

ORDINANCE No. 117462

NO

COUNCIL BILL No. 110483

# The City of Seattle--Legislative

AN ORDINANCE ~~relating to land use and zoning~~  
approving a major institution master plan  
for North Seattle Community College.

## REPORT OF COMMITTEE

Honorable President:

**PLANNING  
COMMISSION**

Your Committee on \_\_\_\_\_

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respectfully recommend to

COMPTROLLER FILE No. \_\_\_\_\_

Introduced:	By: <u>Street</u>
Referred:	To: <u>Planning; Reg Affairs</u>
Referred:	To:
Referred:	To:
Reported: <u>JAN - 9 1995</u>	Second Reading: <u>JAN - 9 1995</u>
Third Reading: <u>JAN - 9 1995</u>	Signed: <u>JAN - 9 1995</u>
Presented to Mayor: <u>JAN - 10 1995</u>	Approved: <u>JAN - 13 1995</u>
Returned to City Clerk: <u>JAN 13 1995</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

*Full Council vote 8-0*



Committee Chair

1108

Legislative

# The City of Seattle--Legislative Department

T OF COMMITTEE

Date Reported  
and Adopted

## REPORT OF COMMITTEE

Honorable President:

**PLANNING  
& COMMUNITY AFFAIRS**

Your Committee on \_\_\_\_\_

to which was referred the within Council Bill No. \_\_\_\_\_  
report that we have considered the same and respectfully recommend that the same:

*Pass as amended*

*2-0*

*Full Council vote 8-0*

*1/4/95*

ctfully recommend t

*8-0*

Committee Chair



Committee Chair

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ORDINANCE 117462

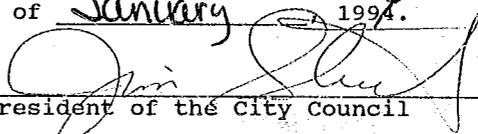
AN ORDINANCE approving a master plan for North Seattle Community College.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The North Seattle Community College Master Plan dated August, 1993, and filed in C.F. 293709, is approved as modified in the Findings, Conclusions and Decision of the City Council attached hereto as Exhibit A, for the area described in Exhibit B attached hereto, and the property located within such area may be developed for major institutional uses in accordance with the modified master plan.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

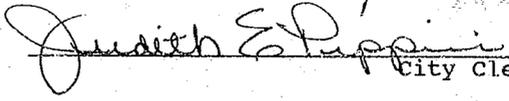
Passed by the City Council the 9 day of January, 199<sup>5</sup>, and signed by me in open session in authentication of its passage this 9 day of January, 199<sup>5</sup>.

  
\_\_\_\_\_  
President of the City Council

Approved by me this 17 day of January, 199<sup>5</sup>.

  
\_\_\_\_\_  
Mayor

Filed by me this 13 day of January, 199<sup>5</sup>.

  
\_\_\_\_\_  
City Clerk

(Seal)

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EXHIBIT A

In the Matter of the Application of North Seattle  
Community College for Major Institution Master  
Plan approval (C.F. 298709) Pursuant to Chapter 23.69,  
Seattle Municipal Code

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SEATTLE CITY COUNCIL

FINDINGS, CONCLUSIONS AND DECISION

FINDINGS

The City Council hereby adopts the findings of the Hearing Examiner as filed in C.F. 298709, dated September 8, 1994, with the following modifications:

1. Finding 70 is revised to read as follows: " In regard to transit subsidies and SOV parking rates the College has proposed the following to the Council for inclusion in the TMP in the Master Plan, replacing the provisions submitted to DCLU and the Hearing Examiner:

Transit Subsidy

NSCC will continue to subsidize the cost of transit passes for faculty and staff. NSCC will implement a transit subsidy for students if necessary to achieve the SOV reduction goal, except that a transit subsidy may be instituted earlier as part of a community college district system-wide program.

SOV Parking Rates

If the annual review of the TMP implementation demonstrates that SOV reduction goals are not being achieved, the College will increase parking rates to provide additional disincentives for commuting by SOV. The SOV parking rate for students, faculty and staff could be set at a level at which the parking fee plus the estimated cost to SOV users of operating their vehicles is higher than the cost of commuting by transit."

2. Finding 77b. is added to read as follows: "Information presented to the City Council by the College and made a part of the record indicates an intent to begin a shuttle bus service to the Northgate Transit Center by the Fall of 1995 and outlines a draft proposal to the Seattle Community College District Board of Trustees which, if approved, would a) implement a \$20 per student, faculty and staff per quarter transportation fee as authorized by HB 1085; establish a Flexpass system for faculty and staff and provide a a \$45 per student per quarter transit pass subsidy; and c) increase drive-alone parking fees by \$5-\$10 per quarter."

CONCLUSIONS

The City Council hereby adopts the Conclusions of the Hearing Examiner as filed in C.F. 298709, with the following modifications:

1. Conclusion 21 is amended to delete the final sentence which reads: " the difference between these two positions could literally be pennies."
2. Conclusion 23 is amended to read as follows: "A shuttle to the Northgate Transit

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Center from the campus would provide access between the campus and central points in the City, and could be useful in helping NSCC to achieve its TMP goals. DCLU's recommended condition making the shuttle a part of the TMP in the Master Plan is valid. The College's intent to begin the shuttle in the Fall of 1995 is approved by the Council.

#### DECISION

The North Seattle Community College Master Plan is approved as conditioned by the Hearing Examiner and the Director of the Department of Construction and Land use, subject to the above modified Findings and Conclusions and the following conditions:

1. Replace the HE's Recommendation with the following:  
Condition 1.a. of the Director's Analysis and Recommendation is augmented as by follows:

"In order to monitor the effectiveness of the TMP in the first two years, the College shall collect information on a quarterly basis to include in its annual report. In addition to monitoring information required in DCLU Director's Rule 2-94, the following information shall be provided:

1. The number of transit passes sold for peak and non-peak hour use.
2. The number of carpool permits sold and the total number of carpoolers.
3. The number of SOV parking permits sold.

In addition, the College shall, at approximately the third week of each academic quarter, compile information on parking on campus. The parking utilization survey shall occur at the METRO AM peak hour (8-9AM) as well as the College peak hour (10-11AM) and shall include the following information:

The number of vehicles parked on the campus in each category of spaces: carpool, vanpool, visitor and SOV.

DCLU may continue to require the above information on a schedule to be established by the Director after the first two years, if the Director determines it is needed."

2. The required annual report from North Seattle Community College to the City shall also be transmitted to the Licton Springs Community Council, and the College shall invite the Community Council to meet and discuss the report within a reasonable time after the report is published.

3. At the Director's discretion, DCLU may require supplemental traffic studies for any projects initiated after 1999.

4. As an additional TMP option to be considered no sooner than 1999, if satisfactory progress toward the SOV goal and the objective of reducing off-campus parking by NSCC students is not evident, DCLU and SED in consultation with NSCC may require that students be charged for parking permits, unless they can demonstrate that they are commuting by means other than SOV. Permit fees could be adjusted for low-income or special needs students.

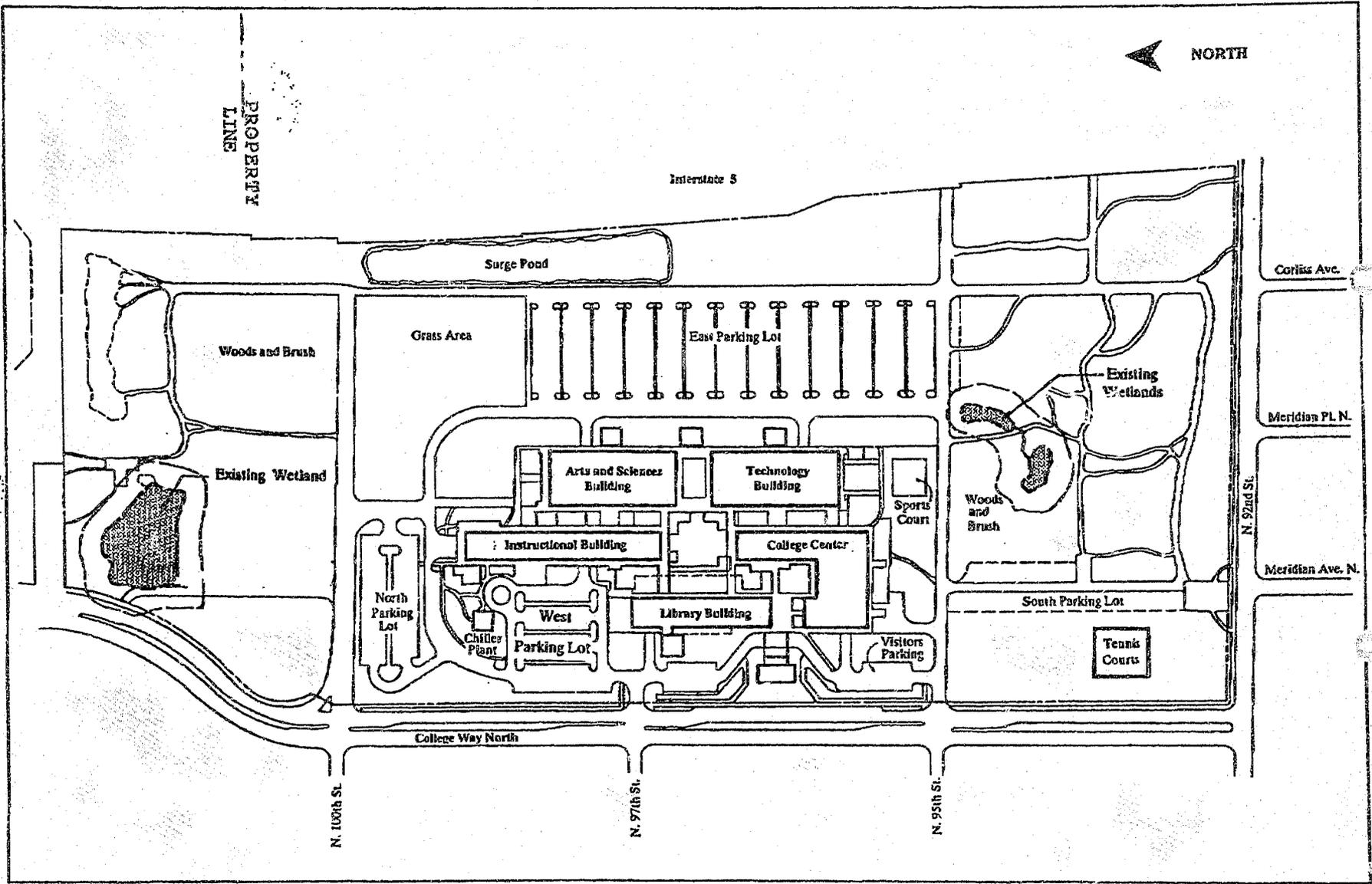
5. The goals of the TMP are modified to provide that the intermediate goal for SOV use for 1997 be set at 58%.

6. The North Seattle Community College Major Institution Master Plan is approved for

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15 years from the effective date of City Council action on this decision. This approval includes the two unfunded projects shown in the site plan and described in the Master Plan as the International Education Center and the Instructional Computer Center, provided that they shall be sited so as not to intrude into the wetland area indicated on Figure 12 . In addition, any parking spaces lost due to construction of these buildings shall be replaced in a location which adjoins existing parking.

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**NORTH SEATTLE COMMUNITY COLLEGE**  
**Major Institution Master Plan**



# Seattle City Council

## Memorandum

Date: January 5, 1995

To: Councilmembers

From: Frank Kirk *FK*

Subject: North Seattle Community College Major Institution Master Plan C.B. 110483

As proposed, this is a fifteen year plan. It projects significant physical development within the campus boundaries, but very little increase in the numbers of students, faculty and staff. The physical education and classroom buildings to be developed are needed to accommodate the current as well as projected levels of enrollment to meet State standards for community college facilities.

The primary impact issues raised by the neighborhood, the Master Plan Advisory Committee, DCLU and the Hearing Examiner are overflow parking in the neighborhood by students, general traffic congestion in the neighborhood, the need to reduce SOV commuting by students, faculty and staff and concerns about drainage and the preservation of the natural wetlands on the campus.

In a request for further consideration of the Hearing Examiner's Recommendation the Licton Springs Community Council asked that the Master Plan be remanded and that NSCC be required to prepare a traffic improvement plan for the neighborhood. The Planning and Regional Affairs Committee does not recommend this action by the Council because the record indicates that the implementation of the Master Plan will not increase traffic and may, in fact, reduce it through the measures described below to reduce the use of SOVs for commuting to the campus.

Conditions recommended by DCLU, the Hearing Examiner and the Planning and Regional Affairs Committee include drainage and wetland preservation measures, some additional parking to mitigate the overflow parking problem and a Transportation Management Program with various incentives and disincentives as needed to reduce SOV commuting by students, faculty and staff. These include: the provision by NSCC of shuttle bus service to the campus from the Northgate Transit Center; transit access to the interior of the campus; NSCC funded Restricted Parking Zones for adjacent neighborhood streets; transit subsidies for faculty, staff and students; parking fees which make the cost of commuting by SOV more expensive than using public transit or carpools; and the potential after 1999 for the imposition of mandatory parking fees for students unless they can demonstrate that they are commuting by means other than SOV.

As proposed by the College and recommended to the Council by the Planning and Regional Affairs Committee, the Master Plan modifies major institutions development standards for NSCC in two areas: maximum off-

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street parking and SOV reduction goals. To assist with the overflow parking problem the total number of parking spaces would be allowed to exceed the maximum prescribed by the Land Use Code; and the SOV goal to be achieved by 1999 would be set at 55% instead of 50%. (The current level for students is 61%). Because most of the students hold jobs and attend part-time and because the transit service to the campus is very limited, DCLU and the Hearing Examiner recommended the 55% goal, which is the goal for area employers set by the Northgate Comprehensive Plan. The Major Institutions Code provides that these standards may be modified as part of an approved master plan.

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Plan approval (C.F. 298709) Pursuant to Chapter 23.69,  
Seattle Municipal Code

SEATTLE CITY COUNCIL

FINDINGS, CONCLUSIONS AND DECISION

FINDINGS

The City Council hereby adopts the findings of the Hearing Examiner as filed in C.F. 298709, dated September 8, 1994, with the following modifications:

1. Finding 70 is revised to read as follows: "In regard to transit subsidies and SOV parking rates the College has proposed the following to the Council for inclusion in the TMP in the Master Plan, replacing the provisions submitted to DCLU and the Hearing Examiner:

Transit Subsidy

NSCC will continue to subsidize the cost of transit passes for faculty and staff. NSCC will implement a transit subsidy for students if necessary to achieve the SOV reduction goal, except that a transit subsidy may be instituted earlier as part of a community college district system-wide program.

SOV Parking Rates

If the annual review of the TMP implementation demonstrates that SOV reduction goals are not being achieved, the College will increase parking rates to provide additional disincentives for commuting by SOV. The SOV parking rate for students, faculty and staff could be set at a level at which the parking fee plus the estimated cost to SOV users of operating their vehicles is higher than the cost of commuting by transit."

2. Finding 77b. is added to read as follows: "Information presented to the City Council by the College and made a part of the record indicates an intent to begin a shuttle bus service to the Northgate Transit Center by the Fall of 1995 and outlines a draft proposal to the Seattle Community College District Board of Trustees which, if approved, would a) implement a \$20 per student per quarter transportation fee as authorized by HB 1085; establish a Flexpass system to provide a \$45 per student per quarter transit pass subsidy; and c) increase drive-alone parking fees by \$5-\$10 per quarter."

CONCLUSIONS

The City Council hereby adopts the Conclusions of the Hearing Examiner as filed in C.F. 298709, with the following modifications:

1. Conclusion 21 is amended to delete the final sentence which reads: "the difference between these two positions could literally be pennies."

2. Conclusion 23 is amended to read as follows: "A shuttle to the Northgate Transit Center from the campus would provide access between the campus and central points in the City, and could be useful in helping NSCC to achieve its TMP goals. DCLU's

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recommended condition making the shuttle a part of the TMP in the Master Plan is valid. The College's intent to begin the shuttle in the Fall of 1995 is approved by the Council.

#### DECISION

The North Seattle Community College Master Plan is approved as conditioned by the Hearing Examiner and the Director of the Department of Construction and Land use, subject to the above modified Findings and Conclusions and the following conditions:

1. Replace the HE's Recommendation with the following:

Condition 1.a. of the Director's Analysis and Recommendation is augmented as by follows:

"In order to monitor the effectiveness of the TMP in the first two years, the College shall collect information on a quarterly basis to include in its annual report. In addition to monitoring information required in DCLU Director's Rule 2-94, the following information shall be provided:

1. The number of transit passes sold for peak and non-peak hour use.
2. The number of carpool permits sold and the total number of carpools.
3. The number of SOV parking permits sold.

In addition, the College shall, at approximately the third week of each academic quarter, compile information on parking both on and off campus. The parking utilization survey shall occur at the METRO AM peak hour (8-9AM) as well as the College peak hour (10-11AM) and shall include the following information:

- a) The number of vehicles parked on the campus in each category of spaces: carpool, vanpool, visitor and SOV.
- b) The number of College-related vehicles parked on public streets in the neighborhood. The streets shall be those surveyed in the parking survey conducted for the DEIS.

DCLU may continue to require the above information on a schedule to be established by the Director after the first two years, if the Director determines it is needed."

2. The required annual report from North Seattle Community College to the City shall also be transmitted to the Licton Springs Community Council, and the College shall invite the Community Council to meet and discuss the report within a reasonable time after the report is published.

3. At the Director's discretion, DCLU may require supplemental traffic studies for any projects initiated after 1999.

4. The North Seattle Community College Major Institution Master Plan is approved for 15 years from the effective date of City Council action on this decision. This approval includes the two unfunded projects shown in the site plan and described in the Master Plan: as the International Education Center and the Instructional Computer Center, provided that they shall be sited so as not to intrude into the wetland area indicated on Figure 12. In addition, any parking spaces lost due to construction of these buildings shall be replaced in a location which adjoins existing parking.

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STATE OF WASHINGTON - KING COUNTY

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City of Seattle, City Clerk

-SS-

No. IN FULL

Affidavit of Publication

City of Seattle

ORDINANCE 117462

AN ORDINANCE approving a master plan for North Seattle Community College.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The North Seattle Community College Master Plan dated August 1993, and filed in C. F. 298709, is approved as modified in the Findings, Conclusions and Decision of the City Council attached hereto as Exhibit A, for the area described in Exhibit B attached hereto, and the property located within such area may be developed for major institutional uses in accordance with the modified master plan.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 9th day of January, 1995, and signed by me in open session in authentication of its passage this 9th day of January, 1995.

JIM STREET,  
President of the City Council.  
Approved by me this 13th day of January, 1995.

NORMAN B. RICE,  
Mayor.  
Filed by me this 13th day of January, 1995.

(Seal) JUDITH E. PIPPIN,  
City Clerk.  
Publication ordered by JUDITH E. PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, January 20, 1995.  
1/20(51413)

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD: 117462

was published on

01/20/95

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

Subscribed and sworn to before me on

01/20/95

Notary Public for the State of Washington,  
residing in Seattle

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