

A panoramic view of the Seattle skyline under a clear blue sky. The Space Needle is the central focus, with various skyscrapers and buildings surrounding it. In the foreground, there are green trees and a portion of a building.

Removing barriers to housing construction at Community Colleges

Photo by John Skelton



Seattle Department of
Construction & Inspections

Presentation to Land Use Committee
June 8, 2022

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

PROPOSAL

Amend the Land Use Code to provide more flexibility for housing at colleges in Urban Centers

BACKGROUND

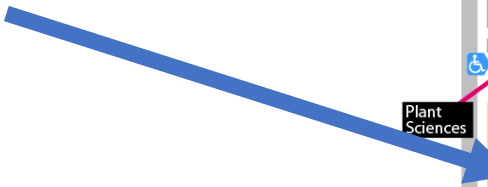
- Urban Centers are Comprehensive Plan designations - includes Capitol Hill
- City's overall intent for Major Institution Master Plans (MIMPs): accommodate growth and maintain compatibility with neighborhood
- Colleges (Major Institutions) prepare long-term plans for growth - MIMPs

MIMP AMENDMENTS AND PROPOSED CHANGE

- MIMP process allows changes to existing plans as Minor or Major amendments.
- Housing development is not included in the existing Seattle Central College (SCC) plan and could not be added without a Major amendment.
- The proposal would allow the “minor amendment” process to be used to update an existing MIMP for colleges in Urban Centers, which includes SCC
- The proposal would allow one development with residential uses to be added to an existing campus master plan during the master plan’s lifetime.

SCC CAMPUS MAP

Parking garage site:
Pine Street, between
Harvard and Boylston



Source: Seattle Central College

CONCEPTUAL RENDERING OF STUDENT HOUSING



Source: SCC MIMP
Concept Master
Plan, 2019

INTENT OF THE CHANGES

- Allow for needed housing to service a college in a mixed-use, walkable, transit rich neighborhood.
- Provide flexibility to help meet housing needs before the next update of a MIMP.
- Include notice to and feedback from the SCC community advisory committee and neighbors

QUESTIONS?

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