I. Executive Summary

Shoreline Community College (SCC) opened its classrooms in January of 1964 in order to serve the needs of "non-traditional" students who could not afford to attend four-year institutions. SCC gave these students the opportunity to build skills that could advance their careers and earn them higher wages. SCC continues to be a valuable resource within its community. The College provides a wide range of quality academic and professional/technical training programs to its students. SCC also offers programs in continuing education and community involvement that address the lifelong learning needs of its community.

SCC's programs and attractive campus setting are among its primary assets. Current demand for SCC's top programs is strong. The College's programs in Allied Health and Sciences and Automotive Technology are known nationally for excellence. SCC's emerging programs in Energy Studies, Music Technology, and Multimedia are also widely recognized and address current market and educational trends. Recent national awards for SCC programs include the Bellwether Award, which SCC received for its innovative renewable energy training program. The College's Automotive Training programs have received awards at many levels, including the Governor's Award for Best Practices in professional/technical development for its General Service Technician training program. The College's Toyota T-TEN program has repeatedly been ranked as one of the top five highest-performing programs in the country by Toyota Motor Sales USA, Inc.

The carefully landscaped and maintained campus grounds draw students to the school. The campus is located atop a densely-wooded bluff that is bounded on the north and west by Shoreview and Boeing Creek Parks. The campus's mature landscape with its specimen trees, Northwest native plantings and decorative gravel creates a unique Pacific Rim landscape aesthetic. The complementary relationship between the natural setting and mature landscape creates a campus environment that students value.

SCC is the 13th largest community college in the state system of 36 colleges. The College has a student body that is more diverse than the local community. This diversity is an indication that the College draws its students from beyond its surrounding community. International students are drawn to the campus for SCC's educational programs and setting. Retention of students is high at SCC. Approximately 70% remain at the College to complete their chosen programs of study.

SCC has recognized the need for change on its campus and initiated the master planning process in order to create a framework that will guide the future development of its campus in a way that reflects the mission and vision of the institution. The plan provides a broad vision for the campus and creates a path toward achieving SCC's institutional goals of building community, increasing accessibility and adopting sustainable practices. The City of Shoreline has determined that the College must create a master plan to establish and confirm current campus land use and to guide future growth. The City of Shoreline's Master Development Plan (MDP) must be submitted and approved before any major changes can be made to the campus. The State Board for Community and Technical Colleges (SBCTC) also requires that the College create a master plan before any additional capital funds are requested.

The College's quaint, one-story pagoda-style buildings are not configured to serve contemporary academic programs or the professional/technical programs. These classrooms were designed to serve

academic transfer programs. While academic transfer programs are still strong at the College, the inflexible lecture-only classrooms do not support contemporary pedagogy. Space for the hands-on learning that is characteristic of the professional technical programs is also significantly limited.

SCC has provided educational opportunities for a wide range of population groups for more than 40 years and prides itself on its excellent and award-winning programs and faculty. The physical planning of the campus is a key component of SCC's transition into the future. If the College is to continue to serve its community for the next 40 years, the College's physical plant must support its excellent programs and assist SCC in achieving its full potential as an institution of higher learning.

A. DEVELOPMENT PLAN

1. Long Range Development Plan (LRDP)

The master planning consultant team worked with SCC faculty and staff to create a set of goals that would guide the creation of a long range development plan for the College. These goals include:

- Replacing worn and obsolete buildings with new buildings that support SCC programs, particularly professional/technical programs such as Allied Health and the Sciences
- Improving the campus environment in terms of orientation and wayfinding, disabled access and security
- Encouraging interaction among all members of the SCC campus community by providing a variety of communal indoor and outdoor spaces
- Respecting the character of the existing campus by preserving trees and other significant landscape elements
- Implementing SCC's commitment to an environmentally sustainable campus
- Creating a long range vision for the campus that is fundable through the SBCTC capital funding process

The campus master plan will be addressed with two new planning documents that address two major phases, the MDP and the LRDP. The overall plan is the Shoreline Community College Long Range Development Plan (LRDP), represented by this document. The LRDP presents a 30-year, long range vision for the transformation of the SCC campus. It is intended to guide future development and serve as the basis for subsequent funding requests from the State. The first phase of the LRDP (for the next 15 years) is proposed to be submitted for approval to the City of Shoreline as a separate plan in order to meet the City's new code provisions requiring a Master Development Plan (MDP) for the College.

2. Facilities

SCC does not forecast that its campus population will grow significantly in the near future, but its existing facilities do require significant changes in order to continue to support SCC's educational programs. The LRDP recommends that the campus replace its existing small, single-story buildings with three-story, multi-use buildings in order to provide program space

that is more efficient, flexible and sustainable. The replacement projects will right-size existing program spaces by providing proper space for indoor circulation and gathering as well as contemporary mechanical, electrical, and plumbing systems.

The first phase of the LRDP that will be submitted as the MDP, the 15-Year Plan, represents the capital request plan that has been reviewed by the SCC Board of Trustees. Two new Allied Health and Sciences buildings were identified as the College's highest priority. The Auto Tech building will likely be expanded within the 15-year horizon, but the funding for this project will likely come from outside sources, not through the state capital funding process.

Projects proposed for the subsequent phases include the reconfiguration of the campus front door, including a new gateway student services building and improved visitor parking. Other projects that remain as SCC priorities include new buildings to accommodate professional/technical training and a new facility to house the College's music and arts programs, including drama, film, music technology, and visual communications technology, as well as a new theater. The SCC Board will review and update the capital request plan prior to each biennial funding cycle.

3. Site & Infrastructure Development

The replacement of buildings will involve the systematic reorganization and upgrade of existing vehicular paths and parking areas. This reorganization will be implemented along with the phased construction of replacement buildings. An improved entry sequence, a clearer, more direct circulation loop and long-term plans for parking that meet code requirements while maintaining parking capacity will provide needed circulation improvements. These improvements will also help the College to achieve its goals for sustainability.

The LRDP addresses site issues such as the phased improvement of storm water quantity and quality on the SCC campus. Again, these improvements will be phased in conjunction with building construction. Existing accessibility problems will be addressed by providing universal access on steep slopes with a system of interior and exterior pathways that allows barrier-free movement across the campus. The proposed new multi-story buildings will be planned as transit corridors to bridge difficult transitions in grade that occur across the campus. Elevators placed in strategically-located lobby spaces will help disabled campus users to negotiate the difficult elevation changes of the site.

New buildings will be sited to continue to allow the landscape to interact with and anchor the campus architecture. Distinctive materials, such as a native planting palette, erratic stones and gravel will be retained to maintain the Pacific Rim character of the campus.

B. PROCESS

The current master planning process commenced in December of 2008. SCC leadership identified the most significant issues facing the College and worked with the planning team to devise a strategy for improving the campus by addressing the deficiencies of existing campus facilities and alleviating existing access and circulation problems. Early community input was also gathered. The first phase of the process resulted in this document, a Long Range Development Plan (LRDP) that will serve as a decision-making tool for SCC as it transitions into the future. Subsequently, the College will apply for a Master Development Plan (MDP) to meet the requirements


AUTO TECH ADD'N
2100
ALLIED HEALTH & SCIENCE II
ALLIED HEALTH & SCIENCE I
2900
3000
1900
2000
4000
MULTIPURPOSE CLASSROOM BLDG.
900
DRAMA/MUSIC/ MUSIC TECH
STUDENT SERVICES & CLASSROOMS
0 75 150 300

of the City of Shoreline and provide the necessary land use entitlements for the LRDP to be realized.

C. MISSION, VISION & STRATEGIC INITIATIVES

SCC's mission and vision represent its goals for the future. Each of the College's strategic initiatives has underlying implications for the master plan and for the long range development of the campus. The College's faculty and staff want to see their widely-recognized programs housed in up-to-date facilities that can support current teaching methodologies and that have spaces which align with program needs. Transformation of the campus, including new facilities and common spaces, to bring SCC's physical facilities is required to align with this vision.

D. ACCESS, CIRCULATION & PARKING

Currently, mass transit plays a small but growing role in providing access to the College due to faculty, staff and student travel preferences. SCC is working to promote the use of mass transit by its students and staff by selling bus passes on campus. The College subsidizes student bus passes via the student-initiated Sustainable Commuter Options Fee.

Vehicular circulation on campus consists of a combination of a fragmented loop road and indirect routes through parking lots. There is no clear sense of campus entry, and the front parking lot, which serves visitors, is in a state of disrepair. Conflicts exist between vehicular and pedestrian circulation routes. Parking areas need to be clearly delineated and separate vehicular and pedestrian paths of travel clearly distinguished from one another.

The SCC campus is difficult to use and navigate for students, faculty and staff. There is a poor sense of access and orientation on the SCC campus in general. Wayfinding is extremely difficult because campus buildings and circulation paths are not organized in a rational manner. There are very few communal outdoor spaces at SCC, a situation which limits interaction among campus user groups. The topography of the SCC campus does not accommodate disabled access. SCC is in need of a comprehensive reorganization of its campus circulation system so that pedestrian paths have clear relationships to one another as well as to building entries and outdoor gathering spaces.

E. OPEN SPACE & LANDSCAPE

Although the campus landscape is aesthetically pleasing, it does not function in a way that promotes access and wayfinding across the site. The campus needs a more organized collection of outdoor spaces of different scales and character. These types of spaces support community-building activities and help students and faculty to navigate the challenging topography of the campus.

SCC's first campus master plan mandated a "respect for the natural qualities of the site." Supplementing these natural surroundings is a mature campus landscape composed of plantings that date back to the 1960s. The original plantings were selected to feature a diverse array of native and non-native trees and shrubs, and they add to the aesthetic beauty and educational value of the campus.


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4000
5000
1700
1600
9000
800
1500
1100
1400
1000
1200
1300
existing tree
proposed tree
proposed planted area
existing forest canopy
0 75 150 300
n

F. PHYSICAL PLANT

Although the excellence of the College's programs and faculty is widely recognized, SCC faces a difficult situation with regard to its physical facilities. Most of the campus was built during the 1960s, and those original buildings are now in a state of advanced deterioration.

The original raised, pagoda-style buildings were designed to give the campus a distinct identity, but many of the features that make up SCC's architectural style are now liabilities. The characteristic wood-framed pagoda roofs of the buildings are too close together to meet contemporary fire- and life-safety standards. They are raised above the ground plane on pre-stressed, precast concrete slabs that are difficult to modify. The zigzagging system of raised and ramped walkways that connect the floating buildings is not universally accessible and is difficult for campus users to negotiate. Spaces for group study and student interaction that are necessary to supplement online learning, as well as traditional on-campus learning, are almost nonexistent.

Six of the College's buildings contain sloped-floor lecture halls with fixed seating, each of which accommodates between 80-165 students. Sloped-floor lecture halls are no longer needed per contemporary instructional methodologies, and the increasing prevalence of online courses reduces the need for lecture halls in general.

Site infrastructure is also deficient by contemporary standards. Vehicular circulation is problematic at SCC. There is not a clear emergency access loop around the campus. Instead, vehicular access is often routed through parking lots, making the campus difficult to navigate. The buildings are scattered across campus in a manner that was originally intended to create moments of "discovery" but, in fact, compromise wayfinding.

SCC does not have a comprehensive stormwater plan and directs its runoff into Boeing Creek without the latest technology for control of quantity or quality discharged. The College needs a strategy for managing site runoff that conforms to City requirements and reflects the College's goals for sustainable on-site water management.

The current state of technology infrastructure on campus is not adequate to serve the needs of existing programs. Wireless technology needs to be upgraded in order to support the growing number of students that use mobile devices while at SCC. Many courses have online components that need to be easily accessible to students at all times. Students need improved on-campus wireless service.

G. SUSTAINABILITY

SCC has begun to emerge as a leader in sustainability among community colleges within the region. The College supports an active Sustainability Committee, offers educational opportunities in sustainable technology and promotes SCC-sponsored sustainability service projects. SCC is committed to conducting business in an environmentally responsible fashion by making sustainable decisions at the campus scale. SCC has developed sustainable policies regarding on-campus landscaping and recycling. The College is one of twelve founding members of the Seattle Climate Partnership, a voluntary pact among Seattle-area employers to take action to reduce their own emissions and to work together to help meet the community-wide goal of reducing greenhouse gas emissions and improving quality of life.