

**FINAL**

**ENVIRONMENTAL IMPACT STATEMENT**

for the

**SHORELINE COMMUNITY COLLEGE**

**CONCEPT MASTER**

**PLAN**

This Final Environmental Impact Statement (FEIS) for the Shoreline Community College *Concept Master Plan* has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by Shoreline Community College implementing SEPA. For purposes of SEPA compliance, this FEIS includes the DEIS that was issued for this project. Preparation of this EIS is the responsibility of College's Administrative Services Office. The Administrative Services Office has determined that this document has been prepared in a responsible manner using appropriate methodology and has directed the areas of research and analysis that were undertaken in preparation of this EIS. This document will accompany the *Preferred Alternative* and will be considered in making the final decisions concerning the *Concept Master Plan* and individual projects identified in the *Concept Master Plan*.

**Date of FEIS Issuance** ..... **June 20, 2006**

**Date of DEIS Issuance** ..... **July 1, 2003**

**This FEIS together with the DEIS constitutes the FEIS for the proposed Shoreline  
Community College *Concept Master Plan*.**

## **--PREFACE--**

The purpose of this Final Environmental Impact Statement (FEIS) is to provide Shoreline Community College, as well as permitting agencies; an accurate analysis of probable significant environmental impacts that could result from the *Preferred Alternative*, as well as other alternatives that have been evaluated. This document incorporates by reference the analysis contained in the Draft EIS (DEIS), refinements and amendments to the project since the DEIS was issued, and responses to written comments and public testimony that were received concerning the DEIS.

The FEIS is a disclosure document. Based on information contained in the Shoreline Community College *Concept Master Plan*, this FEIS evaluates the direct, indirect and cumulative impacts of the *Preferred Alternative*, several site development alternatives and the *No Action Alternative*. This FEIS, the *Concept Master Plan*, and the DEIS should be reviewed collectively for a comprehensive understanding of all aspects of the proposed project and possible environmental impacts. Since the Master Plan is a conceptual, land use planning document, this FEIS provides programmatic-level environmental impact analysis. Where project-specific information is known, however, the proposed facilities are addressed at a project-level of environmental review.

By its nature, this FEIS does not authorize a specific action or alternative -- nor does it recommend for or against a particular course of action; but rather the FEIS is one several key documents that will be considered in the decision-making process for the *Concept Master Plan*. A list of expected licenses, permits and approvals is contained in the *Fact Sheet* to this FEIS (page *ii*). This FEIS will accompany the applications specifically associated with those approval processes.

The environmental elements that were analyzed in the DEIS for this project were determined as a result of the formal, public EIS scoping process, which occurred January 24, 2003 through February 14, 2003. Comments received during the EIS scoping period were considered by Shoreline Community College in determining the issues and alternatives to be analyzed in the DEIS. Eleven broad areas of environmental review are evaluated, including: earth, water, plants and animals, environmental health, noise, land use/aesthetics, transportation/circulation, and public services and utilities.

The DEIS was issued for a public comment period from July 29, 2003 through August 14, 2003 and a public meeting was held on July 29, 2003.<sup>1</sup> Comments that were received on the DEIS are addressed in this FEIS. Wherever possible, amendments and clarifications pertaining to the DEIS are incorporated into this FEIS. A complete Table of Contents for this FEIS is contained on page *vi* of the *Fact Sheet*. In general, this FEIS is organized into six major sections, as outlined below:

- The ***Fact Sheet*** (immediately following this *Preface*) provides an overview of the *Proposed Action*, its location, the approvals needed, contact information, and the Table of Contents;
- ***Section I*** summarizes the description of the *Proposed Action* and the other alternatives, as well as provides a summary of significant environmental impacts, mitigation measures, and unavoidable adverse impacts;
- ***Section II*** provides a detailed description of the *Proposed Action* and each alternative;
- ***Section III*** contains amendments and clarifications to the DEIS;
- ***Section IV*** includes key issues – issues that were commented upon by several people as part of the DEIS public review process;<sup>2</sup>
- ***Section V*** contains all written comments that were received regarding the DEIS, together with responses to those comments; and
- ***Section VI*** includes testimony received at the DEIS public meeting and responses to comments received at that meeting.

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<sup>1</sup> The purpose of the public meeting was to provide an additional opportunity for verbal comments – in addition to the submittal of written comments.

<sup>2</sup> The **Key Issue** section is intended to avoid duplication in responses to similar comments (*Section V* and *VI* of this FEIS). Similar issues raised by commenters are addressed in the Key Issue section and the response to the commenter refers the reader to the Key Issue that is referenced – rather than providing duplicative responses to similar comments in *Section V* and *VI*.

# FACT SHEET

- Name of Proposal** *Concept Master Plan*
- Proponent** Shoreline Community College
- Location** The campus of Shoreline Community College is located in southwest Shoreline. The campus is generally bounded by Greenwood Avenue N. and Carlyle Hall Road on the east, Innis Arden Way on the south, and City of Shoreline park property on the west and north. The address of the college is 16101 Greenwood Avenue N., Shoreline, WA 98133.
- Preferred Alternative** The purpose of the *Concept Master Plan* is both to guide future development on the campus of Shoreline Community College and to serve as the basis for subsequent approval by the City of Shoreline of an overlay-zoning district for the college. Site-specific development would continue to undergo review by the City.

The *Preferred Alternative* that is evaluated in this FEIS and is the focus of the *Concept Master Plan* includes:

- goals and objectives pertaining to future campus development;
- development program identifying the approximate location and size of all planned development activity (buildings, landscaped open spaces, vehicular circulation/parking, and infrastructure<sup>3</sup>) that is proposed within each of the four planning periods: (*Projects-in-Progress/Completion* – 2003-2005, *Near-Term* – 2006-2009), *Short-Term* – 2010-2015, *Long-Term* – 2015+);
- building renovation and replacement; and
- proposed campus-wide architectural, landscape and engineering design guidelines.

An estimated net increase of approximately 225,600 sq.ft. of on-campus building space is proposed as part of this *Concept Master Plan*. Also, it is anticipated that over the life of the *Concept Master Plan*, the amount of parking may increase by 250 to 380 spaces (net increase). Conceivably, this additional parking would be provided either off-campus at a satellite lot or if funding, project design and environmental factors warrant, additional parking could be located beneath new buildings that are planned proximate to the campus loop road.

<sup>3</sup> utilities

The location, configuration and footprint of proposed new development/replacement facilities depicted in the *Concept Master Plan* and this FEIS is based on current estimates of campus needs. While the amount of new development is appropriate to accommodate projected campus needs, the actual location, configuration and footprint of proposed new development -- as well as replacement facilities, may change as program needs become better defined. It is expected, however, that the estimated net increase of development will remain essentially as outlined in the *Concept Master Plan* and evaluated by this FEIS.

This FEIS, together with the DEIS, also analyzes the environmental impacts associated with two development alternatives -- *Expanded Development Alternative* and a *Modified Design Alternative* -- as well as the *No Action Alternative*.

**SEPA Lead Agency**

Shoreline Community College<sup>4</sup>

The City of Shoreline is a participating agency for SEPA review and compliance.

**SEPA Responsible  
Official & EIS  
Contact Person**

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**Final Action**

Approval of the proposed *Concept Master Plan* by the Board of Trustees of Shoreline Community College

**Required Permits &  
Approvals**

Preliminary investigation indicates that the following permits and/or approvals could be required for the *Preferred Alternative*. Additional permits/approvals may be identified during the review process associated with site-specific development projects.

**Shoreline Community College**

- Approval of the *Concept Master Plan*
- Project approvals, design approvals, authorization to prepare contract documents, and authorization to call-for-bids relative to site-specific development, which implement the *Concept Master Plan*.

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<sup>4</sup> As a State agency, Shoreline Community College is the Lead Agency for SEPA compliance, consistent with WAC 197-11-926.

### Agencies with Jurisdiction<sup>5</sup>

- **State of Washington – Dept. of Labor & Industries**
  - Elevator Permits
  
- **City of Shoreline**
  - City Council
  - Property rezone and zoning map change
  - Adoption of the proposed *Concept Master Plan* as a Special Overlay Zone.

#### Department of Planning & Development Services

- Recommendation concerning the proposed overlay-zone
- Permits/Approvals associated with site-specific development projects, including:
  - Clearing and Grading Permits
  - Shoring Permits (if needed)
  - Building Permits
  - Mechanical Permits
  - Electrical Permits
  - Occupancy Permits

*Electrical*

#### Department of Public Works

- Review concerning the proposed overlay-zone
- Reviews/approvals associated with site-specific development projects, including:
  - Street Access
  - Comprehensive Drainage Control Plan, Inspection and Maintenance Schedule, and Construction Stormwater Control Plan approvals

- **Seattle – King County – Department of Health**
  - Plumbing Permits
  
- **Ronald Wastewater District**
  - Reviews/approvals associated with sanitary sewer connection permits, associated charges and inspections for site-specific development projects (may be necessary)

*Seattle Public Utilities*

<sup>5</sup> An agency with jurisdiction is "an agency with authority to approve, veto, or finance all or part of a nonexempt proposal (or part of a proposal)" (WAC 197-11-714 (3)). Typically, this refers to a local, state or federal agency with licensing or permit approval responsibility concerning the proposed project.

**Authors and Principal Contributors to the DEIS and the FEIS**

Shoreline Community College's *Concept Master Plan* FEIS has been prepared under the direction of the College's Administrative Services Office. Additional research and analysis were provided by the following firms.

- **Blumen Consulting Group, Inc. and Huckell/Weinman Associates, Inc.** -- lead EIS consultant; project management; environmental analysis – earth, water, energy, environmental health, land use, aesthetics, light/glare, and public services and utilities;
- **Transportation Solutions, Inc. with Rob Bernstein** – FEIS transportation, circulation and parking;
- **Reid Middleton, Inc.** – FEIS stormwater, topographic analysis;
- **LMN Architects** – Draft *Campus Master Plan*;<sup>6</sup>
- **Shoreline Community College** - Professor Matthew Loper, Ph.D. [and students<sup>7</sup>] – DEIS plants and animals, and FEIS responses to comments pertaining to plants and animals;
- **Magnusson Klemencic Associates** – DEIS water, stormwater and utilities; and
- **Transportation Engineering NorthWest, LLC** – DEIS transportation, circulation and parking.

**Location of Background Data**

**Shoreline Community College**  
Administrative Services Office  
Administration Building (Building 1000)  
16101 Greenwood Avenue N.  
Shoreline, WA 98133  
(206) 546.4532

**Blumen Consulting Group, Inc.<sup>8</sup>**  
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Kirkland, WA 98033  
(425) 284.5401

**Transportation Solutions, Inc.**  
8250 165th Avenue NE, Suite 100  
Redmond, WA 98155  
(425) 883.4134

<sup>6</sup> Assisting LMN Architects with regard to the *Campus Master Plan* was Nakano Associates (Landscape Architects).  
<sup>7</sup> Joelle Viau, Brett Wolfe, Virginia Agnew, Adrienne Fox, Mark VanderVen  
<sup>8</sup> Blumen Consulting Group is in the process of relocating their offices to Kirkland, WA from their previous offices in Bellevue, WA (600 – 108<sup>th</sup> Ave. N.E., Suite 1002; tele. #425.462.6400). The effective date of the transfer is 6.26.06.

**Date of Issuance of this FEIS**                      **June 20, 2006**

**Date of Issuance of the DEIS**                      **July 1, 2003**

**Date DEIS Comments were Due**                      **August 14, 2003**

**DEIS Public Meeting**                      The DEIS public meeting was held the evening of July 29, 2003 at Shoreline Community College's Building 900 Pagoda Union Building. The purpose of the public meeting was to provide an additional opportunity for the presentation of verbal comments – in addition to the submittal of written comments – concerning the DEIS.

**Availability of this FEIS**                      Copies of this FEIS and the *Concept Master Plan* have been distributed to agencies noted on the Distribution List (*Appendix A* to this document). In addition, Notices of Availability of this FEIS and the *Concept Master Plan* have been sent to organizations and individuals that are parties of record to Shoreline Community College.

Copies of this FEIS (hardcopies and cd's) and the *Concept Master Plan* are available for review at the following libraries:

- Shoreline Community College's Ray W. Howard Library and Media Center (Building 4000);
- the Shoreline Public Library (345 NE 175th Shoreline 98155.[206-362-7550]); and at the
- Richmond Beach Library (19601 21<sup>st</sup> Avenue NW, Shoreline).

A limited number of hardcopies of this FEIS, as well as cd's of the *Concept Master Plan* and the FEIS, are available at Shoreline Community College's Administrative Services Office (Building 1000). The cost of a hardcopy of the FEIS is \$35.00 and the cost of a cd that includes the *Concept Master Plan* and the FEIS is \$5.00.

Information concerning the *Concept Master Plan* and this FEIS is also on the College's website at:

<http://shoreline.edu/masterplan/>

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