



Seattle Central College

DRAFT Major Institution Master Plan (MIMP)

February 25, 2025

DRAFT MIMP

Summary of MIMP Scope:

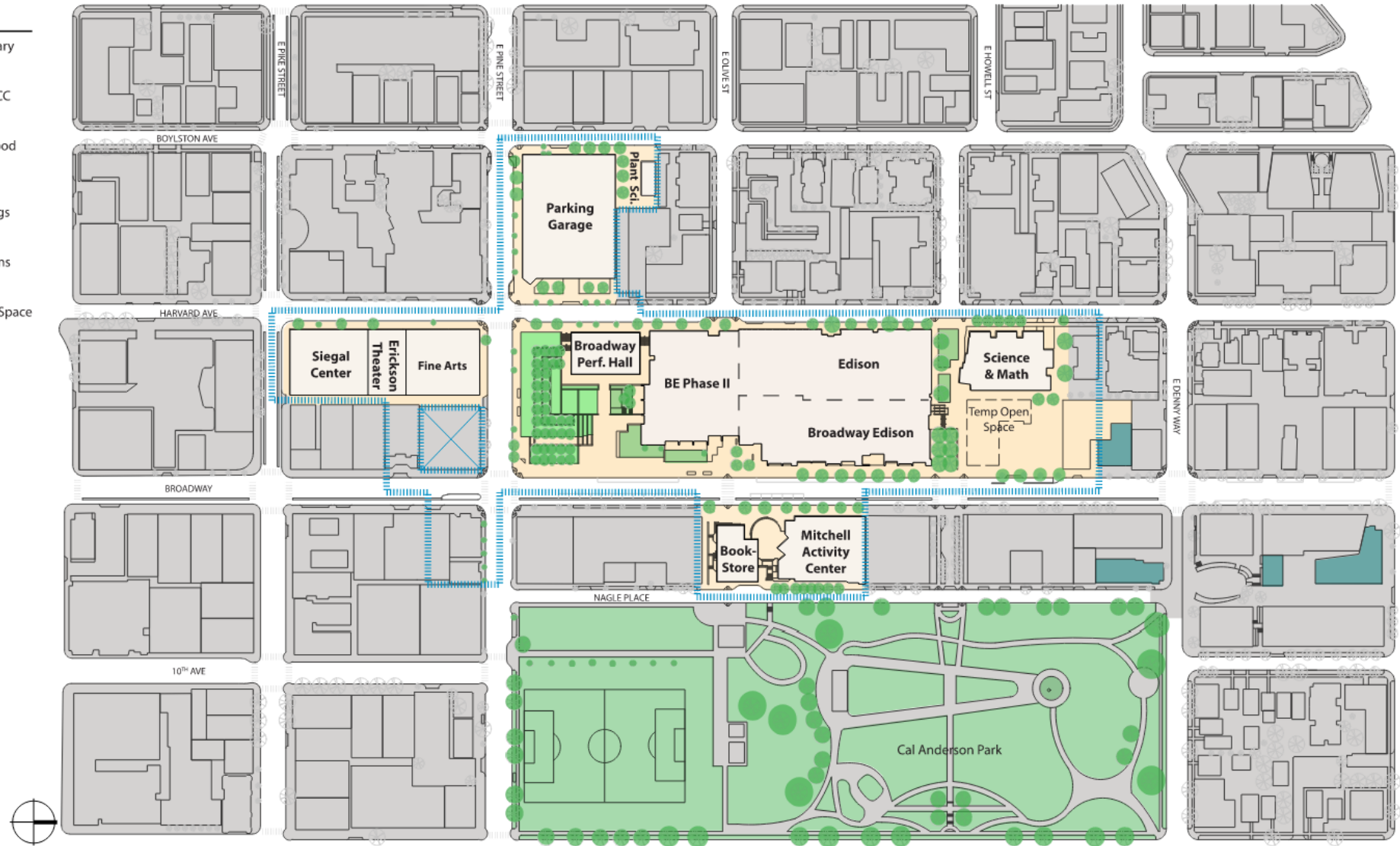
- **MIMP Boundary**
- **Planned Projects**
- **Potential Project**
- **Development Standard**
- **Design Guidelines**

Draft MIMP Summary

Draft MIMP – *Existing MIO Boundary and SCC Campus*

LEGEND

- Existing MIO Boundary
- Parcels Owned by SCC
- Existing Neighborhood Buildings
- Existing SCC Buildings
- Sound Transit Stations
- Park & Public Green Space









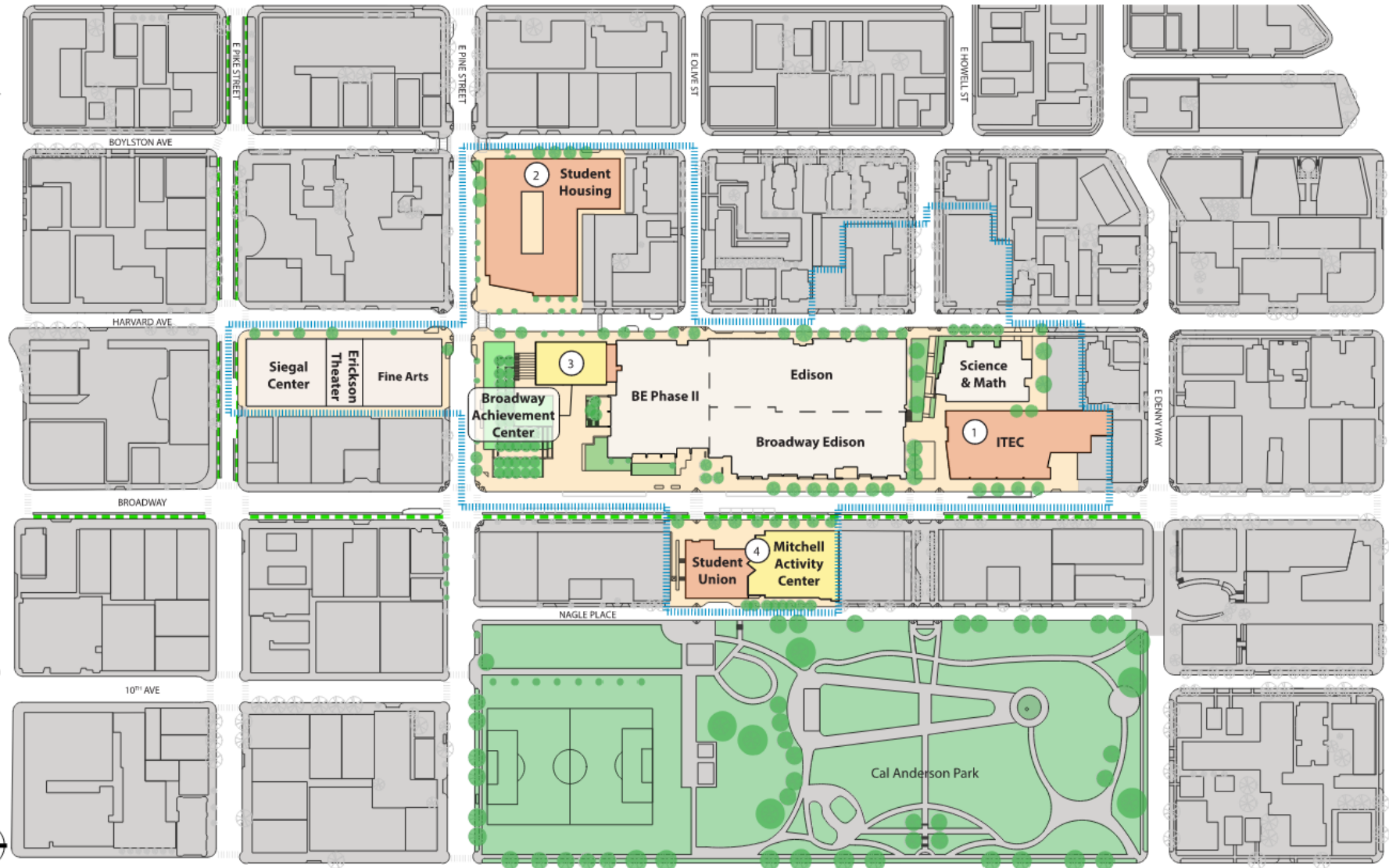
Draft MIMP Summary

Draft MIMP – *Proposed MIO Boundary and Planned Projects*

LEGEND

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

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









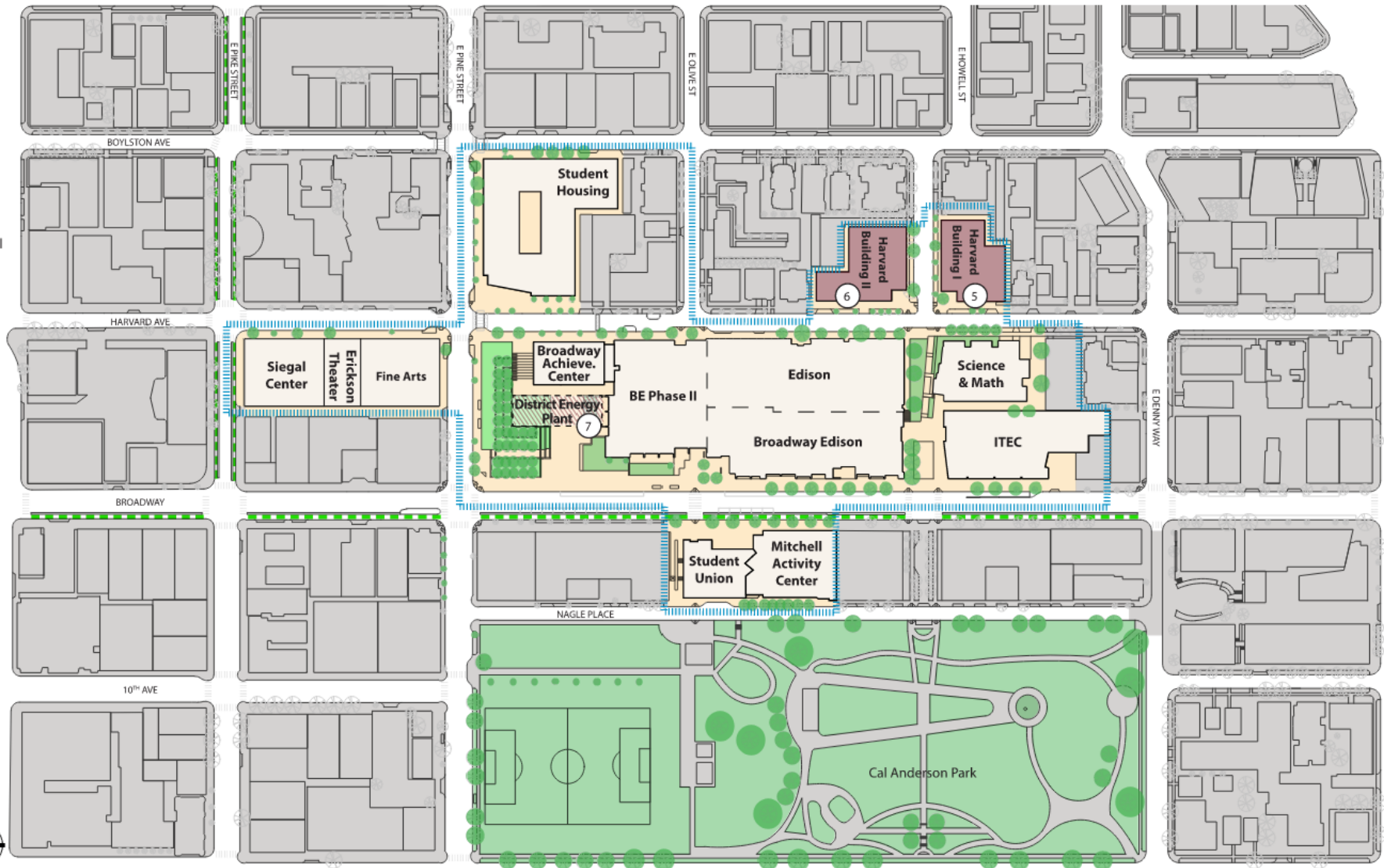
Draft MIMP Summary

Draft MIMP – *Proposed MIO Boundary and Potential Projects*

LEGEND

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





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

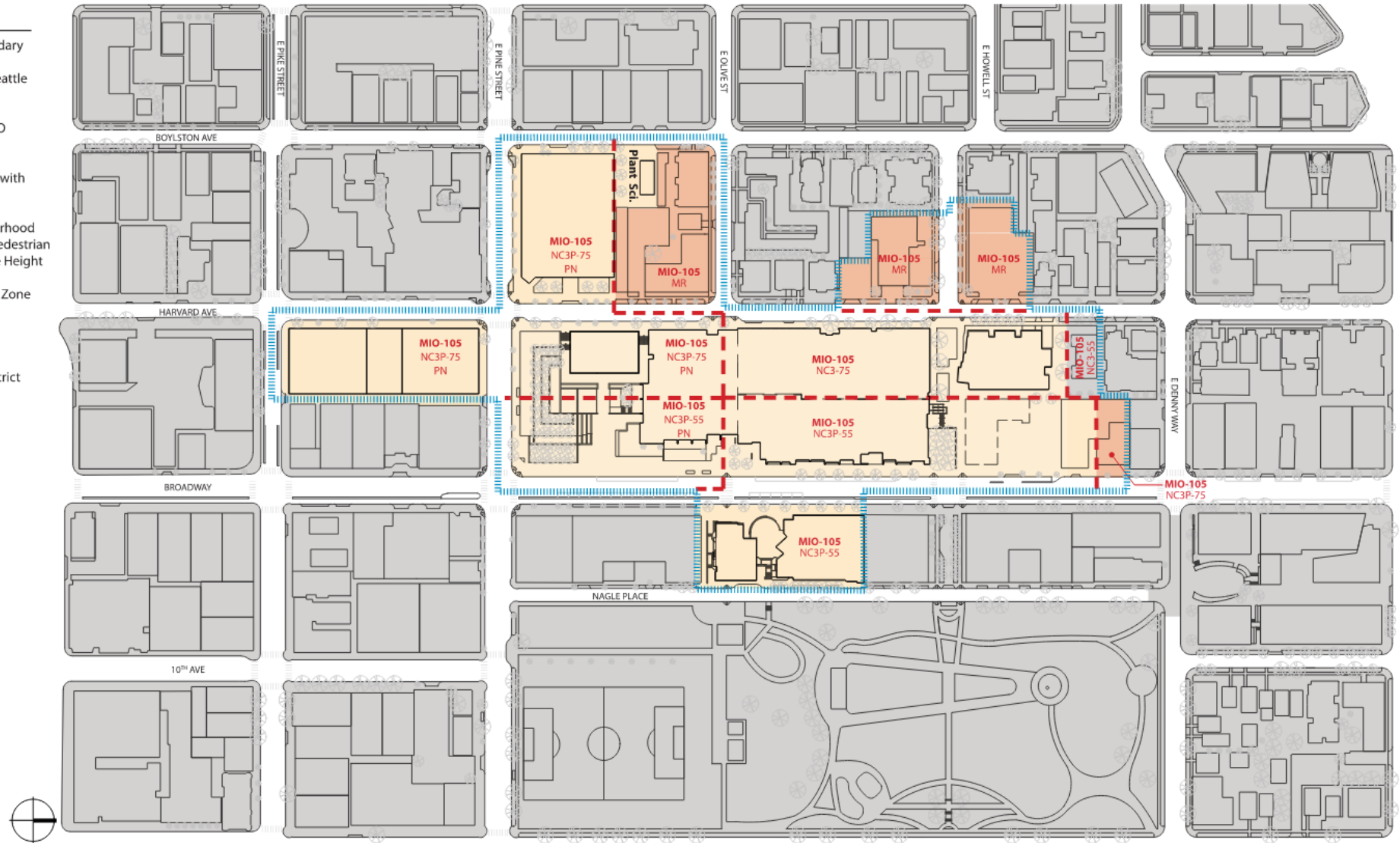


Draft MIMP Summary

Draft MIMP – *Proposed MIO Zoning Revision – MIO 105*

LEGEND

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



Draft MIMP Summary

Draft MIMP – Development Standards – Setbacks

Setbacks *Per SMC 23.69.030.C.3.a*

The development standards component of a master plan shall include the structure setbacks along public rights-of-way and at the boundary of the MIO District.

Setback standards are established in SMC 23.47A.014 for Neighborhood Commercial (NC) zones and in SMC 23.45.518 for Residential Multifamily Midrise (MR) zones. Setback and separation standards within the proposed MIO Boundary are modified as follows:

Proposed Setback Standard

- There are no minimum setbacks required between SCC owned parcels.
- There are no minimum setbacks along the edges of SCC properties abutting streets except as noted below.
- Where SCC parcels abut Neighborhood Commercial (NC), and Residential (MR) zoned lots, the following setbacks will apply.

Location	Building Height	Minimum Setback	Setback at Underlying MR/NC3P
Front lot lines	< 13'	0'	0'
	13- 65'	0'	0'
	> 65'	10'	*
Side and Rear lot lines	< 13'	0'	0'
	13 - 65'	10'	10'
	> 65'	1'/10' additional height	1'/10' additional height

* = Upper-level setback requirements for street-facing facades

Draft MIMP Summary

Draft MIMP – Development Standards – Structure Heights

Structure Height Limits

Per SMC 23.69.030.C.3.b

The development standards component of a master plan shall include height limits per SMC 23.69.004

Structure height limit standards are established in SMC 23.47A.012 for Neighborhood Commercial (NC) zones and in SMC 23.45.514 for Residential Multifamily Midrise (MR) zones. Structure height standards within the proposed MIO Boundary are modified as follows:

Proposed Structure Height Limit Standard

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

Existing and proposed SCC structures are developed, or proposed to be developed, to the maximum 105' height limit (unless noted otherwise), rather than requiring future expansion horizontally into the neighborhood. The height limit proposed retains the previously 2001 MIMP approved limit of 105' (approved for parcels north of E Pine Street) to preserve the ability to allow intensified institutional development consistent with the Major Institutional Policies. **Any future project that has a proposed height beyond the height of the project discussed in the MIMP would be subject to review and approval by the IAC and/or a master plan amendment pursuant to City policies.**

The following summary shows structure heights proposed for projects included in this MIMP:

Project – Stories	Proposed Height	Allowable Height by Underlying Zone	Max MIO Height
Student Housing – 6 stories	90'	75' / 85'	105'
ITEC – 6 stories	95'	55' / 75'	105'
Broadway Achieve. Ctr. - N/A	N/A - No Change	75'	105'
Student Center – 3 stories	60'	55'	105'
Harvard I – 5 stories	80'	85'	105'
Harvard II – 5 stories	80'	85'	105'

Draft MIMP Summary

Draft MIMP – Development Standards – Lot Coverage

Lot Coverage

Per SMC 23.69.030.C.3.c

The development standards component of a master plan shall include Lot Coverage for the entire MIO District.

Proposed Lot Coverage Standard

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

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

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

Draft MIMP Summary

Draft MIMP – Development Standards – Floor Area Ratio

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) standards are established in SMC 23.47A.013 for Neighborhood Commercial (NC) zones and in SMC 23.45.510 for Residential Multifamily Midrise (MR) zones. Floor Area Ratio standards within the proposed MIO Boundary are modified as follows:

Proposed Floor Area Ratio (FAR) Standard

Floor Area Ratio (FAR) will not exceed 2.50 for the entire campus area. The FAR shall be calculated over the parcels owned by Seattle Central College in the MIO District and shall not apply individually to the building sites, parcels, etc.

The total amount of campus development is described by the amount of building and by a floor area ratio (FAR) comparing building with site area. The basis for the floor area ratio calculation is summarized in the table below. Structured parking and below grade space is excluded from this FAR calculation.

2001 MIMP Allowable FAR	2.10	
Existing Campus FAR	1.55	
FAR after Planned and Potential Projects	2.28	(SCC Owned and Harvard I and II parcels)
Proposed MIMP FAR	2.50	
Underlying Zone FAR	5.5, 5.75	(NC3P-75, MR)

Draft MIMP Summary

Draft MIMP – Development Standards – Landscape

Landscaping

Per SMC 23.69.030.C.3.d

The development standards component of a master plan shall include landscaping.

Landscaping and Screening standards are established in SMC 23.47A.016 for Neighborhood Commercial (NC) zones and in SMC 23.45.524 for Residential Multifamily Midrise (MR) zones. Landscape standards within the proposed MIO Boundary are modified as follows:

Proposed Landscape Standard

The intent of campus landscaping is to soften the built environment while not creating safety/security or maintenance concerns. There are no specific landscaping standards proposed as they relate to quantity of landscape area. This standard proposes that landscape area be incorporated into the Open Space Standard noted below. The location and configuration of the landscaped space may change over time.

Landscaping design elements are incorporated into several Design Guidelines included later in this chapter. These design guidelines will be applied as part of individual building and/or improvement projects.

In addition to the major landscaped open spaces noted below, landscaping will be included and complement project development in rights-of-way in the form of street trees, green stormwater development, and plantings in pedestrian circulation spaces. Landscaping in ROW will be designed in accordance with SDOT standards.

Draft MIMP Summary

Draft MIMP – Development Standards – Open Space

Open Space *Per SMC 23.69.030.C.3.e*

The development standards component of a master plan shall include the percentage of MIO District to remain in open space.

The urban nature of SCC's campus environs, the way it is used by its students and the community at large, puts importance on the use and effectiveness of the open areas rather than the quantity. This was evidenced through the numerous discussions and charrettes with the Development Advisory Committee. During those discussions, there was general agreement that the quantities of Open Space (and green space) was appropriate and that changes to the amount of space was not necessary. What was clearly agreed was that the quality of the open areas needed consideration and improvement.

Existing Open Space

On existing SCC owned/developed parcels (January 2021)

Building Footprints	63%	
Open/Green Space	31%	includes all softscape and hardscape spaces (sidewalks, lawns, planted areas, plazas, etc.).
Surface Parking	6%	

Existing Open/green Spaces on campus include:

- South Plaza/South Green - on the corner of E Pine St and Broadway
- E Howell St Passage – a previously vacated street that connects Broadway to Harvard
- Broadway Edison Complex/MAC Student Center entrance areas - mid-block on Broadway.

A temporary open space exists on the site of the former North Plaza building on Broadway, east of Science and Math. This temporary open space aligns with the footprint of the planned ITEC project; therefore, it will be removed when construction of the ITEC project commences.

Proposed Open Space Standard

A minimum of 30% of SCC owned parcels within the MIO District boundary shall be preserved as Open/Green space. Applicable space shall be defined as any of the following: lawns, planting beds, plazas, and walkways. It will also include elevated (i.e., rooftop) plazas and green roof areas if made available for public use. This standard shall not apply to individual parcels, but will be distributed over the entirety of college-owned parcels within the MIO District. Neither individual parcels nor the entirety of college-owned parcels shall be subject to a minimum Green Factor score.

SCC will maintain and improve the Existing Open spaces identified above. Description of proposed improvements will be provided as defined elsewhere in this Master Plan document.

Draft MIMP Summary

Draft MIMP – Development Standards – Height and Scale Transition

Height and Scale Transition

Per SMC 23.69.030.C.4.a

The Major Institution may choose, or the Director may require the Major Institution to address the Transition in height and scale between developments within the MIO District and development in the surrounding area.

The transition in height and scale between SCC development and the surrounding neighborhood will be achieved by other standards for height, setback, and landscaping/open space. No further standards are proposed or will apply.

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

Draft MIMP Summary

Draft MIMP – Development Standards – Historic Preservation

Historic Preservation Review, Policies and Practices

Per SMC 23.69.030.C.4.d

The Major Institution may choose, or the Director may require the Major Institution to address Preservation of historic structures which are designate on Federal. State or local registers.

Seattle Central College is a state institution of higher education and a member of the Community and Technical College state agency. Pursuant to RCW 36.70A.103 and .200, "State agencies shall comply with the local...development regulations and amendments thereto adopted pursuant to this chapter," but "[n]o local...development regulation may preclude the siting of essential public facilities," including "state education facilities."

Seattle Central College provides responsible and proactive stewardship of its campus assets through preservation of its historic and cultural resources and a managed strategy of property development. Campus planning and historic preservation provide the context for campus development in the future. The College regards building preservation, reuse, and rehabilitation as a continuum with new construction undertaken when other options are not reasonably feasible. The College's physical setting seeks to satisfy academic, social, and cultural requirements of students, faculty, and staff consistent with its primary mission.

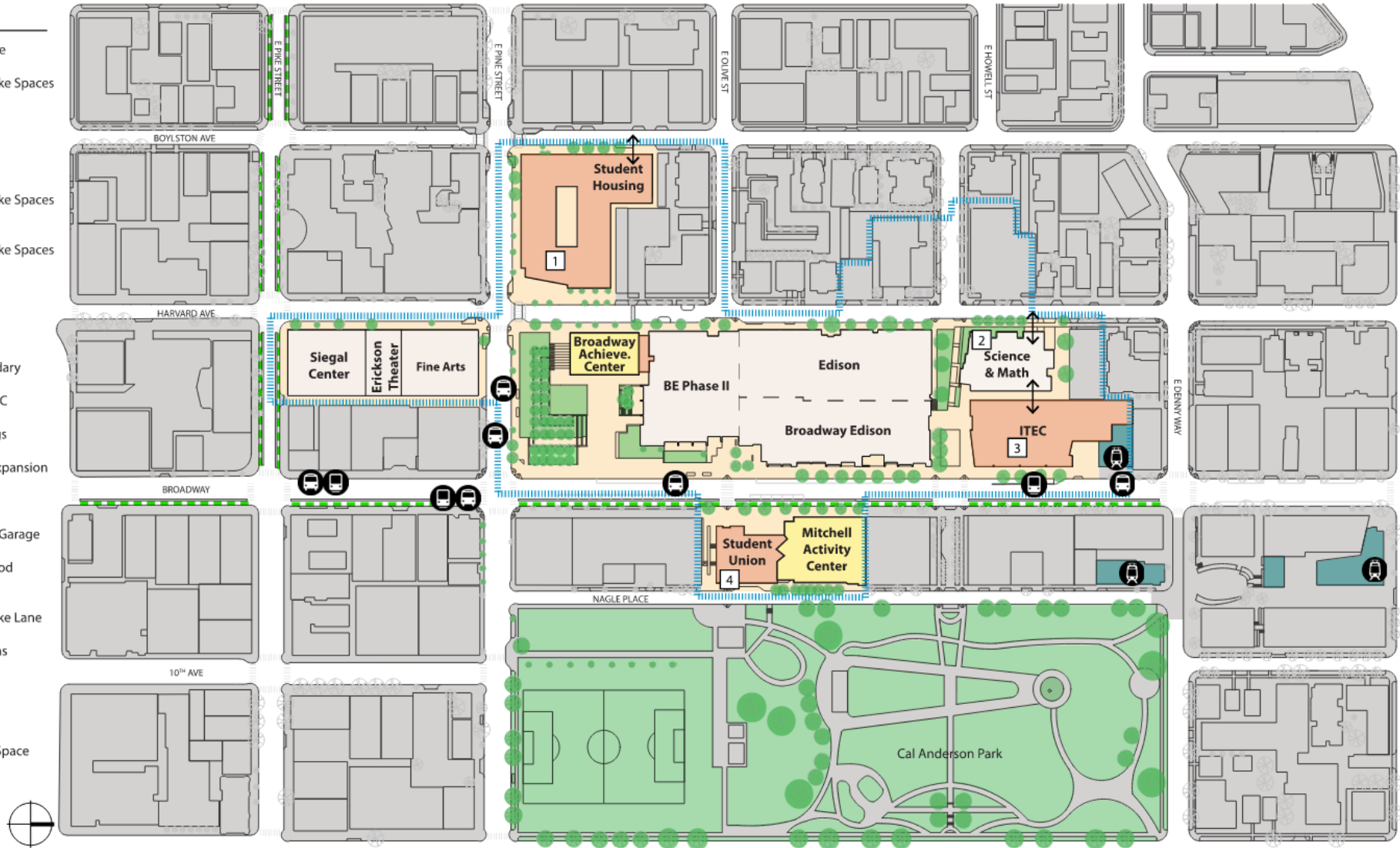
The master plan creates a balanced approach to future growth on campus by adopting a compact, high-density approach to development that enables the preservation of historic campus assets, the creation of new public spaces, and an integrated pedestrian and community network. **As part of any project development, where an existing resource is eligible for the Nomination process, The College will work with the City and State to complete a Historic and Cultural Resources Assessment (HRA) that shall be a common reference material for historic preservation implementation.**

Draft MIMP Summary

Draft MIMP – *Proposed Transportation and Vehicle Parking*

LEGEND

- 1 Student Housing Garage
261 Vehicle Spaces
Long & Short-Term Bike Spaces
 - 2 SAM Garage
35 Vehicle Spaces
 - 3 ITEC Garage
198 Vehicle Spaces
Long & Short-Term Bike Spaces
 - 4 Student Union/MAC
Long & Short-Term Bike Spaces
-
- Proposed MIO Boundary
 - Parcels Owned by SCC
 - Existing SCC Buildings
 - New Construction/Expansion
 - Renovation
 - Vehicle Entry/Exit to Garage
 - Existing Neighborhood Buildings
 - Existing Protected Bike Lane
 - Sound Transit Stations
 - Bus Station
 - Streetcar Station
 - Park & Public Green Space



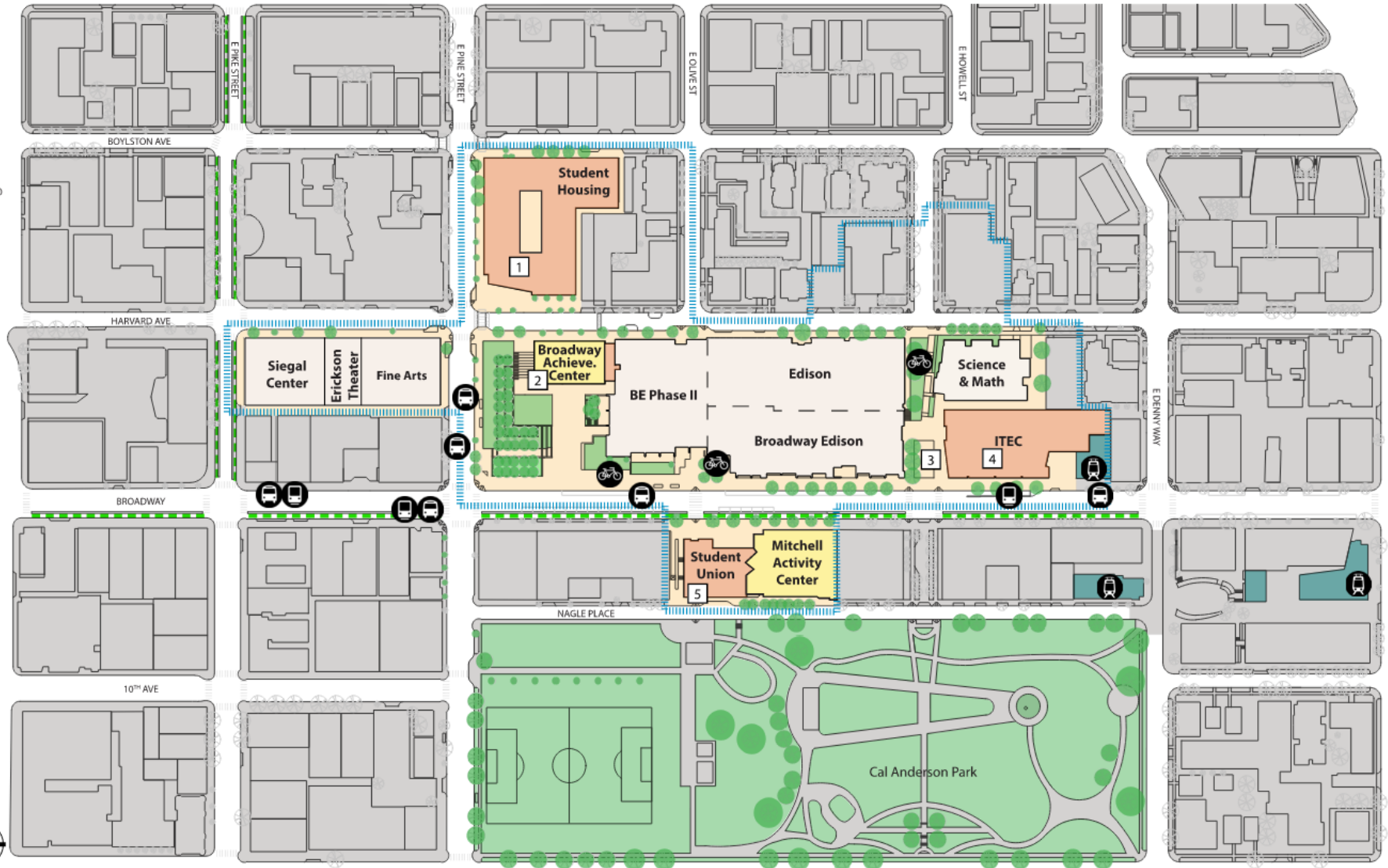
Draft MIMP Summary

Draft MIMP – *Proposed Bicycle Parking and Facilities*

LEGEND

- 1 Student Housing Garage
≥375 Long-Term Bike Spaces
≥15 Short-Term Bike Spaces
- 2 Broadway Achievement Center
≥20 Short-Term Bike Spaces
≥20 Long-Term Bike Spaces
- 3 Howell Street Passage
New ≥12 Short-Term Spaces @
Broadway
- 4 ITEC Garage
≥25 Long-Term Bike Spaces
≥25 Short-Term Bike Spaces
- 5 Student Union/MAC
≥36 Long-Term Bike Spaces
≥18 Short-Term Bike Spaces

-  Proposed MIO Boundary
-  Parcels Owned by SCC
-  Existing SCC Buildings
-  New Construction/Expansion
-  Renovation
-  Existing Short-Term Bike Parking to Remain/Improve
-  Existing Neighborhood Buildings
-  Existing Protected Bike Lane
-  Sound Transit Stations
-  Bus Station
-  Streetcar Station
-  Park & Public Green Space



Draft MIMP Summary

Draft MIMP – *Design Guidelines*

The SCC Draft MIMP includes the following design guidelines to be used in any proposed project development

- Architectural Design and Character
- Open Space
- Green Space
- Pedestrian Circulation
- Street Level Activation and Uses
- Lighting
- Campus Identity
- Transportation
- Campus Safety and Security
- Sustainability
- Universal Design
- Bicycle Facilities

Seattle Central College

Major Institution Master Plan (MIMP) Draft EIS Public Hearing

February 25, 2025

EIS Process

There are three Major Steps in the EIS Process:

- **EIS Scoping**
- **Draft EIS**
- **Final EIS**

EIS Alternatives

- **Draft Major Institution Master Plan (MIMP)**
- **Alternative 1** -- No Boundary Expansion Alternative
- **Alternative 2** – No Action Alternative

EIS Alternatives (con't)

Alternative 1 – No Boundary Expansion Alternative

- The No Boundary Expansion Alternative would include the four planned projects that are part of the Draft MIMP.
- Potential development project included in the Draft MIMP would not occur.
- Parking that is described under the Draft MIMP would still occur, with modifications, however, this alternative would not enable SCC to maintain the existing on-campus parking capacity.
- One zoning modification is proposed: the zoning designation of properties within the existing campus boundary located south of E. Pine St. would be modified from MIO-65 to MIO-105. None of the zoning district changes that are proposed for the boundary expansion areas as part of the Draft MIMP would occur.

EIS Alternatives (con't)

Alternative 2 – No Action Alternative

- Under the No Action Alternative, it is possible that two of the four planned projects – the Broadway Achievement Center and the Student Union -- which involve building renovation -- could still occur .
- Potential development project included in the Draft MIMP would not occur.
- Parking that is described under the Draft MIMP would not occur, existing parking facilities and the existing on-campus supply of parking would remain.
- No modifications to existing development standards would occur.

Elements of the Environment

- Earth
- Air Quality/GHG Emissions
- Plants & Animals
- Environmental Health
- Land Use
- Housing
- Historic Resources
- Aesthetics (H/B/S, Views, Shadows)
- Transportation
- Construction

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Plants

- Proposed development associated with the Draft MIMP could potentially require removal of trees, some of which would be classified as 'Tier II', and some of which would be located within a steep slope ECA/steep slope buffer area. With implementation of proposed mitigation measures, no significant unavoidable adverse impacts to plant species on-site or proximate to the site are anticipated under the Draft MIMP. .

- Land Use

- The guidelines and development standards of the Draft MIMP would guide redevelopment of the SCC campus over the long-term. These plans, regulations and standards, along with individual project review by the College and the City, would serve as mitigation to preclude potential significant land use impacts from future redevelopment and ensure compatibility among site uses and uses in the site vicinity.

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Housing

- No direct housing impacts (demolition) are anticipated as a result of the planned or potential projects in the Draft MIMP. As mitigation for housing impacts in the event that any housing is proposed for demolition in the future, SCC would comply with the City of Seattle's Tenant Relocation Assistance Ordinance in the event that any rental housing was proposed for demolition.

- Historic Resources

- Development under the Draft MIMP could result in a direct significant impact to a potential historic resource – the Westminister Presbyterian Church. The Church, although not required to undergo the City Landmarks process, meets the criteria to be listed in the National Register of Historic Places (NHRP). Therefore, demolition of the church could require mitigation. Under SEPA, DAHP can request mitigation, but it is up to the local jurisdiction (in this case, the City of Seattle Department of Neighborhoods) to require it.

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Aesthetics

- Development under the Draft MIMP would result in changes to the visual character of the campus, including increased building height, bulk, and scale. With implementation of general policies, development programs, and development standards in the Draft MIMP, most of the changes to visual character and height, bulk, and scale could be interpreted as positive changes because the proposed changes would be designed to enhance the appearance of the campus and reduce impacts on adjacent neighborhoods; therefore, significant aesthetic impacts are not anticipated.

- Shadows

- New buildings constructed under the Draft MIMP would not be expected to contribute to significant additional shading of off-campus open space areas where shadow impacts may be mitigated per SMC 25.05.675 (Cal Anderson Park). Some additional new shading could occur to on-campus open space areas; however, the new shading would not be considered significant given the small amount of additional shading that would occur, and as compared to the shading conditions that already occur under existing conditions. No mitigation is required.

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Construction

- Potential impacts, such as noise, air quality, light/glare, and transportation/parking/access impacts related to construction activities relative to development proposed within the existing MIO boundary and within the boundary expansion areas is temporary in nature and not considered a significant impact.

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Transportation Impacts

- Increase in **walking/biking** with the Draft MIMP (Proposed Action) and No Boundary Expansion (Alternative 1) due to on-campus housing
- Existing and planned pedestrian and bicycle facilities accommodate increase in walking and biking
- Existing and planned bus/light rail services and stop waiting areas can accommodate increases in **transit** use
- **Vehicle** trip generation similar for alternatives
- Boylston Ave/Pine St impacted by alternatives and has LOS F operations due to high pedestrian volume

SUMMARY - Environmental Impacts, Mitigation Measures, and Significant Unavoidable Adverse Impacts

- Transportation Mitigation Measures

- Boylston Ave/E Pine St potential improvements
 - Curb bulbs on the west corners of the intersection to reduce the pedestrian crossing distance
 - Restrict southbound left and through movements during the peak periods
 - Removing parking west side of Boylston and provide separate southbound right and left/through lane
- Enhanced Transportation Management Plan
 - 15% Drive Alone Rate (DAR) Campus Goal (Higher than area CTR goal)