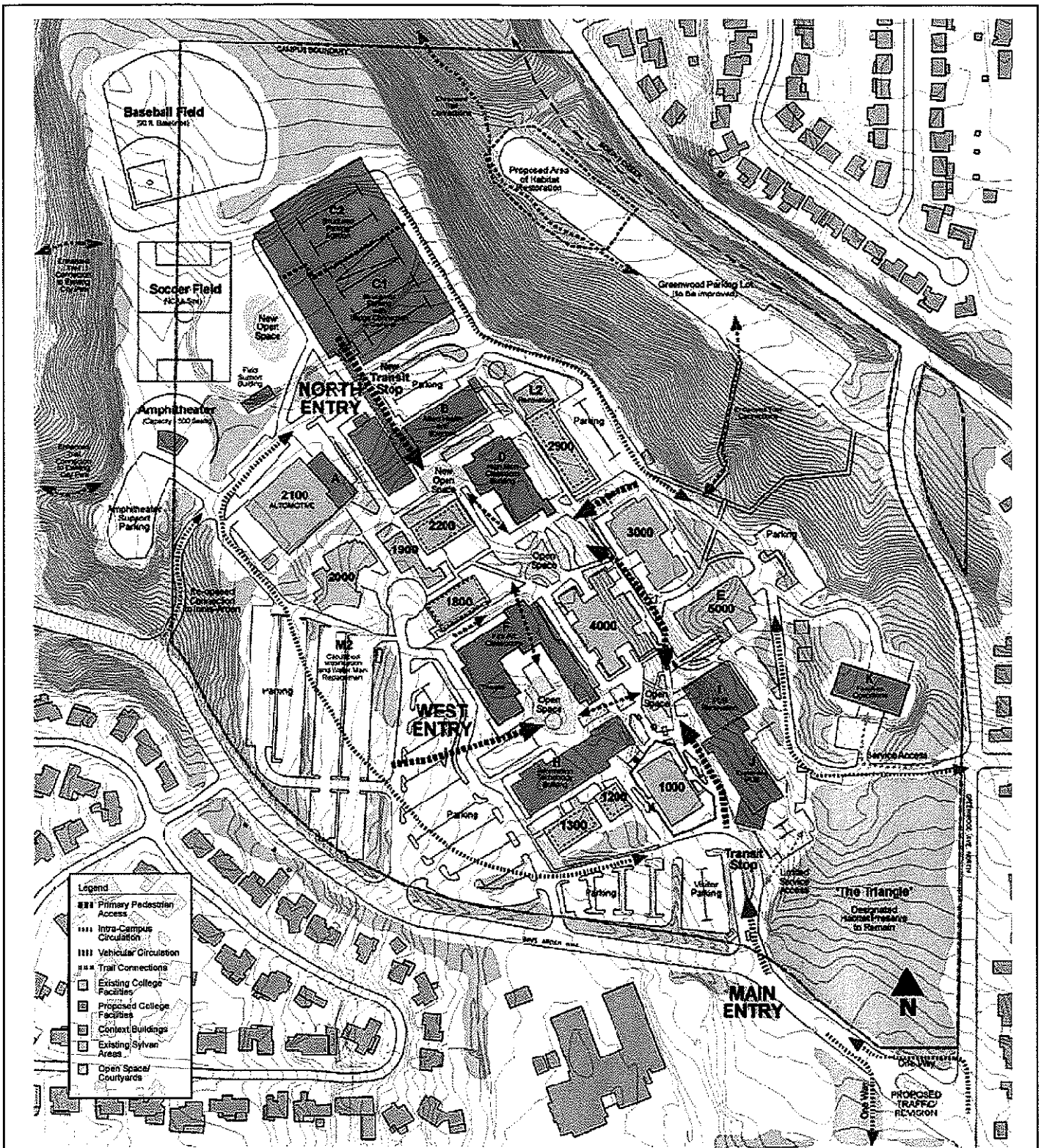
Figure 10 depicts the *Campus Master Plan* when fully implemented, Figure 11 depicts campus circulation and parking when the *Campus Master Plan* is fully implemented, and Table 7 provides an overview of proposed development by phase. For purposes of this master planning study, it was anticipated that development depicted in Figure 10 could occur over a period of approximately 10-15 years. Eleven new structures -- or major additions to existing buildings -- were proposed, representing a total development of approximately 380,000 sq.ft. (net increase of approximately 211,000 sq.ft.<sup>23</sup>) In addition, five new or redeveloped open spaces and new athletic facilities were proposed. The *Campus Master Plan* also included modifications to vehicular and pedestrian circulation and parking.

The *Campus Master Plan* was to be implemented in three phases -- based on the immediate, the long-term and the comprehensive campus needs of the College. Criteria that were considered in determining the amount of development proposed within each phase included:

- public life-safety and health;
- enrollment and program growth;
- legal responsibility and code compliance;
- energy and utilities;
- return on investment;
- institutional advancement;
- campus community demand; and
- neighborhood good will.

<sup>22</sup> WAC 197-11-440(5)

<sup>23</sup> An estimated 164,000 sq.ft. of existing development would be replaced.



Source: LMN Architects, Inc.



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**Figure 10**

**Campus Master Plan –  
Full Development**



Source: LMN Architects, Inc.



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**Figure 11**

**Campus Circulation and  
Parking**

The following describes development that was proposed for each phase.

**Table 7  
Proposed Development – By Phase**

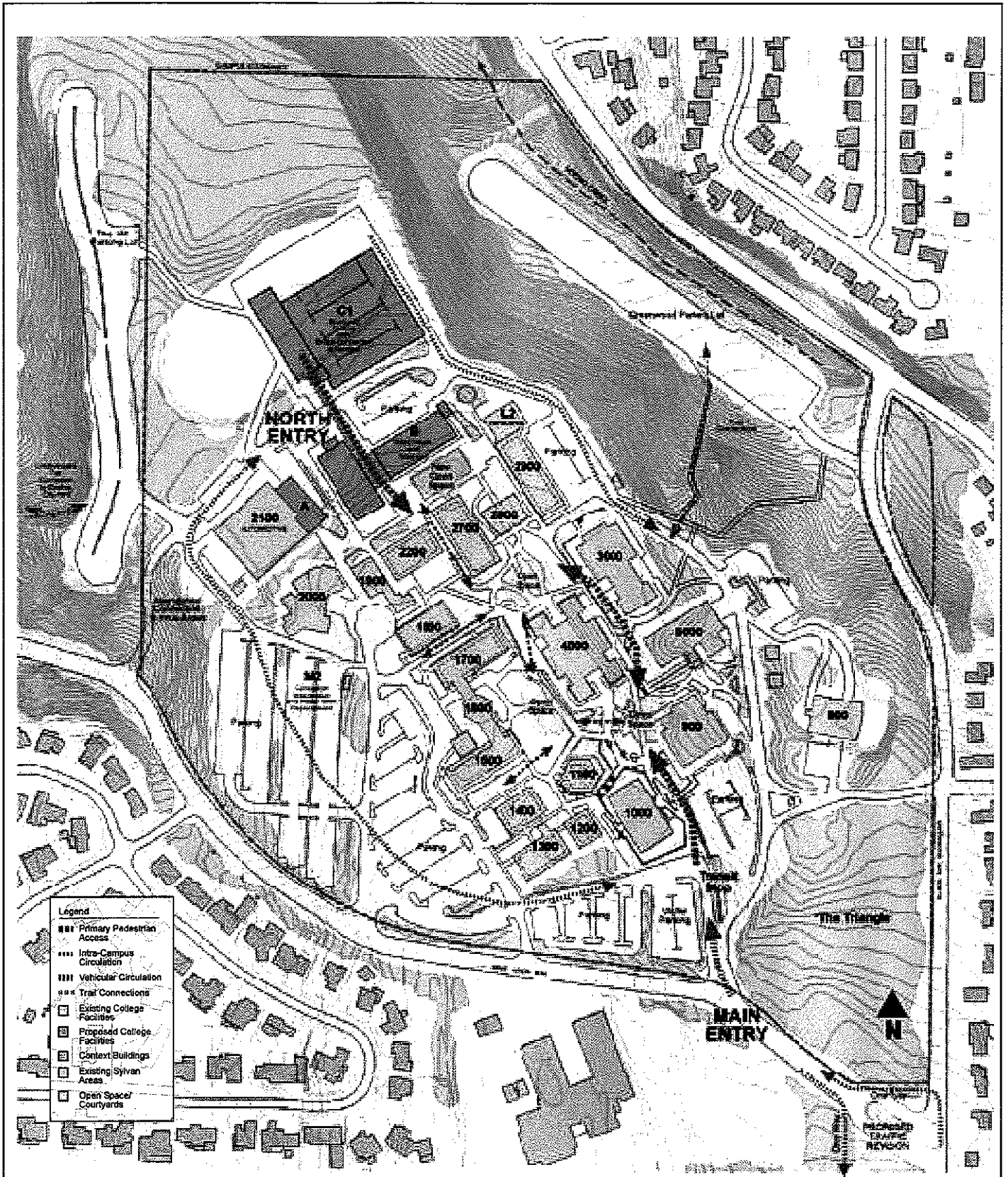
| Phase        | Project Designation | Gross Square Footage (GSF) | Gross Square Footage (GSF) By Phase | Net Increase (GSF) |
|--------------|---------------------|----------------------------|-------------------------------------|--------------------|
| <i>I</i>     | A                   | 22,965                     |                                     | 22,985             |
|              | B                   | 82,000                     |                                     | 31,000             |
|              | C                   | ---- <sup>24</sup>         |                                     | ----               |
|              | <b>Subtotal</b>     |                            | <b>104,965</b>                      | <b>53,985</b>      |
| <i>II</i>    | H                   | 50,100                     |                                     | 39,500             |
|              | I                   | 40,000                     |                                     | 0                  |
|              | J                   | 40,000                     |                                     | 40,000             |
|              | C                   | ----                       |                                     | ----               |
|              | Amphitheater        | 0                          |                                     |                    |
|              | Field Support Bldg. | 2,000                      |                                     |                    |
|              | <b>Subtotal</b>     |                            | <b>132,100</b>                      | <b>81,500</b>      |
| <i>III</i>   | D                   | 44,600                     |                                     | 31,000             |
|              | F                   | 84,200                     |                                     | 54,500             |
|              | K                   | 14,000                     |                                     | -10,000            |
|              | <b>Subtotal</b>     |                            | <b>142,800</b>                      | <b>75,500</b>      |
| <b>Total</b> |                     |                            | <b>379,865</b>                      | <b>210,985</b>     |

As outlined in Table 7, approximately 28 percent of the total development would occur in *Phase I*, 35 percent in *Phase II* and 38 percent in *Phase III*.

### **Phase I**

It is anticipated that development within this phase, which is aimed at meeting the immediate needs of the College, would occur by 2007. This development phase is depicted in Figure 12. The following describes proposed changes associated with buildings, open space, circulation and parking, and infrastructure that are expected to occur during this phase.

<sup>24</sup> Parking is not counted in building square footage.



Source: LMN Architects, Inc.



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**Figure 12**  
**Campus Master Plan –  
Phase I**

## Building Development and Renovation

Table 8 summarizes development that is planned within *Phase I*. Two academic/technical buildings and a parking structure are proposed. The net increase in gross square footage would be approximately 54,000 sq.ft.

- **Building A** – This building would be a 2-story,<sup>25</sup> 20,000 sq.ft. addition to the east-side of existing Building 2100 in support of expansion of the College’s automotive program.
- **Building B** – This would be a 2.5-story,<sup>26</sup> 82,000 sq.ft. replacement building to provide additional space for the College’s Health Occupation Programs, sciences, multi-use labs and student study area. This healthcare expansion is aimed at addressing program and accreditation-mandated improvements. Located in the north-end of campus, this structure would replace four existing campus buildings – 2300, 2400, 2500 and 2600. The net increase in square footage would be approximately 31,000 sq.ft.
- **Building C** – This building would be a 4-level,<sup>27</sup> parking structure to accommodate 600-750 vehicles. As depicted in Figure 12, a pedestrian skybridge would extend from the parking structure to proposed Building B. It would be the initial phase of a two-phase facility. The parking structure would require removal of the College’s running track and soccer field. The College has no plans to replace the running track and soccer field as part of this phase of development.

**Table 8  
Proposed Development – Phase I**

| Project Designation | Project Description                 | Gross Square Footage (GSF) | Net Increase (GSF) |
|---------------------|-------------------------------------|----------------------------|--------------------|
| A                   | Automotive Addition                 | 22,965                     | 22,985             |
| B                   | Allied Health and Sciences Building | 82,000                     | 31,000             |
| C                   | Parking Structure – Phase I         | ---- <sup>28</sup>         | ----               |
| <b>Total</b>        |                                     | 104,965                    | 53,985             |

## Open Space

As shown in Figure 12, it is proposed that during *Phase I* three existing open spaces would be modified and a new open space provided. Open spaces that would be modified include the following.

- The main entrance plaza is the open space proximate to Building 1000. Improvements planned for this area could include a water feature and new hardscape plaza in order to create a visual focus for visitors entering the campus from Innis Arden Way.

<sup>25</sup> Approximate building height – 30 ft.

<sup>26</sup> Approximate building height – 45 ft.

<sup>27</sup> Approximate building height – 38 ft.

<sup>28</sup> Parking is not counted in building square footage.



- The west plaza or “The Green” is the large open space that is bordered by Building 1100, 1500, 1600, 1700 and 4000. It is proposed that this open space be enhanced with new landscaping and a hardscape plaza to improve pedestrian accessibility from the west parking area to the center of campus and to better connect to the main entrance plaza and the central plaza.
- The central plaza, also known as “The Crossroad,” is bordered by Building 1700, 1800, 1900, 2200, 2700, 2800, 2900, 3000, and 4000. Improvements planned for this area include additional landscaping, a new hardscape plaza, and possibly a water feature.

The proposed new open space would be located in the north portion of the campus bordered by Building 2200, 2700, 2800, 2900 and the proposed new Building B. This open space would be part of the main north-south through-campus pedestrian corridor and it would connect with the proposed pedestrian bridge from the proposed new parking structure (Building C).

### **Circulation and Parking**

**Pedestrian Circulation** -- Improvements were planned as part of changes to the existing main entry to campus from Innis Arden Way and from the then-proposed new parking structure (Building C). Improvements were also planned for the existing pathway that connects the College’s existing Greenwood parking lot to the central campus. Intra-campus pedestrian circulation improvements were planned to better connect the open spaces and to better connect between the west parking lot and the central campus. As shown in Figure 12, a trail connection was also proposed between the College’s “Pit” parking lot, which is located west of the campus, and the existing City park in order to provide improved community access between the campus and the park. It is anticipated that this trail could be jointly developed by the College and the City.

**Vehicular Circulation** – As shown in Figure 12, it was proposed that a new vehicular driveway be developed on-campus extending between the existing main entry and the proposed new parking structure (described below). This new driveway would extend around the west-side of the campus and provide a more-direct route for vehicles traveling to and from the proposed new parking structure.

The existing main entry would be re-aligned to be perpendicular with Innis Arden Way. Landscaping would be provided along both sides of the driveway to visually strengthen the entrance. A bus pull-out would be added to provide improved separation between automobile traffic and buses.

**Parking** – As noted previously with regard to Buildings, it was proposed that during *Phase I* a 600 – 750-car parking structure be built at the north-end of campus. The driveway serving this parking structure would traverse the College’s existing west parking lot. As such, portions of the west parking lot would be modified and re-stripped. The existing visitor parking area would be re-configured to provide improved internal circulation. Improvements are planned for all of the College’s existing parking lots in terms of providing better lighting (improved on-site security and minimizing off-campus lighting effects) and improved stormwater drainage.

**Transit** – An improved transit stop is proposed in conjunction with the main vehicular entrance to the campus with the creation of a clearly-defined transit-only median, an improved waiting shelter and additional landscaping.

## Infrastructure

During this initial phase of the *Campus Master Plan*, it was proposed that *Phase I* improvements be undertaken with regard to the campus water main. This would entail replacing a portion of the main. The new main would be located within the proposed new driveway and would be sized to accommodate total build-out of the campus.

## Phase II

Development occurring within this phase was aimed at meeting the long-term needs of the College. This development is expected to occur by 2012. This development phase is depicted by Figure 13. The following describes proposed buildings, open space and vehicular circulation changes associated with this phase.

### Building Development and Renovation

Table 9 summarizes development that was planned within this phase. One academic/technical building and PUB changes were proposed, together with the second phase of the parking structure, an amphitheater and a field support building. The net increase in gross square footage would be approximately 81,500 sq.ft.

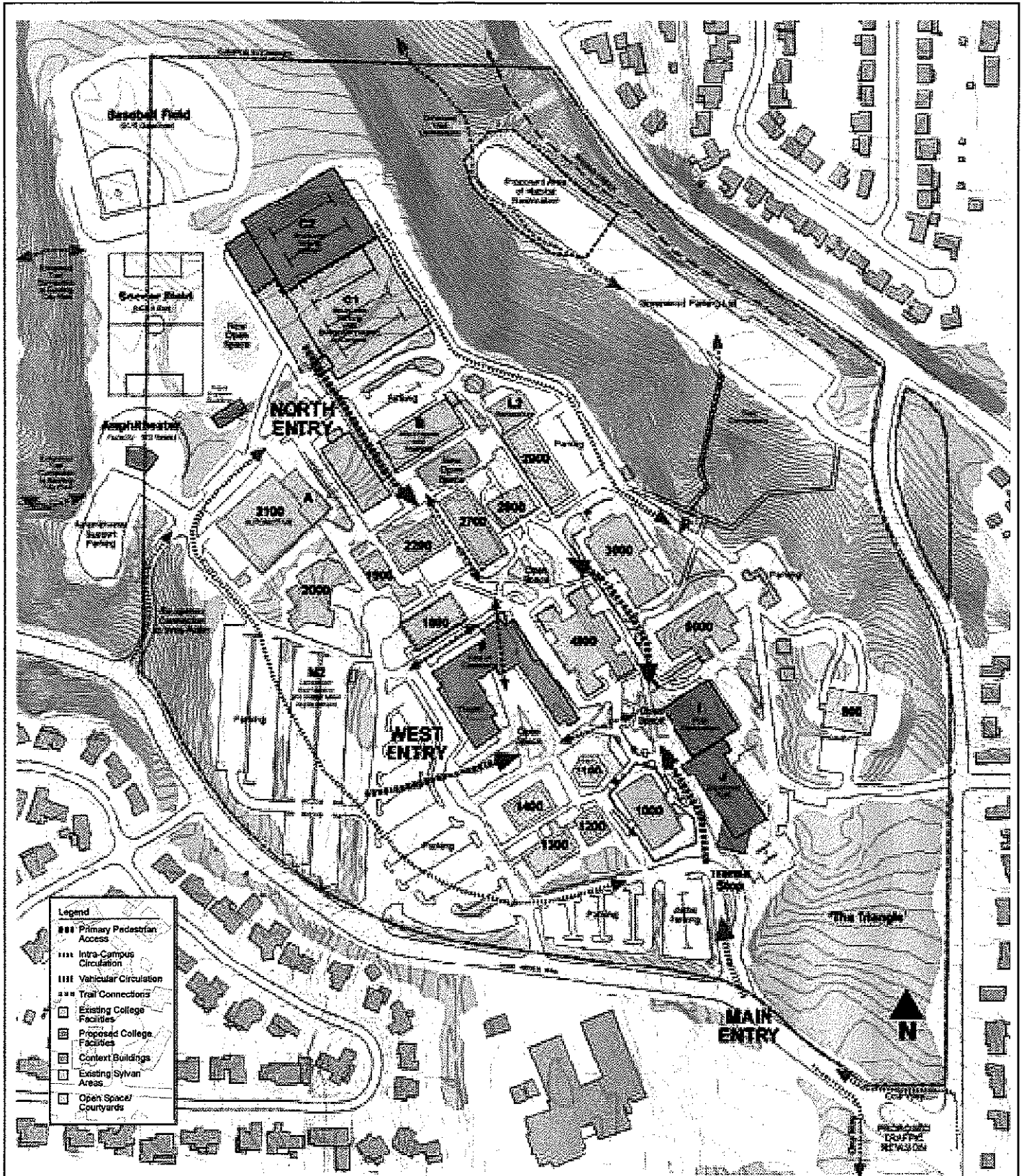
**Table 9**  
**Proposed Development – Phase II**

| Project Designation | Project Description             | Gross Square Footage (GSF) | Net Increase (GSF) |
|---------------------|---------------------------------|----------------------------|--------------------|
| H                   | Information Technology Building | 50,100                     | 39,500             |
| I                   | PUB -- Phase I                  | 40,000                     | 0                  |
| J                   | PUB -- Phase II                 | 40,000                     | 40,000             |
| C                   | Parking Structure -- Phase II   | ----- <sup>29</sup>        | -----              |
| Amphitheater        | Amphitheater                    | 0                          | 0                  |
| Field Support       | Field Support Building          | 2,000                      | 2,000              |
| <b>Total</b>        |                                 | 132,100                    | 81,500             |

- **Building H** – This building would be a 2.5-story,<sup>30</sup> 50,000 sq.ft. replacement building that contains computer labs and provides new space for the College's music program. This building would replace Building 1100 and 1400. The net increase in square footage would be approximately 39,500 sq.ft.
- **Building I** – This would be a 2.5-story, 40,000 sq.ft. renovation of the College's existing PUB Building 900; no new building square footage would be added. This structure would be *Phase I* of that renovation project (Building J would be *Phase II*). Building I would provide updated food service facilities space and additional space for student services.

<sup>29</sup> Parking is not counted in building gross square footage.

<sup>30</sup> Approximate building height – 45 ft.



Source: LMN Architects, Inc.



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Figure 13

**Campus Master Plan –  
Phase II**

- **Building J** – This would be a new 3-story,<sup>31</sup> 40,000 sq.ft. building located adjacent to the renovated PUB. This structure would represent *Phase II* of the PUB renovation project. Building J would provide improved space for the College bookstore, additional student services, and registration.
- **Building C2** – This building would be the final phase of the parking structure. It would be a 4-level,<sup>32</sup> parking structure to accommodate 600-750 vehicles.
- **Amphitheater** – As depicted in Figure 7, a 500-seat amphitheater is proposed for a site approximately 500 feet north of Innis Arden Way and west of Building 2100. The amphitheater would be oriented with the stage facing northeast.<sup>33</sup> For the most part, this facility would be natural grass with limited lighting provided for safety and security.
- **Field Support** – This would be a new 1-story,<sup>34</sup> 2,000 sq.ft. building located north of Building 2100 and west of Building C1/C2. This facility would serve the athletic fields that are proposed in this area of campus (see discussion below regarding Open Space and Athletic Facilities).

### **Open Space and Athletic Facilities**

As shown in Figure 13; it was proposed that during *Phase II* a new open space would be provided, together with a soccer field and a baseball field. It was anticipated that the soccer field would be artificial turf and the baseball field natural turf. Both of these facilities would likely be lighted.

The proposed new open space would be located in the north portion of the campus, in an area west of the proposed parking structure (Building C) and east of the proposed soccer field. This open space would be part of the main north-south through-campus pedestrian corridor. Improvements planned for this area could include a new hardscape plaza and landscaping.

As shown in Figure 13, the soccer field and a baseball field were proposed for the northwest corner of the campus, north of the proposed Amphitheater and west of the proposed parking structure. Both the soccer field and the baseball field would be located partially on the campus and partially on the adjacent City property. It was anticipated that these athletic facilities could be jointly developed by the College and the City.

### **Circulation and Parking**

**Pedestrian Circulation** – No major pedestrian improvements were planned as part of this phase of the *Campus Master Plan*, other than intra-campus circulation associated with the additional new open space at the north-end of campus. Two additional trails are shown in Figure 13. One trail would provide a connection between the proposed athletic facilities and the existing City park west of the campus. The other trail would provide a connection between the Greenwood parking lot and that portion of the City park located north of the campus.

<sup>31</sup> Approximate building height – 45 ft.  
<sup>32</sup> Approximate building height – 38 ft.  
<sup>33</sup> orientation would be away from the nearest residences  
<sup>34</sup> Approximate building height – 25 ft.

**Vehicular Circulation** – No modifications to vehicular circulation or driveway access were planned during this phase of the *Campus Master Plan*.

**Parking** – As noted previously with regard to Buildings, it was proposed that during *Phase II*, the second phase of the proposed parking structure would be completed. This phase, like the initial phase, would provide parking for 600 – 750 vehicles. Total capacity of the parking structure would be 1,200 – 1,500 vehicles. Also during this phase, it was proposed that surface parking be provided south of the proposed amphitheater. Access to this parking area would be from the new west driveway that is proposed for *Phase I*. As shown in Figure 13, the site of the proposed new parking area would be located partially on the campus and partially on the adjacent City property. Also, as shown in Figure 13, it was proposed that use of the northwest portion of the College’s Greenwood parking lot be discontinued and that portion of the parking lot be returned to natural habitat.

**Transit** – No transit-related improvements were planned for this phase of the *Campus Master Plan*.

**Infrastructure**

During this phase of the *Campus Master Plan*, it was proposed that the improvements to the campus water main that were initiated during *Phase I* would be completed. As noted previously, these improvements would be located within the proposed new driveway and would be sized to accommodate total build-out of the campus.

**Phase III**

Development occurring within this phase was aimed at meeting the comprehensive needs of the campus. This development was expected to occur after 2013. This development phase is depicted by Figure 14. The following describes proposed buildings, open space and vehicular circulation changes associated with this phase.

**Building Development and Renovation**

Table 10 summarizes development that was planned within this phase. Two academic/technical buildings and a facility building were proposed. The net increase in gross square footage would be approximately 75,500 sq.ft.

**Table 10  
Proposed Development – Phase III**

| <b>Project Designation</b> | <b>Project Description</b>            | <b>Gross Square Footage (GSF)</b> | <b>Net Increase (GSF)</b> |
|----------------------------|---------------------------------------|-----------------------------------|---------------------------|
| D                          | High Tech Classroom Building          | 44,600                            | 31,000                    |
| F                          | Fine Arts/Flexible Classroom Building | 84,200                            | 54,500                    |
| K                          | Facilities Operation Building         | 14,000                            | -10,000                   |
| <b>Total</b>               |                                       | 142,800                           | 75,500                    |



- **Building D** – This building would be a 2-story,<sup>35</sup> 44,600 sq.ft. replacement building that contains classrooms, lab space, and faculty offices. This building would replace Building 2700 and 2800. The net increase in square footage would be approximately 31,000 sq.ft.
- **Building F** – This would be a 2-story,<sup>36</sup> 84,200 sq.ft. replacement building that would be located near the center of campus, west of the library (Building 4000). This building would include a 500-seat theater with required accommodations for theatrical and music performances and it would contain flexible high tech classrooms. This building would replace Building 1500, 1600 and 1700. The net increase in square footage would be approximately 54,500 sq.ft.
- **Building I** – This would be a new 1.5-story,<sup>37</sup> 14,000 sq.ft. replacement building located near the east boundary of the campus. The building would replace Building 800 and result in a change in the type of use from academic/instructional space to administrative support. This building would represent a net decrease in square footage of 10,000 sq.ft.

### **Open Space**

No additional open space-related improvements were planned for this phase of the *Campus Master Plan*.

### **Circulation and Parking**

**Pedestrian Circulation** – No additional pedestrian improvements were planned as part of this phase of the *Campus Master Plan*.

**Vehicular Circulation** – Two modifications to vehicular circulation and access were planned during this phase of the *Campus Master Plan*. As depicted in Figure 14, it was proposed that an existing closed driveway from Innis Arden Way that is located near the southwest corner of the campus be improved and extended north a distance of approximately 300 feet to connect with the improved west campus driveway. This driveway would provide one-way access only into the campus. The other vehicular circulation and access change that was proposed during *Phase III* was the improvement of an existing driveway from Greenwood Ave. N. to serve as the primary service access to the College.

**Parking** – No additional parking-related improvements were planned as part of this phase of the *Campus Master Plan*.

**Transit** – A new transit stop was proposed for the north portion of the campus.

### **Infrastructure**

No additional infrastructure improvements were planned during this phase of the *Campus Master Plan*.

<sup>35</sup> Approximate building height – 30 ft.

<sup>36</sup> Approximate building height – 40 ft.

<sup>37</sup> Approximate building height – 30 ft.

## **Modified Design Alternative**

While similar to the *Expanded Development Alternative*, this alternative would not include the following:

- amphitheater;
- soccer field and baseball field;
- Field Support Building; and
- amphitheater parking.

Like the *Expanded Development Alternative*, however, the *Modified Design Alternative* would provide structured parking (*Expanded Development Alternative – Building C*).

Figure 15 is a site plan of the *Modified Design Alternative* and Table 11 provides an overview of development that would occur by phase. Besides the differences noted above, Table 12 provides a comparison -- comparing Table 11 with Table 7 (*Expanded Development Alternative*). As shown, this alternative would result in approximately 2,000 sq.ft. less total development with the difference (percentage-wise) occurring in *Phase II*.

**Table 11**  
**Proposed Development – Modified Design Alternative**

| Phase        | Project Designation | Project Description                | Gross Square Footage (GSF) | Gross Square Footage (GSF) By Phase | Net Increase (GSF) |
|--------------|---------------------|------------------------------------|----------------------------|-------------------------------------|--------------------|
| <i>I</i>     | A                   | Automotive Addition                | 22,965                     |                                     | 22,985             |
|              | B                   | Allied Health and Sciences Bldg.   | <u>82,000</u>              |                                     | <u>31,000</u>      |
|              | C                   | Parking Structure                  | ---                        |                                     |                    |
|              | <b>Subtotal</b>     |                                    |                            | <b>104,965</b>                      | <b>53,985</b>      |
| <i>II</i>    | H                   | Information Technology Bldg.       | 50,100                     |                                     | 39,500             |
|              | I                   | PUB – <i>Phase I</i>               | 40,000                     |                                     | 0                  |
|              | J                   | PUB – <i>Phase II</i>              | <u>40,000</u>              |                                     | <u>40,000</u>      |
|              | <b>Subtotal</b>     |                                    |                            | <b>130,100</b>                      | <b>79,500</b>      |
| <i>III</i>   | D                   | High Tech Classroom Bldg.          | 44,600                     |                                     | 31,000             |
|              | F                   | Fine Arts/Flexible Classroom Bldg. | 84,200                     |                                     | 54,500             |
|              | K                   | Facilities Operation Bldg.         | <u>14,000</u>              |                                     | <u>-10,000</u>     |
|              | <b>Subtotal</b>     |                                    |                            | <b>142,800</b>                      | <b>75,500</b>      |
| <b>Total</b> |                     |                                    |                            | <b>377,865</b>                      | <b>208,985</b>     |

<sup>38</sup> Parking is not counted in building square footage.





**Table 12**  
**Development Comparison – Proposed Action and Modified Design Alternative**

| Phase        | Proposed Action      |                                 | Modified Design Alternative |                                 |
|--------------|----------------------|---------------------------------|-----------------------------|---------------------------------|
|              | Gross Square Footage | Percent of Total Square Footage | Gross Square Footage        | Percent of Total Square Footage |
| I            | 104,965              | 28                              | 104,965                     | 28                              |
| II           | 132,100              | 35                              | 130,100                     | 34                              |
| III          | 142,800              | 38                              | 142,800                     | 38                              |
| <b>Total</b> | <b>379,865</b>       | 100                             | <b>377,865</b>              | 100%                            |

**No Action Alternative**

Analysis of this alternative is required by SEPA.<sup>39</sup>

The *No Action Alternative* would involve no new building construction on-campus, no modifications nor additions to open space or athletic fields (*Expanded Development Alternative* - only), and no modifications with regard to on-site pedestrian and vehicular circulation. No capital funds for construction of major improvements on-campus would be expended; conceivably, however, some building remodeling would occur.

With no additional expenditures for major campus improvements, the need for additional space to meet the needs of the projected campus population would not be met. For purposes of this FEIS analysis,<sup>40</sup> it is assumed that the 5-10 percent increase in campus population, resulting in an increased number of full-time equivalent students, would still occur. This increase in student enrollment, together with increases in faculty and staff would continue to place significant demands on existing College facilities. To address this increased space demand, it is anticipated that the College would seek opportunities to more-intensively utilize existing campus space (e.g., more classes commencing before 8 AM, more evening classes, more weekend classes, more-intensive summer programs, etc.) and maximize the amount of off-campus lease space.

More-intensive utilization of existing campus space would require increased Legislative funding for maintenance and operation of existing capital facilities. Without increased funding, maintenance costs and improvements to the College's existing capital facilities would not keep pace with increased demand and utilization, conceivably shortening the lifespan of existing campus buildings. Likewise, campus open space would be more intensively used; vehicle, pedestrian and bicycle circulation would become more congested; and the utilization rate of on-campus parking would be maximized.

<sup>39</sup> Ibid

<sup>40</sup> This represents a worst case analysis. If, on the other hand, as a result of this alternative no increase in student enrollment occurs, such would increase the demand regionally for other institutions of higher education to assume a greater proportion of the projected statewide enrollment increase.

## ***Benefits and Disadvantages of Delaying Implementation***

Another *No-Action*-related consideration involves the possibility of delaying implementation of the *Preferred Alternative* to some future time. As required by SEPA, the following outlines possible benefits and disadvantages of such delay.

### **Benefits of Deferral**

- The advantage of deferral is that environmental impacts noted with regard to the *Preferred Alternative* and the other development alternatives would not occur at this time but would be delayed until project implementation.
- Future re-development options for the site would not be foreclosed.

### **Disadvantages of Deferral**

- Deferral would not necessarily eliminate or lessen the severity of environmental impacts that have been identified, but merely postpone them. In some situations, this could result in greater cumulative impacts (e.g., traffic, noise, aesthetics, etc.) as a result of redevelopment,<sup>41</sup> due to changes in background conditions.
- Deferral would be inconsistent with the project objectives of providing educational programs and facilities to meet the needs of increased enrollment.
- In all probability, deferral would add to the capital cost associated with specific development projects. Depending upon the amount of delay, deferral could result in a less operationally efficient campus or even abandonment of some development projects.

This alternative would not meet the proponent's objectives (refer also to discussion in *Section II D.* of this FEIS).

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<sup>41</sup> Such development would be consistent with the adopted *Concept Master Plan*.