

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing for Special Use Permit to rebuild the existing student union building from 2 stories to 3 stories on the Shoreline Community College campus located at 16101 Greenwood Avenue N.

DEPARTMENT: Planning and Development Services

PRESENTED BY: Paul Cohen, Planner III

I. PROPOSAL

This Special Use Permit (SUP), a Quasi-Judicial or “Type C Action,” before the Planning Commission is a request to rebuild the existing student union building from 2 stories to 3 stories on the Shoreline Community College campus. Internally, the proposal would add more student union programs and services as well as improve the existing functions. Externally the proposal would remove 12 parking spaces and improve surrounding landscaping. (Attachment A)

A SUP is required because colleges are not permitted in R-6 zones, however, an existing, legal, and nonconforming use may be expanded subject to a Special Use Permit (SMC 20.30.280). A Type C action (SUP) is reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for approval or denial is developed. This recommendation is then forwarded to the City Council, who is the final decision making authority for Type C actions.

A building permit for the proposal has been submitted at this time but is on hold until approval of the SUP. Prior to construction on the site a building permit shall be obtained. The permit submittal will be reviewed administratively and is subject to the requirements of the Shoreline Municipal Code (SMC) and the 2003 International Building Code.

Environmental Review - SEPA review is required for this application under the City’s substantial authority established in SMC 20.30.490. The Shoreline Community College, acting as lead SEPA agency on this action, issued a SEPA Determination of Non-Significance November 28, 2005 (Attachment B).

II. FINDINGS

1. SITE

The subject site is located at the southeast end of campus near the main entry. Like most campuses it is surrounded by the usual network of pedestrian paths, plazas, and parking. A site plan and building elevation are located in Attachment C and D.

2. NEIGHBORHOOD

The project site is located in the Highland Terrace Neighborhood. The campus is zoned R-4 as are the neighborhoods to the west. South and east of Greenwood Avenue the neighborhood is zoned R-6. Currently and in the recent past the neighborhood experienced commuter traffic and parking issues related to the campus in general. The zoning classifications and comprehensive plan land use designations for the project sites and immediate vicinity are illustrated in Attachments E and F.

3. TIMING AND AUTHORITY

The application process for this project began when the applicant held the requisite neighborhood meeting on September 12, 2005. A complete application was submitted to the City on October 31, 2005. A public notice of application and public hearing was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on December 15, 2005 and re-noticed for a postponed hearing on February 9, 2006 (Attachment G). This notice solicited public comments but no comment letters were received.

The Planning Commission is being asked to review the Special Use by applying the nine criteria in Section 20.30.330 (B) of the Shoreline Municipal Code (SMC). The City Council may approve an application for Special Use of property if the proposal meets all these criteria.

4. PUBLIC COMMENT

The City received no public comment letters regarding this proposed expansion of the student union building.

5. ANALYSIS OF SUP CRITERIA

Section 20.30.330.B of the Shoreline Municipal Code outlines the criteria by which Special Use Permit applications are reviewed. The City shall grant a Special Use Permit, only if the applicant demonstrates that it meets each of the following criteria. See Attachment H for the applicant's response to criteria.

Criterion 1: The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The improved and updated student union building will better facilitate students and respond to student needs in Shoreline's only higher education institution.

The special use meets criterion 1.

Criterion 2: The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

The proposed student union building is compatible with the surrounding campus uses because they are college facilities as well. The surrounding residential neighborhood is compatible only in that the campus has been there for 40 years including the student union building. More recently there are problems with traffic and parking impacts on the surrounding residential areas that is more an enforcement issue than on-site, parking issue. The Attachment I parking study shows that the campus is at 85% of capacity at peak hour use (9:30 AM). If the additional parking impacts are conditioned to be mitigated by the proposal then the proposed expansion could be compatible.

The special use meets criterion 2 if conditioned as recommended.

Criterion 3: The special use will not materially endanger the health, safety and welfare of the community.

There are no health and safety issues related to this proposal. If approved, the City will require a building permit to construct the building and be reviewed for structural safety. However, the welfare of the community is related to Criterion 2 and parking impacts in the neighborhood.

The special use meets criterion 3

Criterion 4: The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.

The proposal is replacing the same use within the existing campus and therefore will not create a detrimental over-concentration of college uses.

The special use meets criterion 4.

Criterion 5: The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

The special use will not cause any increased pedestrian or vehicular traffic in the neighborhood except the infrequent service vehicle after construction.

The special use meets criterion 5.

Criterion 6: The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.

The need for public facilities is not increased; adequate infrastructure exists for the site.

The special use meets criterion 6.

Criterion 7: The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.

The proposed building will be taller than most of the surrounding buildings but will not prevent other campus buildings from redeveloping. The added third story is approximately 500 from Greenwood Ave N. All other nearby residential property is fully developed.

The special use meets criterion 7.

Criterion 8: The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.

The Shoreline Community College campus is designated on the Comprehensive Plan 2001 as Single Family Institution.

LU67: Provide for Essential Public Facilities as required by State regulations. Ensure that these essential public facilities:

- Provide for basic public needs (health, welfare, and safety);
- Offer substantial public benefits to Shoreline and to the greater community (e.g., public services, public amenities);
- Enhance the identity and image of the community (e.g., attractive, compatible with surrounding community, community service orientation); and
- Are accessible to community members and/or to the regional population, where appropriate.

LU70: Ensure that all new development, redevelopment, and/or expansion of an existing use shall comply with Essential Public Facilities policies and regulations.

LU72: Ensure that the design of these facilities will mitigate impacts to the project site and to the affected community through:

- Siting of facilities in a location that will have the least impacts on the surrounding community.
- Design of facilities to be visually attractive and harmonious with existing facilities and with surrounding developments. Structures, landscaping, signage and other improvements should comply with the goals outlined in the Community Design Element of the Comprehensive Plan.
- Use of aesthetically compatible buffers (e.g. fences, landscaping and similar means) to separate the Essential Public Facility from surrounding uses.
- Improvements to limit impacts to environmental health (e.g. footprint, noise quality; air quality; use, storage and destruction of hazardous materials, storm water runoff management).

- Infrastructure improvements (e.g., transportation, capital facilities and utilities) to support the underlying facility. Improvements may include, but need not be limited to streets, sidewalks, streetlights, transit shelters, parking and utility lines.
- Open space as part of the development plan. Where feasible and appropriate, this open space should be accessible to the public.
- Provision of aesthetic improvements (including application of the One Percent for the Arts) as a part of the development plan; where feasible and appropriate, these arts improvements should be accessible for community viewing.

LU75: All new Essential Public Facilities and redevelopment, expansion of a use and/or change of a use of an existing Essential Public Facility shall be required to undergo development review by the City of Shoreline. Development standards and review criteria shall consider:

- the types of facility uses and operations and their impacts;
- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
- development standards to mitigate aesthetic and functional impacts to the development site and to neighboring properties.

The special use meets criterion 8 if conditioned as recommended.

Criterion 9: The special use is not in conflict with the standards of the critical areas overlay.

The site of the student union building is not in a critical area.

The special use meets criterion 9.

III. CONCLUSIONS

The applicant has proposed an expansion of the student union building that does not expand the facility toward the surrounding neighborhood or increase impervious surfaces while staying within the context of the overall campus. The only concern is the added pressure for parking on a campus already with parking problems. In the past, the college has made small changes that did not meet the threshold for overall improvements to the traffic and off-site parking there. The City has encouraged the college for several years to create a master plan that the City can approve. The City has not received an application for a master plan. The proposed building is adding a floor of college functions that do not require parking, however, it will remove 12 associated parking spaces. The City's Engineer has evaluated the college's parking study and finds the use and capacity to be adequate.

IV. PLANNING COMMISSION ROLE AND OPTIONS

The Planning Commission is required to conduct a Public Hearing on the proposal because this is a Type C action. The Commission should consider the application and any public testimony and develop a recommendation for approval or denial. The City Council will then consider this recommendation prior to their final decision on the application.

Planning Commission has the following options for their recommendation to the City Council:

1. Recommend approval with conditions of the SUP based on the staff findings and conclusions.
2. Recommend approval without conditions of the SUP based on new findings and conclusions as amended by the Planning Commission.
3. Recommend denial of the SUP based on new findings and conclusions as amended by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning move to recommend to the City Council that the proposed Special Use be approved with conditions for the property located at 161201 Greenwood Ave. N. and enter into findings based on the information presented in this staff report that this proposal does meet the decision criteria for the of property as outlined in the Shoreline Municipal Code Section 20.30.330.

Condition 1. The community college shall submit with the building permit application of the student union building a site plan that replaces the 12 lost parking spaces.

Condition 2. A campus master plan shall be completed by the college and approved by the City prior to the applications of any future construction permits to add habitable space. The master plan shall minimally address parking, area traffic and circulation, storm drainage, critical areas, and on-site future improvements.

ATTACHMENTS

- Attachment A: Applicant's Description
- Attachment B: SEPA Determination
- Attachment C: Site Plan
- Attachment D: Elevation
- Attachment E: Zoning Designations
- Attachment F: Comprehensive Plan Designations
- Attachment G: Public Notice
- Attachment H: Applicant's Response to SUP Criteria
- Attachment I: Parking Study

**Pagoda Union Building (PUB) Renovation
Detailed Description of Special Use**

Shoreline Community College proposes to renovate and expand the existing Pagoda Union Building (PUB) and improve the surrounding landscape. Currently, the PUB, nestled into its steeply sloping site, houses food services, vending, a multi-use room, a campus security office, and office space for student government and programs. The PUB exists as it did when it was first built in 1964, and due to increased enrollment and the steady expansion of services at the College, the building has for years been operating beyond full capacity and can no longer effectively serve the needs of the student body. In addition to being undersized, it has low ceilings and an internal arrangement of spaces that severely limits flexibility and takes little advantage of natural light for those working inside.

The surrounding landscape, with its mature trees and flowering plants, is valuable as a part of the visual and environmental context of the campus. However, many of the paths through it do not meet current ADA standards, are in disrepair, and are in need of replacement. The new landscaping will provide a balance of paved and landscaped areas for circulation and seating, providing opportunities for casual interaction between students amongst the carefully designed environment of building and landscape.

The PUB will be renovated and expanded to provide another 50% of programmed area within the existing PUB footprint. The basement, which currently houses the main delivery and distribution, campus facilities, and utility spaces will be converted to provide space for the new bookstore, campus newspaper, meeting rooms, game room, and print/mail services. The main floor will be demolished to allow two new floors to be added. The new main/2nd floor will provide meeting rooms and study lounges, a coffee shop, and food services including a room for quiet dining and a large, multi-use dining room. Office space for Student Government and Programs, the Women's and Multi-Cultural Center, International Programs, and Community Development will reside on the 3rd floor, where privacy more typical of an office environment is required. The completed project will have space for approximately 85 to 100 people to work. No increase in the number of students is expected as a result of the project.

Since the project site slopes downward from west to east, the height of the renovated building measured from grade will vary from 34 feet along the west façade to 46 feet along the east façade. In response to the existing building context, the PUB will be designed with a variety of materials already found on campus. Cladding of brick, metal panel, wood, and glass will be arranged to provide a balanced relationship between the new PUB and the buildings and landscape that surround it. The result will be a welcoming, comfortable, spacious and well-lit environment, designed and built with flexibility to endure and serve the students and the local Shoreline community for years to come. The building footprint will remain the same as what currently exists, and the total impervious area for the constructed project will be less than currently exists on the site.

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Bidding and permitting for the project are planned to begin in late January of 2006 and are anticipated to extend into mid March of 2006. Contracts are anticipated to be complete by early April of 2006 and construction is anticipated to begin in mid April of 2006 and is anticipated to last for approximately 13 months. It is anticipated that the project will be complete and that move in can begin in June of 2007. The proposed project requires a City of Shoreline Commercial Building Permit, City of Shoreline Grading Permit, and a City of Shoreline Special Use Permit. Conceptual sketches of the completed project from north, south, east, and west views are attached.

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DETERMINATION OF NON-SIGNIFICANCE

Shoreline Community College Pagoda Student Union Building (PUB) Renovation

DESCRIPTION OF PROPOSAL:

Shoreline Community College proposes to renovate and expand the existing Pagoda Union Building (PUB) and improve the surrounding landscape. The PUB will be renovated and expanded to provide an additional 50% of programmed area within the existing PUB footprint. The basement will be converted to provide space for a new bookstore and other ancillary uses. The main floor will be demolished to allow two new floors to provide space for expanded student services. Office space for various campus organizations will reside on the new 3rd floor. Total impervious area for the constructed project will be less than what currently exists on the site.

PROPONENT: Shoreline Community College

LOCATION OF PROPOSAL: Shoreline Community College, 16101 Greenwood Avenue North, Shoreline, WA 98133.

LEAD AGENCY: Shoreline Community College

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public on request.

PUBLIC NOTICE AND COMMENT PERIOD:

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted to the Responsible Official by October 20, 2005. This DNS was published in the Legal Notices section of the Seattle Times daily newspaper on Thursday, October 6, 2005. This DNS was posted at the proposal site in two locations.

RESPONSIBLE OFFICIALS:

Kae Peterson, Senior Executive of Community Resources, Shoreline Community College
Wendell Johnson, Director of Development Services, Reid Middleton, Inc.

TELEPHONE: Wendell Johnson - (425) 741-3800

ADDRESS: Reid Middleton, Inc. 728 134th Street SW, Suite 200, Everett, WA 98204

DATE: October 6, 2006

PUBLISHED: October 6, 2005

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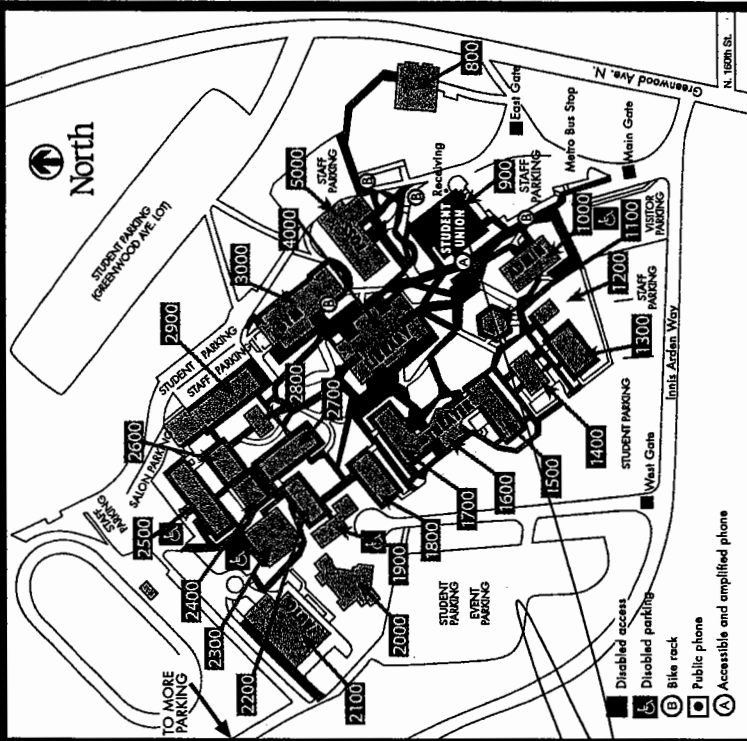
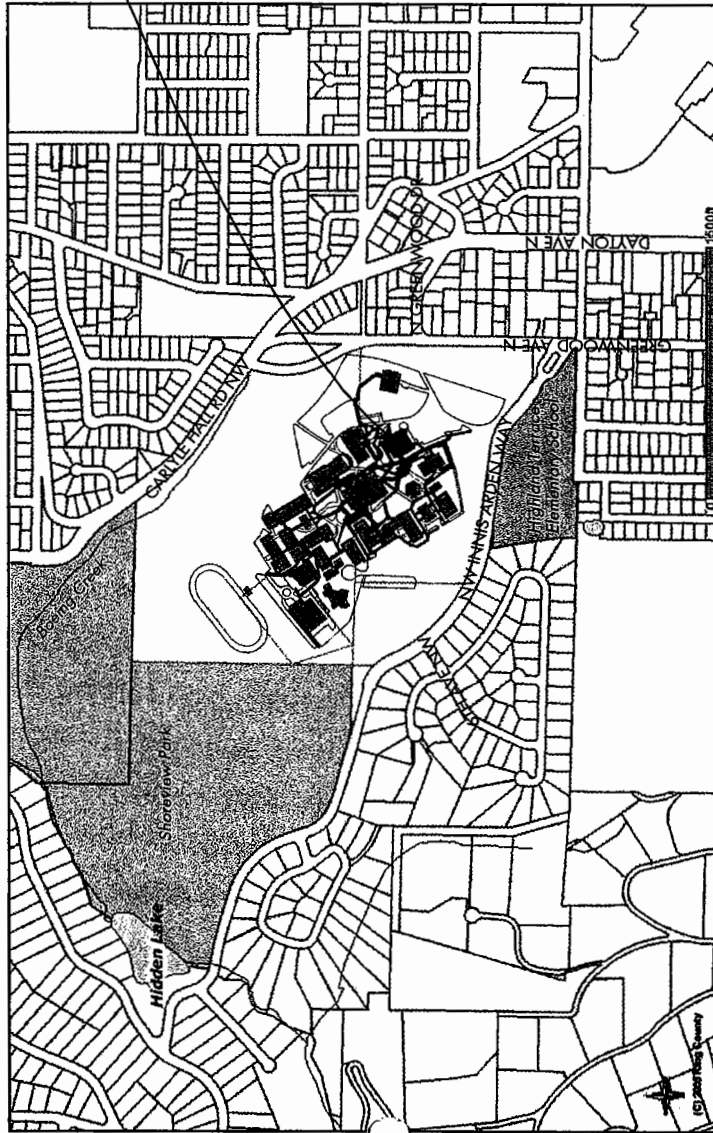
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Pagoda Union Building (PUB) Vicinity Map

Date: October 3, 2005

Prepared by: Jennifer Witzgall, Planner
(425) 741-3800

Reid Middleton, Inc.
728 - 134th Street SW, Suite 200
Everett, Washington 98204



Building/Room	Area (sq ft)
Information Desk	1,000
Academic Skills Center	1,500
Administration	1,000
Admissions and Records	5,000
Advising and Counseling	5,000
Automotive Training Center	2,100
Biology Lab	2,600
Biotechnology Lab	2,920
Bookstore	5,000
Business Admin/Computer Labs	1,300
Business Admin Division	1,400
Business Offices, Budgeting	1,700
Cafeteria	900
Cashier	5,000
Chemistry Lab	2,700
Community Involvement Prog	5,000
Continuing Education - Lake Forest Park	2,900
Connectivity/Metal Fabrication Lab	2,900
SCC Salon 928 N 160th St	5,000
Counseling Center	5,000
Dental Hygiene Clinic	2,500
Educational Opportunity Prog	5,000
Employment Services	5,000
Engineering	2,517
English Lab	1,500
ESL/GED Tech Center	1,700
Financial Aid	5,000
FOS Building	5,000
Geology Lab	2,920
Gymnasium	3,000
Health Occupations Division	2,300
Humanities Division	5,000
Intro-American Studies & Social Sciences Division	5,000
Lecture Halls	1,100, 2,925
Library, Media & Tech. Center	4,000
Machine Shop	2,500
Mail Learning Center	2,200
Media Center	4,000
Metal Fabrication Lab	2,900
Multicultural/Diversity Ed Ctr	900
Music Building	800
Nursing	2,300
Oceanography Lab	2,903
Parent/Child Center	1,900
Personnel Office	1,000
Physical Education Division	3,000
Physics Lab	2,924
Plant Operations	900
President of College	1,000
PUB (Pagoda Union Building)	900
Pupil Sound Auto Dealers Assn	2,100
Purchasing	1,200
Regulation	5,000
Science Division	2,800
Safety and Security	900
Student Body Association	900
Student Lounge	5,000
TDD	5,000
Theater	1,600
Transcripts/Records	5,000
VP for Academic Affairs	1,000
VP for Business	1,000
VP for Student Services	5,000
Visual Communication Tech	2,000
Women's Programs	900

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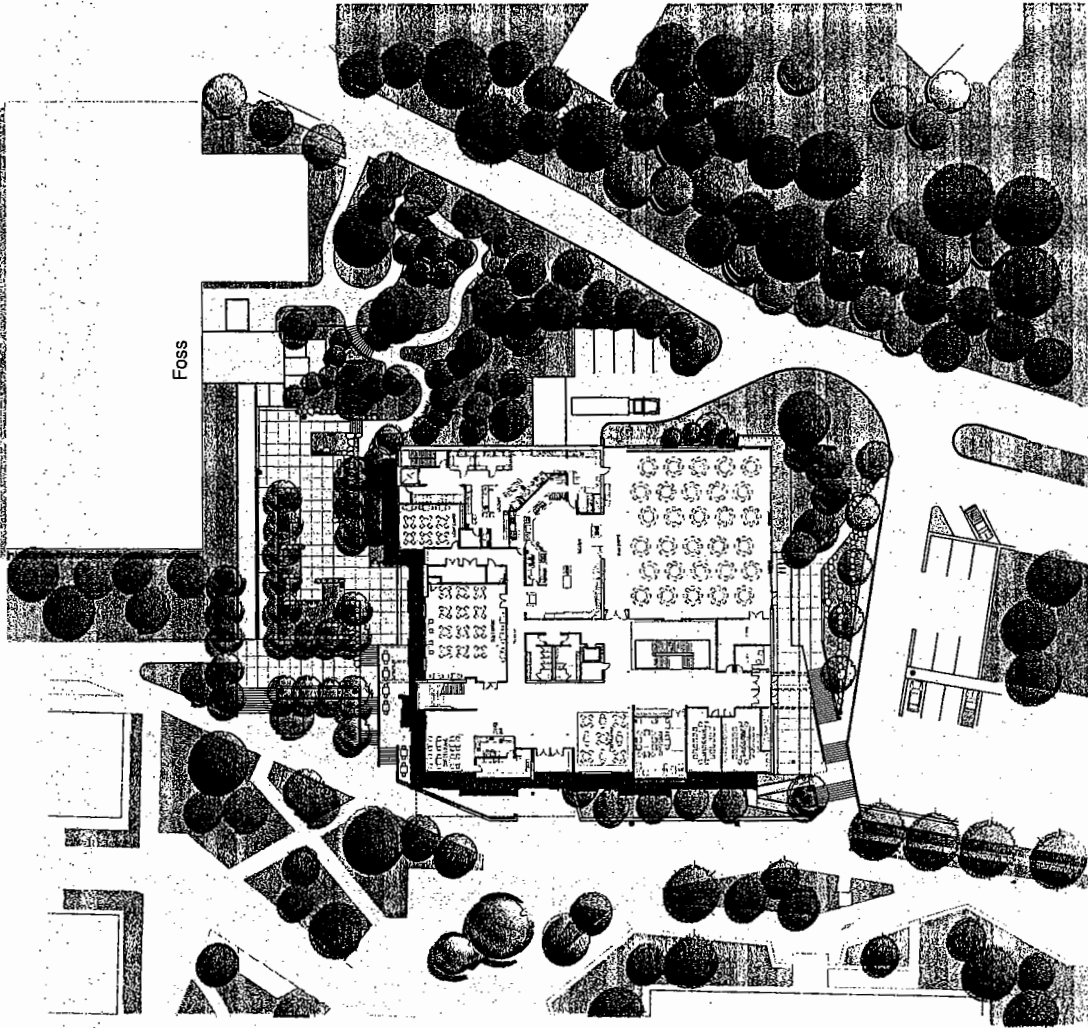
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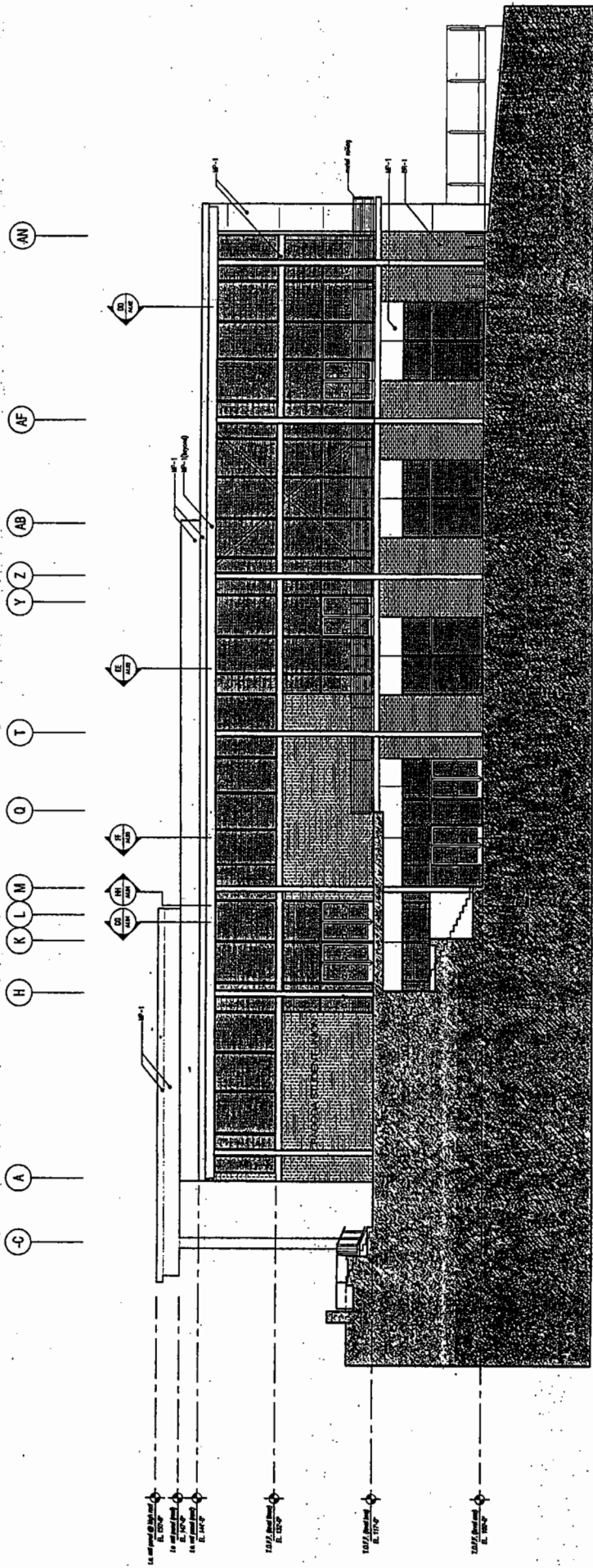
Shoreline Community College

EDAW
ARCHITECTS
PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
1000 1st Avenue
Seattle, WA 98101
206.465.1000



Shoreline Community College | Pagoda Student Union Building

ATTACHMENT D

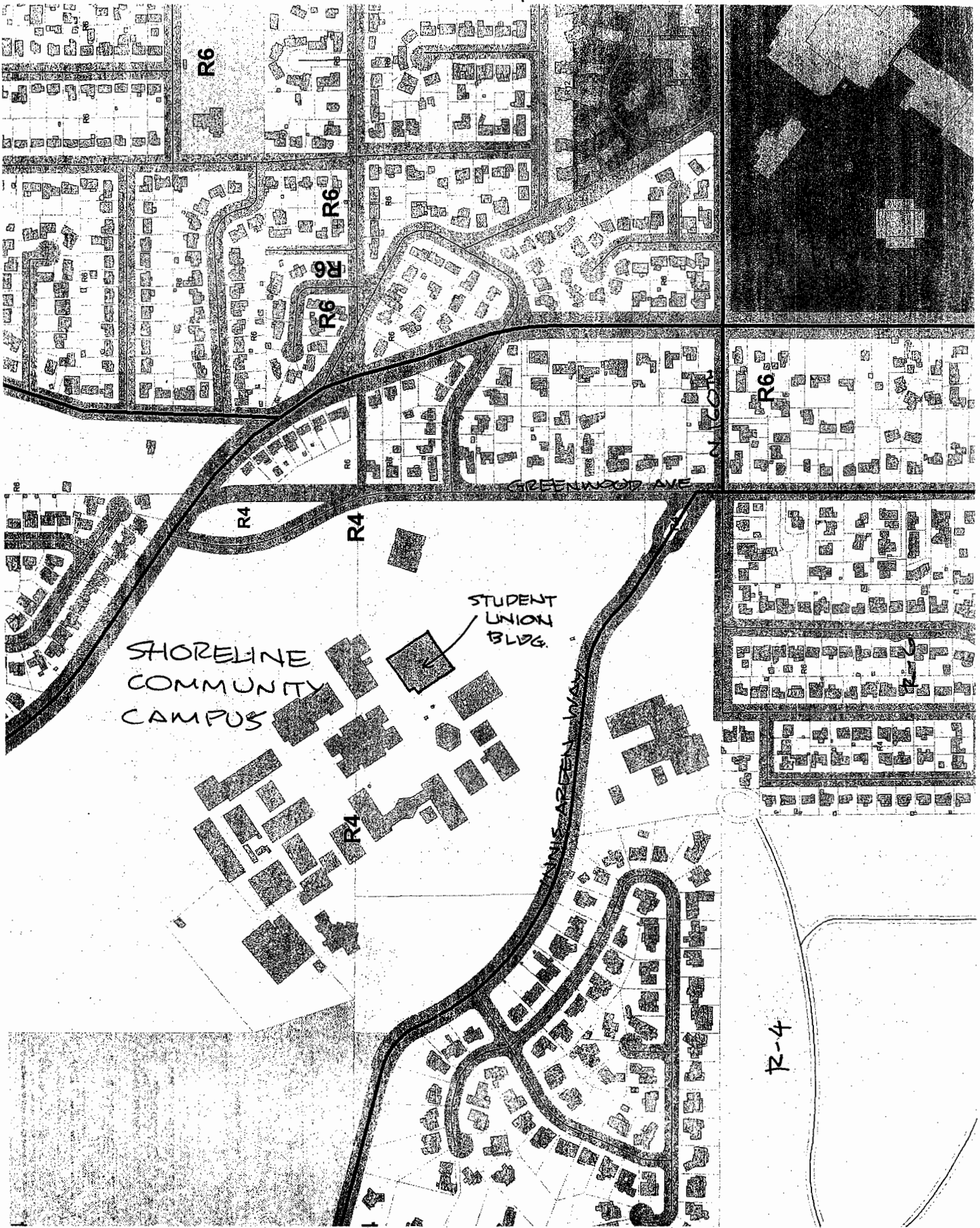


2 south elevation
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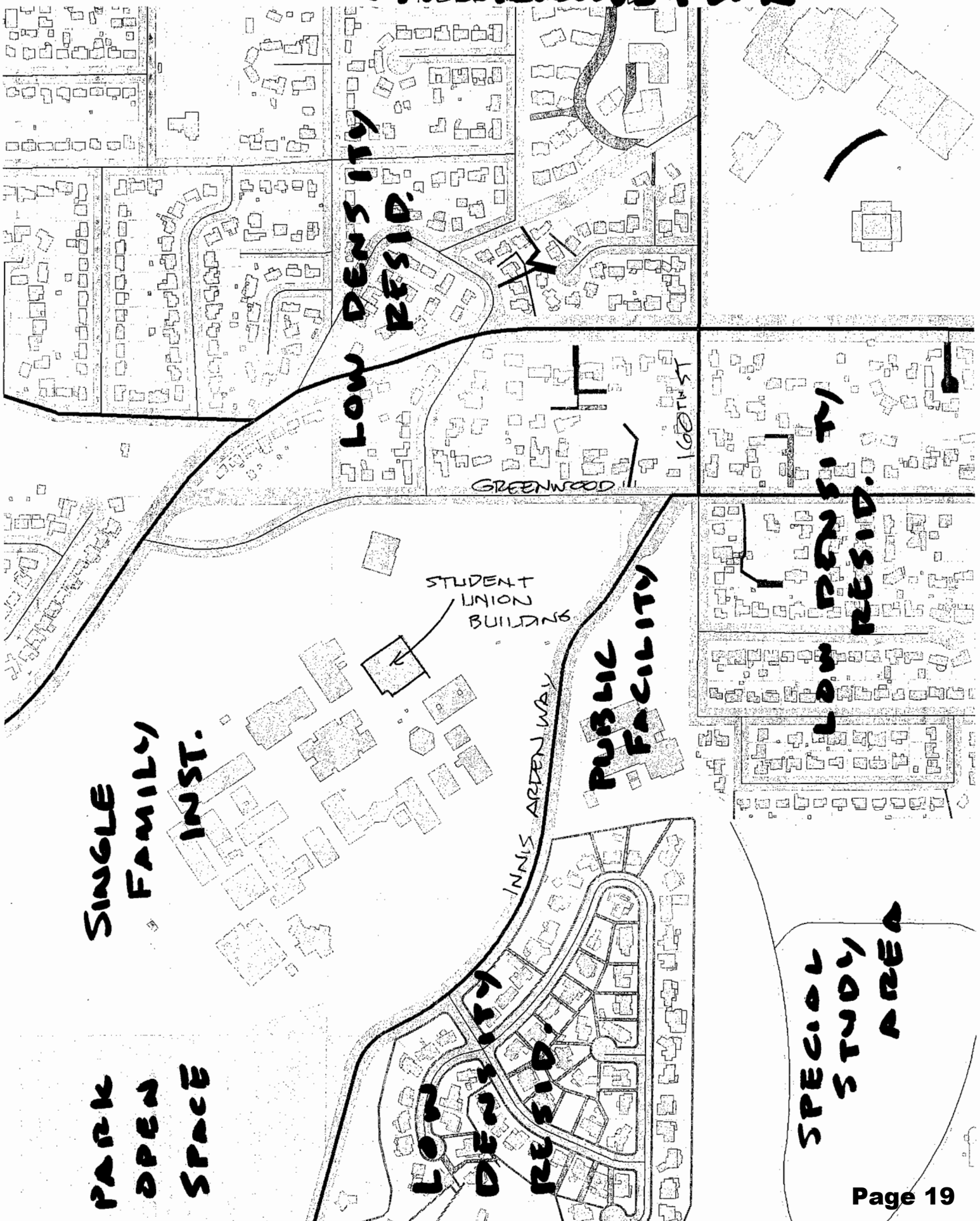
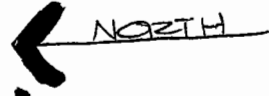
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ZONING MAP



COMPREHENSIVE PLAN



**PARK
OPEN
SPACE**

**SINGLE
FAMILY
INST.**

**LOW DENSITY
RESID.**

**LOW
DENSITY
RESID.**

STUDENT
UNION
BUILDINGS

**PUBLIC
FACILITY**

GREENWOOD

INNIS ARDEN WAY

160TH ST

**SPECIAL
STUDY
AREA**

ATTACHMENT G



Planning and Development Services

17544 Midvale Avenue N., Shoreline, WA 98133-4921
(206) 546-1811 ♦ Fax (206) 546-8761

NOTICE OF APPLICATION AND NEW PUBLIC HEARING DATE FOR **SHORELINE COMMUNITY COLLEGE - STUDENT UNION BUILDING**

PROJECT INFORMATION

PROPOSED ACTION:	Special Use Permit
PROPOSED PROJECT DESCRIPTION:	The construction of a new, 3 story student union building to replace the existing 2 story building – expanding the building floor area by 50%. 12 parking stalls will be eliminated due to the site improvements. A SUP is required to locate or expand a regional land use that may not be allowed in the zoning but provides a community benefit (SMC 20.30.330).
PROJECT NUMBER:	201473
PROPERTY OWNER/APPLICANT:	Shoreline Community College / Wendell Johnson of Reid Middleton
LOCAL AGENT:	Wendell Johnson
LOCATION:	Southeast corner of the Shoreline Community College campus – 16101 Greenwood Ave N. Shoreline, WA.
CURRENT ZONING:	Single Family 4 units per acre (R4)
CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION:	Single Family Institutional
DATE OF APPLICATION:	October 31, 2005
DETERMINATION OF COMPLETENESS:	November 30, 2005
EFFECTIVE DATE OF NOTICE:	February 9, 2006
END OF PUBLIC COMMENT PERIOD:	February 23, 2006
TENTATIVE OPEN RECORD HEARING DATE:	March 2, 2006, 7:00 P.M. Shoreline Conference Center, Rainier , 18560 1 ST AVE NE, Shoreline WA

PROJECT REVIEW

The Planning and Development Services Department has conducted an initial evaluation of the project proposal in accordance with procedures outlined in the Shoreline Municipal Code. Issuance of this Notice of Application and Public Hearing does not constitute approval of this project proposal for construction. Additional conditions based on public comments and further staff review may be required for incorporation into the project proposal. Preliminary determination of the development regulations that will be used for project review and consistency include, but are not limited to: the *Shoreline Municipal Code*, *City of Shoreline Comprehensive Plan*, *Uniform Building Code*, *Uniform Fire Code*, and *King County Surface Water Design Manual*.

A SEPA determination of non-significance was issued by the Community College on November 28, 2005 .

PUBLIC COMMENT on PROPOSAL

The Planning Commission will conduct an open record public hearing on **Thursday, March 2, 2006 at 7:00 p.m.** in the Board Room of the Shoreline Conference Center at 18560 First Ave NE, Shoreline, WA. Public testimony will be accepted during this hearing. All interested Citizens are encouraged to attend the public hearing and may provide written and/or oral testimony during the public comment period of the hearing. The Planning Commission will make a recommendation on this project proposal to the Shoreline City Council. The City Council is the final decision making authority on this project. Appeals City Council decisions shall be made to Superior Court. The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 206.546.8919 in advance for information. For TTY telephone service, call 206.546.0457. For up-to-date information on future agendas, call 206.546.2190. For questions or comments, contact the project manager, Paul Cohen, at 206.546.6815, or write to Planning and Development Services, City of Shoreline, 17544 Midvale Avenue N., Shoreline, WA 98133 or e-mail pcohen@ci.shoreline.wa.us.

ATTACHMENT H

Pagoda Student Union Building (PUB) Expansion Special Use Permit (SUP) Criteria Compliance

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The proposed expansion of the Pagoda Union Building (PUB) will provide a public benefit by enabling Shoreline Community College to better accommodate its existing and future student populations. This project will increase the College's ability to provide student based programs and activities and will increase the amount of available office space.

2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

The project site is within the Shoreline Community College Campus. All of the buildings adjacent to the PUB are part of the College's facilities. Adjacent buildings include the FOSS Building, Administration Building, and the campus library. The proposed PUB expansion will be compatible with these surrounding uses because it will also serve student and the College's needs.

3. The special use will not materially endanger the health, safety, and welfare of the community.

The proposed PUB expansion will not endanger the health, safety, and welfare of the community. Best Management Practices will be employed during construction to minimize any risks to the public typically associated with construction projects. There are no apparent additional risks to the construction of this project. Following construction, the completed PUB will provide space for offices and student services and will provide additional space to serve the College's needs. This should in no way endanger the health, safety, and welfare of the community.

4. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.

The proposed project is for the expansion of an existing building (the PUB) and will not increase its current footprint. The PUB is being expanded by one story, which will help Shoreline Community College better meet its student's needs. The proposed project will not expand the College's facilities beyond the College's current boundaries.

5. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

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The proposed PUB expansion will not cause a direct increase in the number of students attending Shoreline Community College and will therefore not cause an increase in pedestrian and vehicular traffic accessing the College campus. Although the College's student attendance may increase in the future, this will not be a result of the PUB expansion.

6. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.

The proposed PUB expansion will not adversely affect public services to the surrounding area. Since this is the expansion of an existing building, the new PUB will not require a significantly larger quantity of public utility services (i.e. water, sewer, etc.).

7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.

Since the PUB is located within the Shoreline Community College campus, it is separated from surrounding properties and will, therefore, not hinder or discourage the appropriate development or use of these neighboring properties. The expansion of the PUB will also not hinder any future development on the College's campus because it is not increasing the existing building's footprint.

8. The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.

The proposed PUB expansion is compatible with other uses on the Shoreline Community College campus. The intention of this project is to increase the College's ability to serve its student population with increased space for offices and for student-based programs and activities. The PUB expansion will not impact surrounding properties because it is separated from these surrounding properties by the College campus.

9. The special use is not in conflict with the standards of the Critical Areas Overlay.

The project site is not located within any known or mapped critical areas and is therefore not in conflict with the standards of the Critical Areas Overlay.

MEMORANDUM

8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

19 January 2006

To: Wendell Johnson
Director, Development Services
Reid Middleton, Inc.
728 134th St. S.W., Suite 200
Everett, WA 98204

Cc: Kae Peterson, Senior Executive Director
Community/Resource Development
Shoreline Community College
16101 Greenwood Ave North
Shoreline, WA 98133

From: David Johnson

Subject: Pagoda Union Building (PUB) Renovation Parking Issues

This memo addresses concerns expressed by City of Shoreline Project Manager Paul Cohen in his email of January 11, 2006 that the renovation of the Pagoda Union Building (PUB) on the campus of Shoreline Community College will impact parking facilities.

Project Description

Shoreline Community College proposes to renovate the existing Pagoda Union Building (PUB) and improve the surrounding landscape. Currently, the PUB provides space for food services, vending, a multi-use room, a campus security office, and office space for student government and programs. The PUB has been operating beyond full capacity and is limited by a dated design and poorly arranged spaces. The PUB will be renovated within the existing footprint to support several campus programs, and the completed project will have space for approximately 85 to 100 people to work. No increase in the number of students is expected as a result of the project. It is anticipated that the project will be complete by June of 2007. The net effect on parking facilities will be 12 fewer spaces in Lot E-10, a lot that serves college staff to the southeast of the PUB.

Parking Supply and Utilization Study

Transportation Solutions, Inc. (TSI) performed a parking supply and utilization study in support of the Campus Master Plan FEIS in January of 2004. On-campus and

on-street parking supply and demand characteristics were surveyed to document the existing on-campus and on-street parking supplies and the parking demand generated by SCC faculty, staff, and students as well as nearby residents and others parking on adjacent streets. There are three parking resources utilized by SCC; on-campus parking, satellite lot parking, and on-street parking in the adjacent neighborhood. The on-campus parking supply consists of approximately 2,150 stalls. The existing parking supply is summarized in the following table:

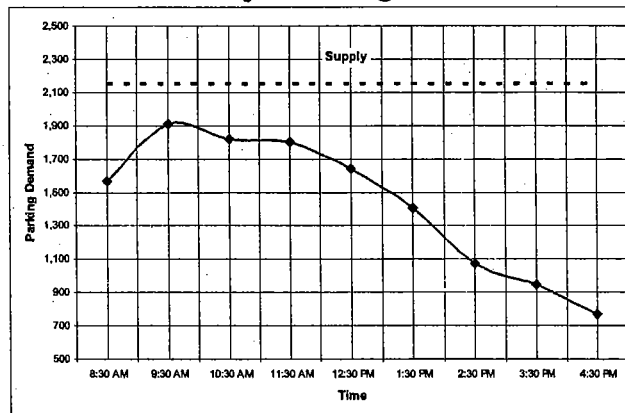
Existing On-Campus Parking Supply	
Parking Zone	Supply
1 Visitor Lot	148
2 SW Lots	401
3 Central Core and Northwest Lots	1,150
4 East Lots	128
5 North Greenwood Lot	326
Total	2,153

Source: TSI

Lot E-10, which would be affected by the renovation project, is in Zone 4, the "East Lots". This lot currently provides 95 parking spaces.

The hourly demand for on-campus parking is illustrated in the following chart. Parking demand peaks at approximately 1,900 vehicles around 9:30 AM and then drops slowly throughout the remainder of the day. Demand for parking in the lots close to the campus core was near or at capacity, with lot E-10 having 88 spaces occupied during this peak period (93%).

On-Campus Parking Demand



Source: TSI



Campus wide, 88% of the parking stalls were occupied at 9:30 AM. The effective parking supply is typically 90% of the total supply. It is necessary to provide this 10% reserve capacity to reduce circulation and congestion within the parking lots, allow for parking maneuvers, and reduce the delays in finding a parking stall.

It should be noted that this study observed a "spill over" effect where drivers looking for parking spaces would search for on-street parking instead of on-campus parking. This was *not* due to parking lots being full, but rather motivated by the desire for free parking on adjacent streets and the lack of parking restrictions on many of the adjacent streets. This is supported by the fact that on-street parking supplies near the campus are typically at capacity before the utilization of on-campus lots peaks.

The combination of campus, satellite lot, and on-street, campus-generated parking demand is summarized in the Total Parking Demand table included below. (Again, these figures are from the parking study performed by TSI in January, 2004.) The campus generates a peak parking demand of approximately 2,145 vehicles at 9:30 AM. The available parking is 2,553 spaces.

Parking Location	Peak Demand (9:30 AM)	Supply
Campus	1,900	2,153
Satellite Lot	140	210
On-Street	105	190
Total	2,145	2,553

Source: TSI

With the PUB renovation, 12 spaces would be lost. This would increase the utilization rate from 84.0% to 84.4%. Based on this parking study, the impact of the renovation on campus parking would not be noticeable and parking demand would be accommodated by the existing supply.

SCC Master Plan Provisions for Parking

In order to place parking supplies and utilization in the context of campus growth and general planning, the following section summarizes the parking section of the SCC Master Plan Final EIS. The Final EIS has not been published. The Master Plan incorporates a net increase of approximately 211,000 SF of on-campus building space over the next 10 years to serve an increase in enrollment of 1,170 student FTE's (full time equivalents), the impacts of this project can be considered in light of the entire project.

Under the SCC Master Plan, the number of student FTE's would increase by 1,170 from 5,600 to 6,770. In the previously mentioned parking study, a peak parking demand factor of 0.38 stalls per student FTE was established. It is important to understand that the key factor that generates parking demand is the size of the student population. It is not building area or other program based functions.

Applying the *peak* parking demand factor to the 6,770 future student FTE's results in a peak parking demand of approximately 2,570 stalls. A parking supply of 2,830 stalls (10% greater than the forecasted demand) should adequately accommodate future demand. The proposed supply of *on-campus* parking under the Master Plan is shown in the following table:

SCC Master Plan Proposed Parking Supply (w/ PUB Renovation)

Parking Zone		Existing Supply	Parking Removed	Parking Added	Future Supply
1	Visitor Lot	148	0	0	148
2	SW Lots	401	0	0	401
3	Central Core and Northwest Lots	1,150	-645	1,350	1,855
4	East Lots	128	-12	0	116
5	North Greenwood Lot	326	0	0	326
Total		2,153	-645	1,350	2,846

Source: LMN Architects

The proposed parking should adequately accommodate the forecasted demand. 2,830 spaces were required to meet future demand and provide a safety margin of 10%, and the spaces available will be approximately 2,858. With the loss of 12 spaces, the available parking will still be above 2,830 spaces.

City of Shoreline Code Requirements

Aside from the practical concerns for parking, it is important to note that the City of Shoreline parking codes establish minimum parking supplies for different land uses. The City's minimum off-street parking requirement must be provided within 500 feet of a building entrance. Provisions are made to reduce the minimum requirement through trip reduction measures or shared use of parking supplies. The proposed parking supply is greater than the minimum required by code, which is shown in the table below as it relates to the SCC Master Plan:



SCC Master Plan Minimum Parking Requirements

Land Use	Minimum Requirement	Units	Minimum Required Off-Street Supply
Vocational School	1 stall per classroom	156 classrooms	156
	1 per 5 students	6,770 students	1,354
Total			1,510

Source: LMN Architects, City of Shoreline Municipal Code, Title 20.50.390

In fact, current on-campus parking supply (2,153) already meets the City's code requirements for the higher enrollment levels expected in the future. The loss of 12 spaces in lot E-10 will not impact code compliance.

Conclusions

Renovation of the PUB on the campus of Shoreline Community College will cause a net loss in available parking of 12 spaces in the affected lot. Because of the reduced parking supply, a few staff will need to park in nearby lots that have surplus parking. The renovation project serves the existing campus population and programs and would not generate additional parking demand.

TSI performed a parking supply and utilization study in support of the Campus Master Plan FEIS in January of 2004. On-campus and on-street parking supply and demand characteristics were surveyed and it was determined that there is a peak demand of 2,145 vehicles at 9:30 AM and available parking is 2,553 spaces. With the 12 spaces lost to the PUB renovation, the utilization rate would increase only incrementally, from 84.0% to 84.4%. It was also noted during this study that "spill over" parking from campus lots onto city streets was not due to a lack of parking spaces, but instead motivated by students searching for free parking and the lack of parking restrictions on adjacent streets.

Additionally, SCC is implementing a Master Plan to accommodate major student body growth over the next 10 years. Part of this plan involves the construction of major new parking facilities, providing a net total of 2,858 parking spaces. Even with the loss of the 12 spaces in lot E-10 to the PUB renovation, there will be adequate parking to meet the needs of the increased enrollment and still provide for an adequate margin of safety.

The City of Shoreline's measure of parking supplies is the parking code that establishes minimum parking standards for various uses. The city will require SCC to provide 1,508 parking spaces to serve the 6,760 FTE's anticipated in the Master Plan. In fact, current on-campus parking supplies far exceed this amount. The loss of 12 spaces to the PUB renovation will have no effect on code compliance.

Program Element	Location		Existing Area	Program Area	Quantity	Total Program	Notes
	Bldg.	Rm.					
Level One							
Storage	900	902	212			0	
Hallway	900	904	2834			0	
Office	900	908	128			0	
Office	900	909	182			0	
Freezer	900	911	102			0	
Storage	900	912	188			0	
Hallway	900	913	983			0	
Kitchen supplies	900	916	246			0	
Archives	900	918	229			0	
Lunch Room	900	919	368			0	
Warehouse/storage/surplus	900	920	5067			0	
Electrical Inv.	900	921	380			0	
Carpentry Shop/Storage	900	922	1846			0	
Supplies	900	923	568			0	
Maintenance	900	924	1217			0	
Storage	900	910	227			0	
Electrical Room	900	901	584			0	
EMCS	900	903	168			0	
Boiler Room	900	905	224			0	
Compressor Room	900	906	100			0	
Air Handler Room	900	907	1053			0	
Mens Restroom	900	914	393	184	1	184	
Womens Restroom	900	915	415	184	1	184	
Game Room				1120	1	1120	
Meeting Room				660	1	660	
Bookstore				5637	1	5637	
Bookstore Storage				1143	1	1143	
Mall Room / Copy				790	1	790	
Shipping / Receiving				938	1	938	
Ebbtide				995	1	995	
Storage				1135	1	1135	
Mechanical / Electrical				2959	1	2959	
Subtotal			17784			57458	
Total Net Assignable			12862			15745	
Total Gross			19586			21328	
Level Two							
Game Room	900		1225			0	
Office 1	900		86			0	
Office 2	900		116			0	
Student Services	900		319			0	
Lobby	900		558			0	
Office 3	900		86			0	
Office 4	900		86			0	
Hallway A	900		1176			0	
Womens Center	900		240			0	
Office 5	900		178			0	
Multi-cultural Center	900		722			0	
Womens Toilet	900		279			0	
Mens Toilet	900		383			0	
Courtyard	900		646			0	
Dining/Vending	900		316			0	
Meeting Room	900		1573			0	
Hallway C	900		649			0	
Office 6	900		136			0	
Janitor	900		25			0	
Freezer 1	900		73			0	
Freezer 2	900		73			0	
Security	900		402			0	
Storage	900		121			0	
Hallway B	900		1208			0	
Main Dining	900		4254	5514	1	5514	
Servery	900		1976	1998	1	1998	
Kitchen	900		1353	2123	1	2123	
Staff Dining	900		640	587	1	587	
Storage				768	1	768	
Quiet Dining				1590	1	1590	
Coffee Shop				745	1	745	
Quiet Lounge				690	1	690	
Meeting Room				510	1	1020	
Study / Lounge				780	1	780	
Restrooms				220	2	440	
Mechanical/Electrical				174	1	174	
Subtotal			18901			60252	
Total Net Assignable			14002			15025	
Total Gross Floor			20368			24360	
Level Three							
International				2149	1	2149	
Lounge/Gallery				821	1	821	
Community Development				1375	1	1375	
Multi-Cultural				547	1	547	
Women's Center				874	1	874	
Conference Room				451	1	451	
Boiler Room				430	1	430	
Work Room				173	1	173	
Student Programs				2460	1	2460	
Restrooms				200	2	400	
Storage				190	1	190	
Mechanical/Electrical				174	1	174	
Subtotal						8,005	
Total Net Assignable						8,005	
Total Gross						11,547	
Totals							
Net Assignable			26,864			38,775	
Total Gross			39,954			57,236	