

Whatcom

COMMUNITY COLLEGE



WHATCOM COMMUNITY COLLEGE INSTITUTIONAL MASTER PLAN

Ordinance #2017-11-025
Adopted by the City of Bellingham, November 6, 2017

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I. INTRODUCTION

1. GENERAL

As a part of Whatcom Community College's (WCC) overall plan to improve facilities and service to students and the community it serves, the college has developed this Institutional Master Plan (IMP). As the campus has grown since initial construction at this site in 1987, the administration realized the need to both upgrade existing facilities and develop dedicated facilities to meet current and future needs of today's student population. This planning document provides a structure that will guide WCC in the future development of the campus in regards to planning for facility renovation, replacement, and growth over the next 25 years.

The first Master Plan for the WCC campus was developed in 2003. While this plan did not go through any specific land-use process, it described the buildings and other facilities required to meet projections for facilities growth on the WCC campus. The majority of development on the campus since 2003 has been executed according to this plan. The 2003 plan is replaced by this IMP.

Additionally, large campus-type public or quasi-public uses on sites of 50-acres or more are required under Bellingham Municipal Code (BMC) 20.40 to develop an IMP so that development occurs in a planned and coordinated manner. The specific planning efforts and this document serve as the formal IMP adopted for the college as incorporated by reference into the Bellingham Comprehensive Plan.

2. WCC MISSION AND STRATEGIC PLAN

MISSION STATEMENT

Whatcom Community College contributes to the vitality of its communities by providing quality education in academic transfer, professional-technical, and lifelong learning, preparing students for active citizenship in a global society.

STRATEGIC PLAN (2013-17)

Goal 1: Expand opportunities for students to achieve their potential

- 1.1. Increase student achievement in transfer and career preparation
- 1.2. Increase academic support for students
- 1.3. Increase access for diverse and nontraditional student populations

- 1.4. Introduce new opportunities for student learning and engagement

Goal 2: Strengthen the culture of learning

- 2.1. Maintain currency in college curriculum and delivery
- 2.2. Improve instructional delivery
- 2.3. Improve student learning
- 2.4. Establish a Center for strengthening instructional delivery
- 2.5. Increase professional development opportunities for faculty and staff

Goal 3: Contribute actively to the vitality of Whatcom County

- 3.1. Increase College stature as a community and educational partner
- 3.2. Lead collaborative efforts with other educational institutions
- 3.3. Be an active partner in economic development
- 3.4. Strengthen sustainability practices on-campus and in local and global arenas

Goal 4: Advance the college as a more diverse learning community

- 4.1. Reinforce diversity elements in curriculum
- 4.2. Enhance diversity among faculty and staff
- 4.3. Increase access for under-represented populations

Goal 5: Strengthen the College's ability to deliver its mission

- 5.1. Create and manage growth through fiscal, capital, technological and human resource development
- 5.2. Diversify and secure funding/resources from external sources
- 5.3. Promote a safe environment for teaching, learning, and working
- 5.4. Foster an evidence-based culture of continuous improvement

3. GOALS OF THE IMP

The primary goal of this IMP is to establish a framework for decision making related to physical development which supports the college's Mission, Core Themes, Vision, and Strategic Plan. Specific goals include the following:

- Define a desired collegiate environment that inspires and educates the campus, community, and region.
- Optimize operational and maintenance efficiencies.

- Create a tool for future growth and decision-making that provides a flexible framework for development of a campus that projects the vitality and energy of WCC.
- Meet the requirements of Bellingham Municipal Code 20.40
- Establish a realistic capital budgeting plan and schedule.
- Provide a healthy, safe, and accessible place for learning.

4. IMP PROCESS

To meet the goals and objectives for the IMP, the WCC administration formed an IMP Planning Committee and engaged Schreiber Starling Whitehead Architects as planning consultants to facilitate the process and document the recommendations (see Appendix A). The core IMP Committee and the consultants formed the IMP Planning Team.

In addition to initial meetings with the City of Bellingham, the planning team held a series of ten campus workshops with college stakeholders to: identify common perceptions of campus; gather and analyze pertinent planning data and projections; review and incorporate the goals and objectives of individual programs; and make general observations and document the existing campus context.

To ensure community input and advice throughout the planning process, the planning team engaged the community by making presentations to, and gathering input from, the Cordata Neighborhood Association and the Cordata Business Park Planned Unit Development (PUD) Design Review Committee (DRC). The team invited property owners and residents within 500 feet of the zone boundary to attend a Planning Open House at the Syre Center on the WCC campus. At the meetings, stakeholders were presented information on the proposed development, area transportation issues, and environmental concerns. Through this community outreach, the planning team was able to solicit input and obtain feedback into the planning process.

5. SCOPE OF THE IMP

The scope of this IMP includes all properties currently owned by WCC and the WCC Foundation (a non-profit 501(c)3 organization with a mission to strengthen the educational opportunities at Whatcom Community College). This document divides the WCC campus into a number of land use "Districts" (Figure 1). These districts fall into one of two categories:

Institutionally Zoned Areas – The IMP regulates development for institutionally zoned areas comprised in Districts 1, 2 and 3. WCC, through the State of Washington, owns all three districts with the exception of a small 0.13-acre sliver abutting Cordata Parkway which is owned by the Cordata Business Park Association. Development projects in these districts must be consistent with this plan and must comply with the use limitations, development standards and other provisions contained in the associated development standards in Chapter 20.40 BMC.

Non-Institutionally Zoned Areas – Districts 4 and 5 have zoning other than Institutional. The WCC Foundation owns the land in these two districts which are identified as future expansion areas in this plan. Development projects in these districts are not subject to the use limitations, development standards and other provisions of this plan unless the property is rezoned to Institutional consistent with the procedures in Chapter 21.10 BMC. Regardless, development in these districts is counted toward the established range of new building square footage that can be accommodated on campus in Section 6 following, provided they are used for WCC purposes.

It is not intended that this IMP illustrate a fully developed site plan with specific buildings shown; rather, its scope is to provide a defined framework for the future development of campus to include:

- Establishing appropriate land uses
- Identifying required circulation and utility improvements
- Setting standards for building heights, setbacks, landscape and buffering, parking and signage
- Identifying off-campus expansion areas to accommodate future growth

6. LIFE OF THE IMP

This IMP establishes a range of new building square footage that can be accommodated on campus. As described in more detail in Chapter VI, Phased Development Plan, this IMP identifies the planned increase of 377,800-gross square feet (gsf) of new building area, including Districts 4 and 5, over the next 25-years.

WCC may seek city approval of IMP amendments or a new IMP consistent with the procedures in Chapter 21.10 BMC, but the college must get city approval of a new IMP if it proposes new construction in excess of 500,000-gsf, inclusive of Districts 4 and 5. The added

floor area in excess of 377,800-gsf allows for a margin in addition to the phased development identified in Chapter VI. Residential and non-academic mixed use (commercial) development in District 2 is exempt from the maximum allowed range of floor area to encourage efficient use of land in this district.

The City may, at the discretion of the City Council, initiate an amendment for an update to the IMP at any time during the life of the plan, consistent with the procedures in Chapter 21.10 BMC.

7. EXPANSION BEYOND CURRENT BOUNDARIES

The IMP does not contemplate expansion of the campus beyond its current boundaries and identified expansion areas. If additional land does become available to the college, it would follow the procedures and process established in the Revised Code of Washington (RCW) for acquisition of real property by a State agency. In such a case, this IMP may be amended to incorporate the property into the IMP boundaries consistent with the procedures in Chapter 21.10 BMC. WCC's use of adjacent land outside the IMP boundaries may occur consistent with what's allowed in the underlying non-institutional zone, similar to WCC's uses in Districts 4 and 5 (Figure 1).

II. PROJECT REVIEW PROCESS

1. General

WCC development is subject to multiple review processes that include local and state agencies as well as WCC-affiliated groups. In addition, WCC reaches out to local community and business groups when proposing new development. City approval comes at the end of the preceding reviews and approvals.

2. Institutional Project Review Process

This IMP regulates development in the land use districts designated "Institutional" (Figure 1). Projects proposed in these districts must meet the development regulations and provisions contained in BMC 20.40, and be consistent with this IMP. Individual projects in these areas will be reviewed by the City using either the institutional site plan review process for significant projects or the land use approval process for non-significant projects.

2.1 Significant projects

Significant projects include new buildings, parking lots or parking structures, and new (or alterations to) major and secondary vehicle routes. A project should be deemed significant if the following apply:

- The project is located within 100' of a residential zone, and
- The project is not "exempt" from State Environmental Policy Act (SEPA) review under BMC 16.20.180 as amended, or
- The project is located in District 2.

Projects deemed significant are reviewed for consistency with this IMP and for compliance with applicable development regulations through the institutional site plan review process contained in BMC 20.40.060, as amended.

2.2 Non-Significant Projects

Non-significant projects are those projects that do not meet the above criteria such as:

- New buildings in the core of the campus, interior improvement or renovation of existing buildings, exterior renovation and minor additions to existing buildings, minor roadway improvements, utility improvements or renovations, safety improvements, landscaping, signage, off-street pedestrian or bicycle paths, and installation of art sculptures, or
- When a project is determined by the Bellingham Planning and Community Development Director to not have significant planning issues.

Non-significant projects are reviewed for consistency with this IMP and for compliance with applicable development regulations through the land use approval process contained in Chapter 21.10 BMC.

III. LAND USE

1. IMP Boundary

The boundary identified for the WCC IMP contains 73 acres (exclusive of public rights-of-way and identified expansion areas) and is located in the Cordata Neighborhood. It is situated in the northern area of the City with the College located generally in the southeast corner of the neighborhood.

WCC, through the State of Washington, owns all of Districts 1, 2 and 3 (73 acres) within the IMP boundary with the exception of a small 0.13-acre sliver abutting Cordata Parkway which is owned by the Cordata Business Park Association. The IMP boundary does not include two parcels that are owned by the WCC Foundation. These parcels consist of District 4 and District 5 and are identified as future expansion areas (Figure 1).

2. Zoning

Districts 1, 2 and 3 are classified as Institutional under the City of Bellingham's zoning. The parcels in Districts 4 and 5 owned by the WCC Foundation are classified as Industrial and Commercial zones respectively (Figure 1) and were not changed under this IMP. Development in these districts is to be consistent with the underlying zoning.

3. Land Use

The existing land uses on the WCC campus are the same as those typically found on other community college campuses including academic and support buildings, parking, active recreation, and open space. For planning purposes, all land within the IMP boundary having an Institutional General Use Type under the City's land use classification system is classified as a single Academic District as all current and planned functions support the WCC Mission, Core Themes, Vision, and Strategic Plan.

3.1 Internal

Allowable uses within the Academic District include:

Academic: Classrooms, laboratories, computer labs, faculty offices, college and departmental offices, centers, institutes, conference, libraries, research areas, food services, parking facilities, and related uses.

Administrative/Support: Administrative offices, utility systems support functions, Physical Plant, recycling, copying services, business functions, archival functions, environmental health and safety functions, parking facilities, and related uses.

Residential: Residence halls, dining halls, apartments, administrative functions, conferences, resident fitness centers, resident computer centers, outdoor recreation areas, parking facilities, and related uses.

Student Activities: Programmed outdoor sport activity areas, playfields, tennis courts, running tracks, campus recreation facilities, Associated Student functions, student union functions, administrative offices such as admissions, counseling, registrar, career services and general student support, parking facilities, and related uses.

Open Space: Educational and recreational facilities, wetlands and wetland buffers, plazas, art (including outdoor sculpture), landscaping, walkways, kiosks, and related uses.

Mixed Use: Any combination of the above uses.

Public Utilities: As defined in Chapter 20.08 BMC.

Wireless Communications Facility: Subject to the provisions of Chapter 20.13 BMC.

Accessory Uses: WCC is allowed to establish accessory uses that are customarily subordinate to the primary use of a building. Examples of accessory uses include day care, a small coffee shop located in an office building, a computer lab located in a residence hall, or small retail for student supplies in the Syre Student Center. Where development directly interfaces with the Meridian Commercial District on the southeast corner of campus, small scale commercial uses may occur at ground level to provide a transition between the Institutional and Commercial zoning, provided they support the campus community. They can also be incorporated elsewhere in District 2 as a mixed use student housing village concept. Commercial uses are not intended as stand-alone one-story commercial buildings.

3.2 External

The land use south and west of the main campus is predominately high-density multi-family residential (Figure 1). The land use northwest of the main campus is predominately high-density multi-family residential and institutional. On the south side of campus, there is a small commercial zone on the south side of Calluna Court that bisects the narrow southern extent of the campus. East of the IMP Boundary, uses include industrial and commercial land uses.

Generally, the existing adjacent types of uses are fully compatible with the institutional use of current and projected WCC facility needs.

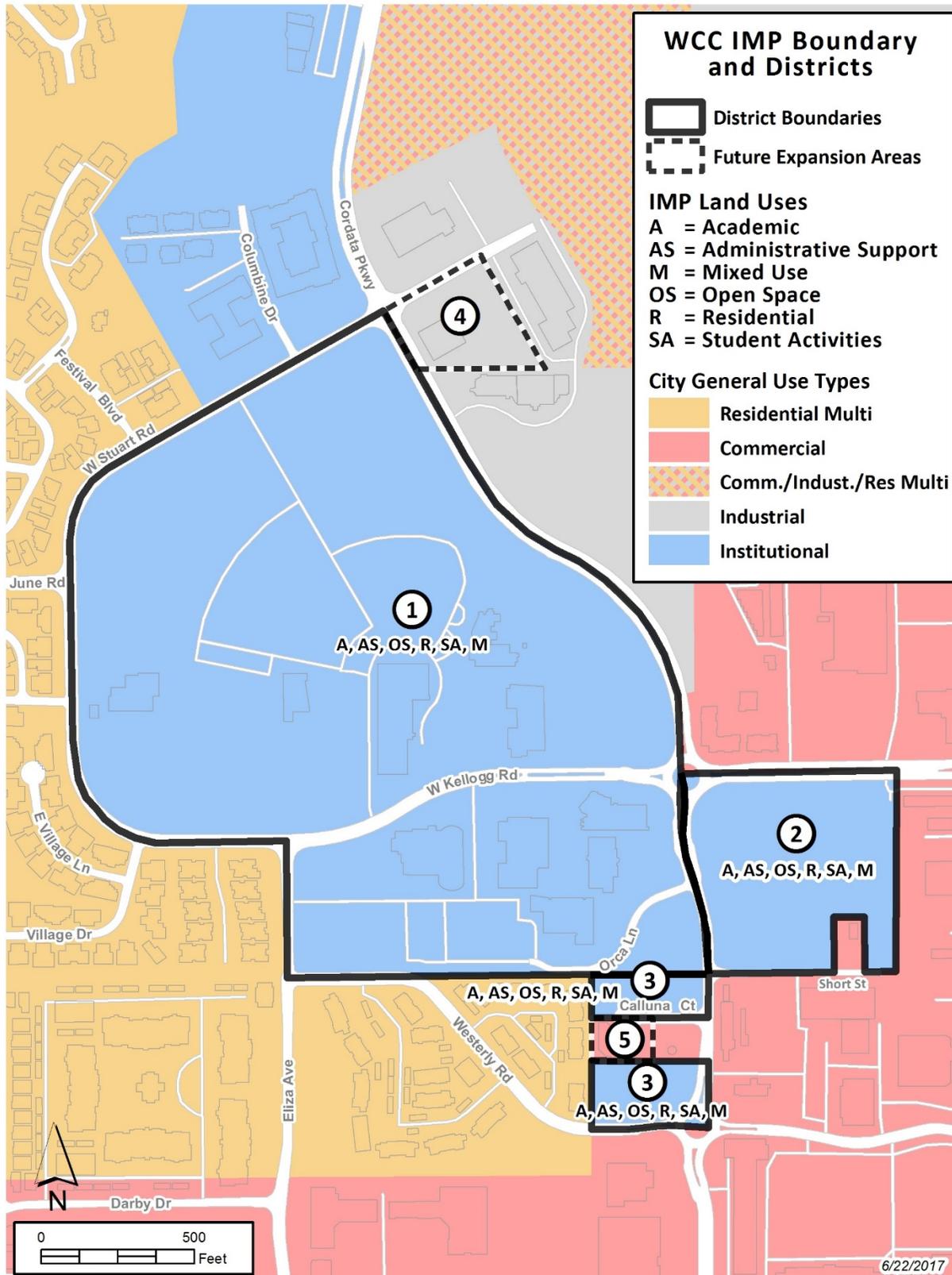


Figure 1 - WCC IMP Boundary and Land Use Districts and City Zoning

4. IMP Land Use Districts

District 1

District 1 is the primary core of the WCC campus as it houses the majority of the existing campus facilities including academic and support buildings, student services, parking, active recreation and open space.

City Land Use Designation:

Institutional

Institutional Master Plan Land Use Classification:

Academic District

District 2

This currently undeveloped district has considerable long term potential to accommodate WCC's future expansion and contribute to the character and vitality of the adjacent Meridian Commercial District (MCD). District 2 previously consisted of the northwest corner of the MCD before it was incorporated into the WCC IMP. With respect to MCD policies encouraging a cohesive development and circulation pattern, development along these boundaries should transition in a manner that encourages pedestrian activity between the districts and attracts reciprocal development on the opposite side. In this context, development of street parking along the non-arterial streets should count toward on-site parking. Implementation of pedestrian oriented development should be further reinforced in response to the adjacent (WTA) Cordata Station. Development within District 2 should require an institutional site plan approval to determine the phasing of public and private infrastructure, and access locations.

See the Circulation Chapter for issues and solutions related to development within this district.

City Land Use Designation:

Institutional

Institutional Master Plan Land Use Classification:

Academic District

District 3

District 3 consists of five parcels: three north of Calluna Court and two north of Westerly Road as it intersects Cordata Parkway. These parcels are currently undeveloped.

City Land Use Designation:

Institutional

Institutional Master Plan Land Use Classification:

Academic District

District 4

District 4 is located at the northeast corner of the campus across Cordata Parkway on W. Stuart Road. It currently houses the college's professional programs, primarily in health care fields.

This district is identified as a future expansion area that is currently zoned Industrial Planned. Development must comply with the underlying zoning. The use limitations, development standards and other provisions of this IMP are not applicable, unless the property is rezoned to Institutional consistent with the procedures in Chapter 21.10 BMC.

City Land Use Designation:

Industrial

Institutional Master Plan Land Use Classification:

N/A

District 5

District 5 contains two parcels of land located at the southwest end of Calluna Court which are owned by the WCC Foundation. It currently houses Foundation offices, the WCC Continuing Education Program, Conference and Events Services, classrooms, and a parking lot.

This district is identified as a future expansion area that is currently zoned Commercial Planned. Development must comply with the underlying zoning. The use limitations, development standards and other provisions of this IMP are not applicable, unless the property is rezoned to Institutional consistent with the procedures in Chapter 21.10 BMC.

City Land Use Designation:

Commercial

Institutional Master Plan Land Use Classification:

N/A

IV. CIRCULATION

1. General

The Circulation Chapter outlines the principles and goals guiding the future development and improvement of the circulation systems on the WCC campus. The Circulation Chapter also contains a description of the identified problems with the current system and proposes a number of solutions to address the problems.

The traffic study (Transpo, March, 2014) evaluated 405,000-sq of new development and student housing over a 20 year horizon. Any development that exceeds this development threshold will require an independent traffic study as determined by the City of Bellingham Public Works Department. Regardless, individual projects, including changes to circulation, may require a separate traffic analysis depending on the proposed scope of work and location.

2. Principles and Goals

The following general principles and goals relate to the development and improvement of circulation on and surrounding the WCC campus:

- Provide convenient, safe, and accessible access on campus for students, staff, faculty and visitors.
- Separate pedestrian, bicycle, and transit circulation from private and service vehicles where feasible and appropriate.
- Discourage cross campus vehicular through-traffic, promote traffic calming devices on non-arterial streets, and minimize adverse circulation effects on the surrounding neighborhood.
- Implement parking management strategies to make more efficient use of parking resources, minimize the need for new parking, and encourage greater use of alternative transportation.
- Recognize that pedestrian circulation in and around campus is considered as a neighborhood asset.

The existing circulation on and around campus is shown in the following Figure 2 and the planned future circulation is illustrated in Figure 3.

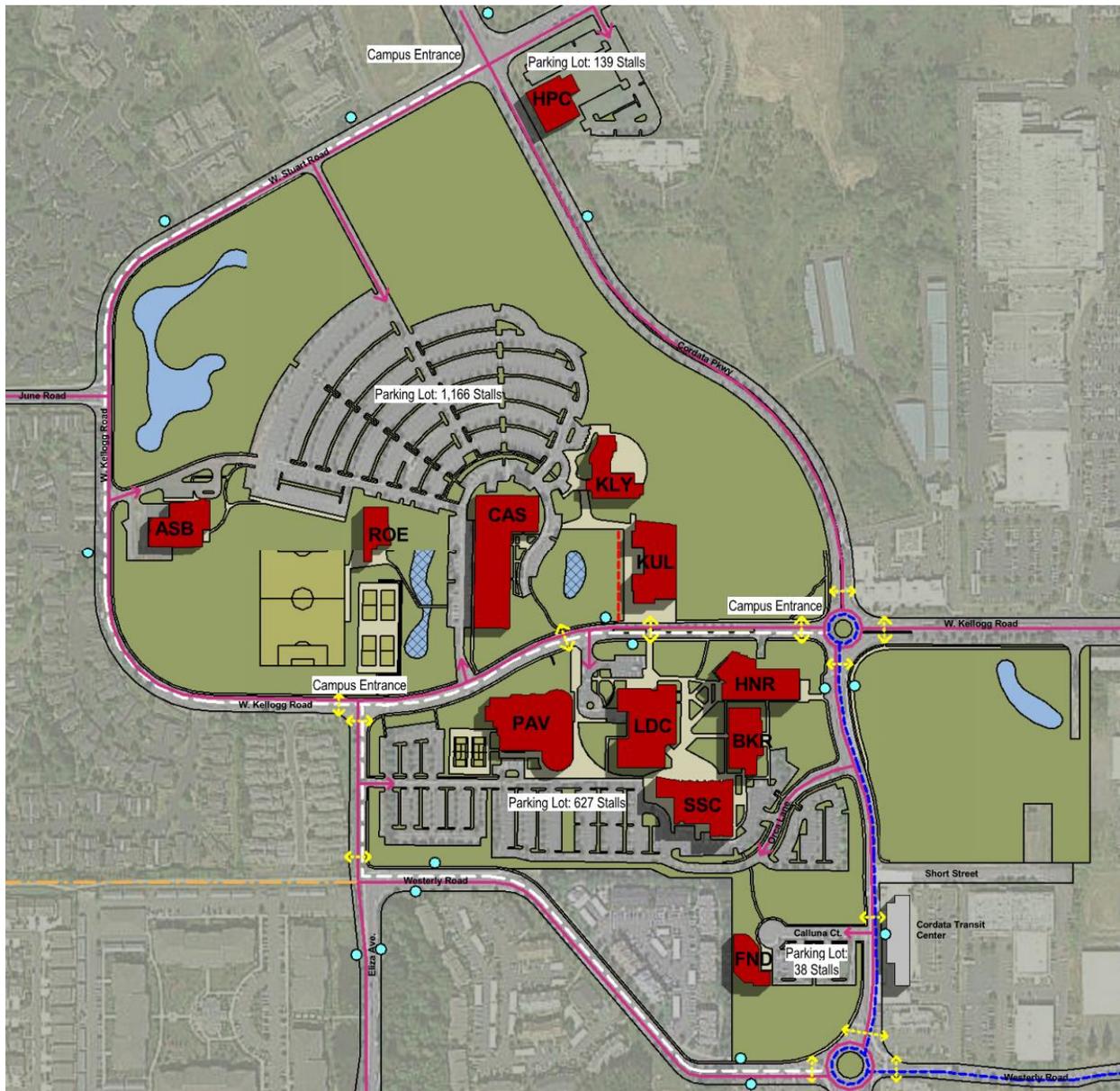


Figure-2 Existing Circulation



3. Existing Conditions

3.1 Vehicular

With the exception of the portions of the campus east of Cordata Parkway, the WCC campus can be said to be contained and yet divided by city roadways. Functionally, the campus is split into north and south sections by W. Kellogg Road. The north campus is bounded on the south and west by W. Kellogg Road, which meanders northward and becomes W. Stuart Road, which forms the north boundary of campus. The east boundary is Cordata Parkway except for District 4 (Figure 1) located on the southeast corner of Cordata Parkway and W. Stuart Road.

The south section of campus is bounded to the north by W. Kellogg, to the west by Eliza Road, and to the south by Westerly Road. The east boundary is Cordata Parkway except for District 2 which occupies the half block on the east side of Cordata Parkway between W. Kellogg Road and Short Street. West Kellogg Road between Eliza and Cordata in the campus core is a two-lane road with a central planted median divider.

The existing road system serving the campus is generally in good physical condition and traffic flows freely during most of the day, helped considerably by the roundabout intersections at Cordata/Kellogg and Cordata/Westerly. An exception is Short Street. Though a planned connection between Cordata Parkway and Meridian Street, approximately the middle third of Short Street is undeveloped and the remainder on either side is minimally developed with asphalt.

3.2 Emergency Access

The existing parking and access drives provide excellent access to the existing buildings by emergency vehicles. Along the east side of Cascade Hall between the parking lot and W. Kellogg Road, grass-pavers have been used to provide fire truck access without the need for additional paving. Each project in the phased development schedule will require evaluation of the specific project at the time to determine if adequate access is provided for fire and other emergency vehicle access.

3.3 Public Transit

The WCC campus is well served by Whatcom Transit Authority (WTA) and its transit center (Cordata Station) located on the southeast corner of campus at Cordata and Short Street.

WTA also has regularly scheduled bus routes serving the campus with two routes on Kellogg/Eliza, and two routes on Westerly/Eliza. There are sheltered bus stops on W. Kellogg Road west of the pedestrian crossing, and a sheltered stop on Cordata Parkway north of Orca Lane.

The college partners with WTA to develop programs that improve ridership and enhance public transit services to students, faculty, and staff. Beginning winter quarter 2017, student ID cards included unlimited, pre-paid access to local WTA bus service for currently enrolled WCC students as a result of a student-initiated, student-approved quarterly fee. In addition, WTA and WCC work together to coordinate planning of future transit services to campus.

3.4 Bicycle

WCC encourages bicycle use both on and around campus. The existing identified bike lanes contribute to easy campus access by bicycle. These should be maintained and expanded when feasible. Bicycle parking is provided near buildings on campus; however, stakeholders noted that there is insufficient covered storage/parking and access to bicycle support (such as shower facilities). Covered and uncovered bicycle parking should be increased on campus to meet demand, and planned for each subsequent project. This includes maximizing access to showers and lockers within each building project (as encouraged by USGBC LEED).

3.5 Pedestrian Off-Campus

With the completion of (WTA) Cordata Station at the intersection of Cordata and Short Street, pedestrian traffic from the southeast to campus has increased. The sidewalk system along the arterials serving the campus is complete and in good condition. With the limited availability of student housing within walking distance of campus, most off-campus pedestrian trips are to and from bus stops and off-campus parking, and to and from work, dining, and shopping opportunities in the campus vicinity (i.e. Bellis Fair, Cordata Center and Cordata Place).

Another key element is the use of the campus pedestrian network by neighboring residents. During outreach meetings, many participants noted that they enjoy using the perimeter and internal pathways for strolling and running. They view this as an amenity to their neighborhood and encourage the College to further develop pathways along the campus open spaces, wetlands, and similar features that can contribute to their experience moving through and by the campus.

3.6 Pedestrian On-Campus

Routes of travel on campus are hard surfaced and well defined. They include a mix of walkways, sidewalks, stairs, and ramps. Paving materials include concrete and pavers. With the exception of the area along the eastern edge of the south campus, campus terrain is relatively flat to rolling. Grades are gentle and accessible routes of travel between buildings have been, and will likely continue to be, relatively uncomplicated to develop.

3.7 Parking

The majority of students who attend WCC commute to campus. Modes of transportation include private vehicle, public transit, bicycle, or by foot. Most students, faculty, and staff commute by car. There is essentially no on-street parking allowed on any of the public roads that serve the campus. There are no off-campus public or private parking lots where students or staff/faculty can legally park within easy walking distance of the campus. Sufficient parking for students, faculty and staff must therefore be provided on campus.

Bellingham Municipal Code parking standards for institutions of higher education require one parking space for each classroom and office and one parking space for each four regularly enrolled students of driving age. Most of the students are of driving age. The Fall 2012 full-time equivalent (FTE) student count (the largest cohort) was 3,998 students. There are 217 offices and 90 classrooms on campus. Based on the code-mandated requirements, a total of 1,300 spaces would be required to meet the parking requirements for current enrollment.

A total of 1,970 on-campus parking spaces is provided for staff and students at four locations, a total of 670 spaces more than the code minimum. The largest parking area is located north of Cascade Hall. The next largest facility is located behind and to the east and west of the Pavilion. Smaller parking lots are located along Orca Lane and the Health Professions Education Center with the smallest campus parking located at the Foundation Building. All the parking areas have night time lighting. The following table shows the breakdown of parking by type. There are no reserved spaces for faculty or staff.

	Regular	ADA	Other*	Van
South Side Campus	587	19	18	3
North Side Campus	1,130	31	5	
Foundation Building	36	2		
Health Prof. Ed. Center	134	5		
SUBTOTAL	1,887	57	23	3

**Note: Other includes designated visitor spaces, temporary parking at the copy center and child care drop-off.*

As the calculations above underscore, the number of available on-campus parking spaces is greater than the code minimum. Parking counts indicate that the number of spaces is also greater than the current demand for parking, even during the opening week of fall quarter when the largest number of students are on campus at one time for registration, orientation, and classes. At the current level of enrollment, on-campus parking is available during all periods of the day. Although the Orca Lane and the Pavilion lots are full at most times during the day, parking spaces are always available in the Cascade lot.

Parking standards should be established to allow greater flexibility in how WCC provides and manages parking in support of its broader effort to minimize aesthetic, environmental and traffic impacts associated with the auto, and to promote greater use of alternative transportation.

4. Circulation Issues and Possible Responses

In general, the circulation conflicts at WCC involve the interaction of pedestrians with vehicles, need for more bicycle support facilities, and pedestrian access to transit. It is not the intent of this IMP to propose specific solutions to these conflicts but to identify each issue and possible responses and WCC responsibilities for funding infrastructure improvements. The following were identified as being of primary concern:

4.1 Pedestrian crossing of W. Kellogg Road West of the Cordata/Kellogg Roundabout

Issue:

The most difficult issue affecting pedestrian and vehicular circulation on campus is the conflict of pedestrian crossing and vehicular traffic in the campus core on W. Kellogg Road. Traffic flow along Kellogg can be severely impacted during the day approximately 10 minutes before and 10 minutes after the hour. During these times, which correspond to the transit time scheduled between classes, a good number of students cross Kellogg between Laidlaw and Kulshan Halls and to a lesser degree, between the Student Recreation Center and Cascade Hall. The uncontrolled, concentrated student crossing at the same time can cause westbound traffic on Kellogg to back up into the Cordata/Kellogg Roundabout and has even been known to back eastbound traffic nearly to Eliza. This is particularly true between the hours of 9am-4pm which is when the bulk of classes are held. There have been a number of (non-fatal) pedestrian/vehicle accidents at these crossings and the college has identified its resolution as a high priority infrastructure improvement in the near-term.

As the campus continues to grow, the majority of future development is planned to be on the north section of campus while the majority of student support and services will remain on the south sections. The result is that the number and frequency of pedestrian crossings of W. Kellogg Road are anticipated to grow with the mid to far-term development.

Contributing factors:

- Concentration of pedestrian crossings at specific times
- Ineffectiveness of constructed pedestrian/vehicle separation (over/underpass)

Possible Solutions:

- Improve general lighting at the crossings to improve visibility
- Employ pedestrian crosswalk safety improvement such as warning blinker/beacon system
- Closure of W. Kellogg Rd. between Eliza and Cordata Parkway to through traffic. This may be a full closure or closure for all but Transit. Consideration should also be made for visitor access to Laidlaw Center and the Student Recreation Center from Eliza. Either of these considerations will require a new traffic study specifically examining the cause and effect of this closure on the City's transportation system, as well as required mitigation funded by WCC as a result.

In exploring possible solutions, WCC will work with the City to study potential crossing treatments or enhancements on W. Kellogg Road, as well as the change in traffic flow throughout the Cordata Neighborhood due to any possible closure of W. Kellogg Road between Eliza and Cordata in the mid- to far-term phases of campus development

4.2 Intersection of W. Stuart and Cordata Parkway

Issue:

Another traffic issue that was of particular concern to the Cordata Neighborhood is the traffic flow at the W. Stuart/Cordata intersection. It was noted that the current pass-through along Cordata and stop from W. Stuart can cause back-up of vehicles attempting a left turn on to, or crossing of, Cordata from W. Stuart. Many of the participants at the neighborhood open-house expressed the desire to see another roundabout at this intersection. The City has secured grant funding for a multimodal roundabout to be constructed at Cordata/W. Stuart in 2018 and the College will continue to work with the City to dedicate right-of-way easements and to facilitate its construction.

Contributing factors:

- Higher volume of north-south traffic on Cordata Parkway
- 83% of east bound traffic on W. Stuart Road making left turn

Solution:

- Construct multimodal roundabout in 2018

4.3 Pedestrian Path Between Transit Center and Campus

Issue:

In the stakeholder workshops, students and faculty noted the lack of a developed pedestrian path from (WTA) Cordata Station to campus. Currently, a well-worn dirt path exists leading from Cordata up to the parking area south of Orca Lane. This indicates that there is a high volume of pedestrian traffic along this route.

Contributing Factors:

- Increased use of Transit
- Terrain

Possible Solutions:

- Develop a paved and lighted pedestrian and bike pathway from the intersection of Cordata Parkway and Short Street, crossing Orca Lane and entering the south campus core west of Syre Center.

4.4 Pedestrian Connection Across Cordata Parkway

Issue:

The College is exploring the concept of providing student housing and/or mixed development in District 2. With this housing or with any subsequent college development on this block, the number of pedestrian crossings at Cordata will increase.

In exploring possible solutions, WCC will work with the City to study potential crossing treatments or enhancements on Cordata Parkway.

Contributing Factors:

- Vehicle volume and speed along Cordata Parkway

- Concentration of pedestrian crossings at specific times
- Ineffectiveness of constructed pedestrian/vehicle separation (over/underpass)

Possible Solutions:

- New development should direct pedestrians to the roundabout or southwest to the Short Street/Cordata Parkway intersection where there is another accessible marked crossing of Cordata Parkway with a pedestrian refuge. The City does not support any new marked crosswalks on Cordata Parkway between Kellogg Road and Short Street. For development within District 2 the institutional site plan approval should determine the phasing of public and private infrastructure, and access locations.

4.5 Improvements to Short Street

Issue:

Though Short Street is a platted right-of-way connecting Cordata Parkway and Meridian Street that is unimproved in the middle. The remainder on either end is minimally improved with asphalt except for the (WTA) Cordata Station frontage which has curb, gutter and sidewalk.

Contributing Factors:

- Policy language in both the Cordata and Meridian Neighborhood Plans recommend internal service roads be developed to connect properties with access roads to Meridian Street.
- District 2 previously consisted of the northwest corner of the Meridian Commercial District (MCD) before it was incorporated into the WCC IMP. MCD policies encourage a cohesive development and circulation pattern.
- Increased vehicular crossing and turning movements on Cordata Parkway.

Possible Solutions:

- Improvement of the Short Street abutment should be a condition of new development in District 2. For development within District 2 the institutional site plan approval should determine the phasing of public and private infrastructure, and access locations.

4.6 Through Circulation Link at East Boundary of District 2

Issue:

Between Cordata Parkway and Meridian Street, the east boundary of District 2 (Figure 1) comprises the missing link in the internal north/south non-arterial circulation network connecting W. Bakerview to W. Stuart Road.

Contributing Factors:

- Policy language in both the Cordata and Meridian Neighborhood Plans recommend internal service roads be developed to connect properties with access roads to Meridian Street.
- District 2 previously consisted of the northwest corner of the Meridian Commercial District (MCD) before it was incorporated into the WCC IMP. MCD policies encourage a cohesive development and circulation pattern.
- Vehicle volume and speed along W. Kellogg Road.
- Increased vehicular crossing and turning movements on W. Kellogg Road.
- Absence of a protected mid-block pedestrian crossing on W. Kellogg Road.

Possible Solutions:

- Construction of this link between W. Kellogg Road and Short Street should be a condition of new development in District 2.
- May be established as a private or public road.
- Coordination with development on the east side of District 2 is encouraged for additional dedication and/or development of this connection.
- Due to existing and future vehicle traffic congestion on Kellogg Road, traffic control (signal or left-turn restrictions) is likely to be needed on the north end of this new internal circulation link.
- For development within District 2 the institutional site plan approval should determine the phasing of public and private infrastructure, and access locations.

4.7 Covered Bicycle Parking

Issue:

Stakeholders noted that there are insufficient covered storage/parking and access to bicycle support (such as shower facilities).

Contributing factors:

- Increased use of bicycles

Possible Solutions:

- Covered and uncovered bicycle parking should be increased on campus to meet projected demand, and planned for each subsequent project. This includes maximizing access to showers and lockers within each building project (as encouraged by USGBC LEED).

4.8 Developed Pedestrian Amenities

Issue:

Stakeholders noted that except at the south central courtyard, more pedestrian amenities would be desired on campus.

Contributing factors:

- None

Possible Solutions:

- Lighting, benches, street furniture, etc. should be included with each planned project to foster a comfortable and safe walking environment.

V. UTILITIES

1. General

When the Cordata Business Park was initially developed as a Planned Unit Development, utility servicing was a key development consideration. The need to provide adequate sewer and water capacity for the wide range of proposed uses figured into the engineering and design of the utility services at the time infrastructure improvements were made. City sewer and water service has sufficient capacity to serve the future utility needs of the college. Future development will likely require the installation of water line extensions off existing mains to provide water to buildings in the north campus area. Side sewers will also need to be installed to provide service to new buildings. Both types of installations fall under the category of building service.

Campus utilities are illustrated in Figure 4.

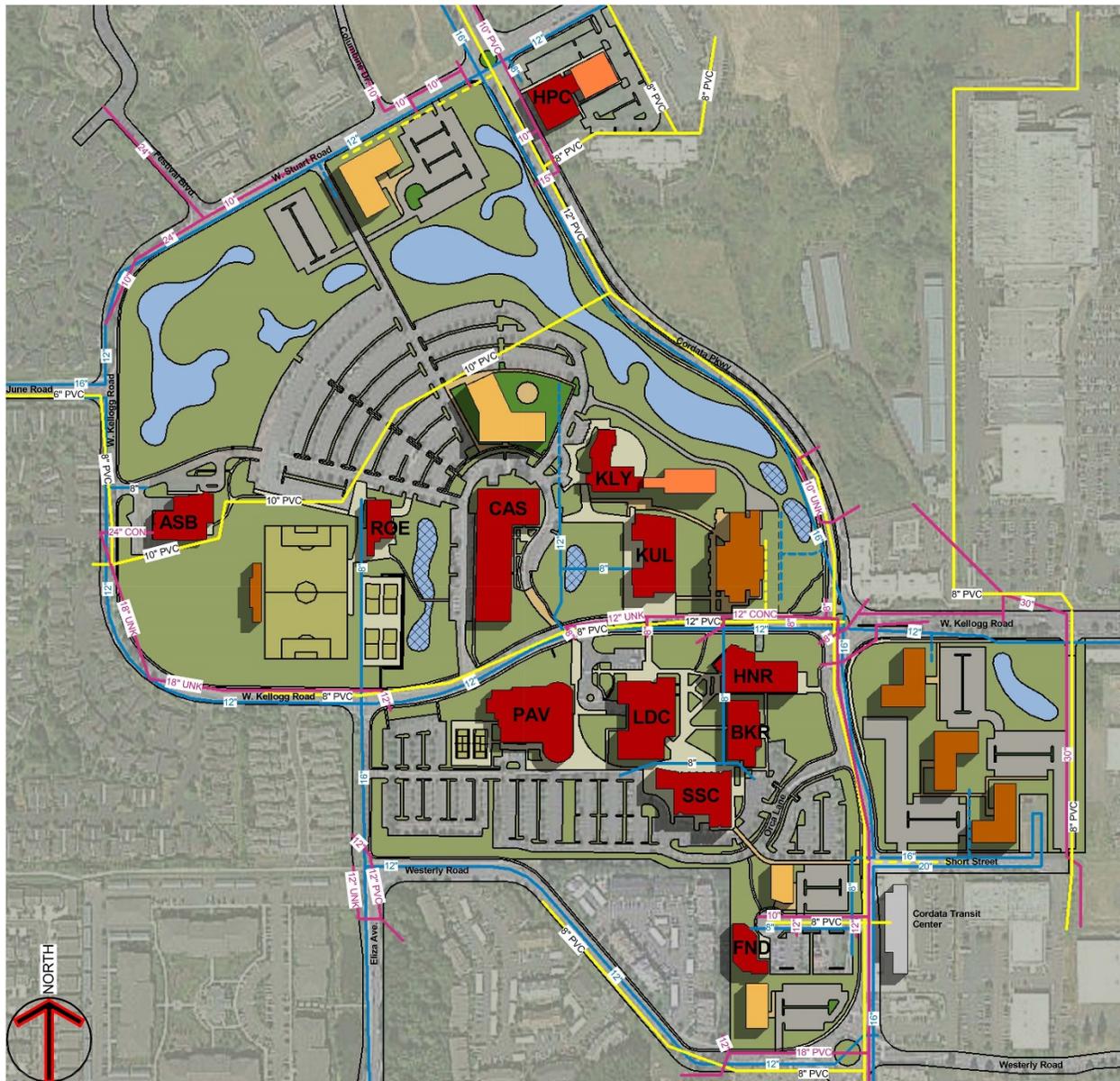
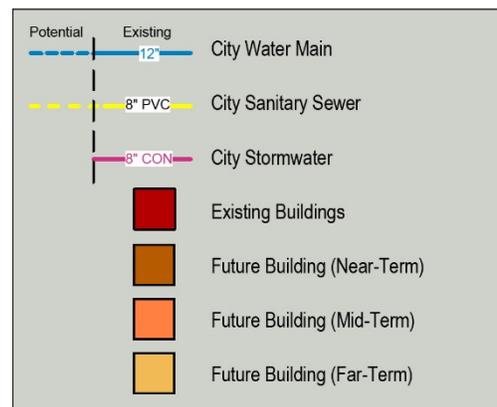


Figure-4 Utilities

Legend



2. Stormwater

Stormwater management is provided by a combination of both on-site and regional detention facilities and is discharged to the city's storm drain system (see Appendix B). The campus stormwater system is comprised of both private and city maintained stormwater lines. City maintained lines are those that provide stormwater collection and discharge from city streets. The college maintained lines collect stormwater runoff from building and parking areas on campus and either convey the runoff to the city's stormwater system or to the on-site detention facilities located in the north campus area. WCC can use available capacity in the regional detention system east of Cordata Parkway to meet the City's stormwater regulations in place at the time new development or redevelopment is proposed.

Future campus development will require the installation of additional on-site stormwater treatment and detention facilities. Their size and location will be determined by the stormwater system requirements of the city at the time new development or redevelopment is proposed.

Stormwater Management

- Future development on campus must show compliance with BMC 15.42.
- Stormwater regulations in effect at the time of a complete application for development will be the applicable regulation.
- The campus stormwater system includes a combination of storm drains, catch basins, water quality facilities, and on-site and regional detention facilities.
- Stormwater detention for the north portion of campus is provided primarily by a regional detention facility located near the northeast corner of W. Kellogg Road and Cordata Parkway.
- On-site stormwater detention is also provided at the detention facilities near Cascade Hall.

The current campus stormwater plan is provided in Appendix B.

3. Sanitary Sewer

- Sanitary sewer is provided by the City of Bellingham.
- The campus is located in the city's Cordata Meridian Sewer Zone.
- The site is served by a 15-inch gravity sewer main that gravity flows to the city's Oak Street Pump Station.

- An 8-inch expanding to 12-inch gravity sewer line is located in a portion of W. Kellogg Road abutting the campus.
- A 10-inch gravity sewer line crosses west to east through center of north campus.
- The W. Kellogg Road sewer line and cross campus sewer line connect to the 15-inch gravity main located in Cordata Parkway.
- An 8-inch sewer line crosses north to south within the east 35 feet of District 2, and continues south to where it aligns with Westerly Road as it crosses east to an 8-inch main connection in Meridian Street.
- Sufficient capacity is available to serve future development.

4. Water Service

- Water service is provided by the City of Bellingham.
- The campus is located in the city's Cordata Pressure Zone.
- The Cordata Pressure Zone is served by the city's water pump station located about 500-feet east of the campus core on Short Street.
- The Short Street Pump Station pressure gradient is 350-feet. The campus is at an elevation of around 140-feet.
- The water system provides fire flow at greater than 3500-gpm.
- Water lines include:
 - 12-inch looped main in the W. Kellogg/W. Stuart Road loop.
 - 12-inch dead end line extending to Kelly Hall in the north campus area.
 - 8-inch branched dead end line extending into the south campus area.
 - 16-inch main in Cordata Parkway.
- There is sufficient service capacity available to serve all planned future development.

5. Natural Gas

- Natural gas service is provided by Cascade Natural Gas.
- Gas lines serving the campus include:
 - 4-inch line in W. Kellogg Road fronting the campus.
 - 4-inch line in Cordata Parkway along the east side of the campus.
 - 8-inch high pressure line along the south side of the campus in the right-of-way of Division Street and Short Street.
- The service capacity of the existing system is more than adequate to meet the future demand of the college.

6. Telecommunications

- Telecommunications service is provided by CenturyLink.
- All communications lines are underground.
- Capacity is considered adequate for current and planned future development.

7. Electrical Service

- Electrical service is provided by Puget Sound Energy.
- All electrical utility lines are underground.
- Capacity is considered adequate for current and planned future development

8. Internal Data & Telecommunications Network

- The current ITS Main Data Facility is located in Cascade Hall. This serves as a central distribution and service point for conventional and fiber cables that serve the entire campus. Cables are distributed to each building's data closet using an underground conduit. They are further distributed throughout each building using a combination of conduit and cable trays.
- It is the practice of WCC computing resources staff to consider new technologies and processes before making major capital investments and/or changes to the data/com infrastructure. Historically, the college has migrated to new technologies only after they have been proven and tested for compatibility and financial feasibility.
- The College is committed to ensuring accessible technology is adopted in new buildings.

VI. PHASED DEVELOPMENT PLAN

1. Development Overview

Over the next 25 years, Whatcom Community College is expected to experience significant growth in full-time-equivalent (FTE) students. It is crucial to the achievement of the college's mission that a comprehensive and logical plan for accommodating this growth be developed and adopted. The recommended plan in this document has been generated to respond to the space and functional needs of the existing programs and projected program expansion. It also proposes that individual projects incorporate site development features which can begin to address problems identified in the general campus fabric. These include the vehicle/pedestrian conflict at W. Kellogg Road, creating a welcoming front door, better circulation and way-finding, and allowance for open space.

The IMP proposes to address the identified space shortfall through a number of projects that include new, renovation, and expansion projects. The sequence proposed for development is generated to work within the capital project funding process established by the State of Washington and assures a logical process that enables continuous operation of programs in existing buildings while their new buildings/spaces are developed. It is important to note that the proposed sequence and the specific noted size of the identified projects may change during the life of the IMP due to academic or funding constraints. Provided individual proposed development does not exceed the overall development limits, changes in sequence or individual project size would not require amending of this IMP.

The projected development includes three basic project types: new buildings to be constructed on available/acquired sites; renovation projects that will seek to preserve and extend the life of structures still holding much of their value as academic structures; and major campus infrastructure projects that are non-building projects of a scope that will require funding from other than state-provided minor works sources.

It is anticipated that each project will incorporate utility/infrastructure improvements and extensions needed to support the specific project. Additionally, as new projects "consume" the existing parking over the code minimum, new parking will be provided per code. Similarly, unless a proposed project is in a drainage basin that has been designed to account for its added impervious area, on-site stormwater detention is assumed to be included in the project scope.

Campus growth to date has been consistent with wetlands regulations that were in effect at the time of development and all future development will also need to comply with then-current wetland regulations. As regulatory requirements change, each project adjacent to a wetland should confirm setbacks/buffer requirements and be developed accordingly. Mitigation for impacts may be able to occur on or off the campus.

2. Near-Term Development

Near-term development is defined as projects which will be requested, planned, designed, and constructed within the next 5-8 years. The proposed projects (see Figure 5) include:

1. Kellogg Pedestrian Crossings Safety Improvements (Infrastructure)

In concert with City of Bellingham Public Works, the College will explore a project to provide interim improvement for the safety of pedestrians crossing Kellogg Road. Conceptual improvements include:

- Advanced yield lines and overhead lighting to improve the visibility of crossing pedestrians
- Pedestrian-activated flashing beacons to warn motorists of crossing pedestrians
- Motorist signs to indicate that pedestrians have the right-of-way
- Pedestrian signs to encourage looking behavior, crosswalk compliance, and pushbutton activation

Anticipated Completion: In conjunction with the new Learning Commons Building.

2. Learning Commons (New)

The Learning Commons is envisioned to be a new building of approximately 65,000 gross square feet. Originally planned for in the 2003 Campus Master Plan, it is proposed to be located north of W. Kellogg between Kulshan Hall and the Kellogg roundabout. To minimize the footprint, it will be planned as a three-story building housing the WCC Library together with academic support services and student formal/informal study areas.

The Learning Commons will be a facility shared by the campus community that fosters and supports the informal, collaborative student learning that takes place outside of the classroom. The Learning Commons will be a hub of learning activity on campus - a welcoming space, bringing together in one central location the people, services, resources, and technologies that support and enrich the learning experience.

Basic academic support services such as tutoring, math, and writing centers will be integrated with library resources in a flexible learning environment. With access to dynamic supporting tools such as computer kiosks, wireless connectivity, presentation tools, and flexible study areas, students will create learning environments tailored for their own success. Additionally, the design of the new spaces will lead to increased efficiencies (i.e. use of staffing that will coordinate activities of the various support services and the multi-use and changeable study areas and classrooms).

New Building Area: 66,000 gross square feet (gsf)

3. Southeast Campus Pedestrian Gateway (Infrastructure)

The proposed project will develop a new accessible pathway (approx. 500-lft) from the corner of Short Street and Cordata Parkway to the south campus quad along the east side of Syre Student Center. Pedestrian amenities will include an enhanced connection to (WTA) Cordata Station with landscaping, lighting and appropriate wayfinding signage.

4. Development in District 2 (New)

Whatcom Community College is exploring various possibilities and options to develop District 2 in support of the College's mission. Possible development can include the full range of uses permitted in the Academic District. Residential, residential support, and non-academic mixed-use (commercial) development in District 2 is exempt from the maximum range of new building square footage allowed by the WCC IMP (see Chapter I, #6) in order to encourage efficient use of land in this district and development of a high density transition to the abutting Meridian Commercial District to the south and east.

In the realm of potential development here, providing and operating 300-beds of student housing was studied. Using peer-institutions as a model, apartment/co-housing is the most desired form of student housing. Averaging 350-gsf/student, the development is anticipated to include a mix of public and private areas, opportunities for group collaboration and study, and recreation. Room types are anticipated to be a mix of 3-bedroom, 2-bedroom and 1-bedroom/studio units.

It is preferred to have the new student housing in close proximity to both campus and transit and with good access to the services that residential students will need. The preferred site is the undeveloped campus parcel immediately north of (WTA) Cordata Station. The site is sufficiently large enough to accommodate both the needed building and parking (assumed to be 245 spaces per COB Code).

The district's south boundary, Short Street, is currently minimally improved with asphalt and anticipated to be improve to City standard with curb, gutter and sidewalk. A new north-south through circulation connector, including sidewalk, is also anticipated to be improved along the district's east boundary. Due to existing and future vehicle traffic congestion on Kellogg Road, traffic control (signal or left-turn restrictions) is likely to be needed on the north end of this new internal circulation link.

A developed pedestrian path to the college at one or both of the existing improved crossings of Cordata Parkway is also anticipated. There will not be any new marked crossings of Cordata Parkway between Kellogg Road and Short Street. Should housing be accommodated on an off-campus location, this area could be available for Non-Academic/Support or Secondary Academic functions.

Phased-implementation of this project may also be considered.

New Building Area: 100,000-150,000-gsf (multiple structures)

5. Orca Field House/Lockers (New)

The proposed project will provide covered seating and support space for teams using Orca Field. It will include locker rooms, showers/toilets for the teams and public restrooms. An elevated platform for video and coaching is also proposed. ADA access to the upper level is planned with an external chair lift.

New Area: 1,500-1,800-gsf

6. Heiner Center (Remodel)

The proposed project will follow the completion of the new Learning Commons and will remodel and renovate the eastern portion of Heiner Center. Subsequent planning will determine the exact program which is anticipated to possibly include: One-Stop Student Services Center; Bookstore/Café; Visual/Performing Arts.

Renovated Area: 15,000-gsf



Figure-5 Near-Term Development

Key Notes

- | | | |
|-----------|---|------------------------------------------------------------------------|
| | # | Open Space / Recreation |
| | = | Open Space / Wetlands |
| Existing | ~ | North Campus Quad |
| | + | South Campus Quad |
| <hr/> | | |
| Near-Term | 1 | New Infrastructure - Pedestrian Safety Improvements at W. Kellogg Road |
| | 2 | New Construction - Learning Commons |
| | 3 | New Infrastructure - Southeast Campus Gateway |
| | 4 | New Construction - Student Housing with Parking |
| | 5 | New Construction - Orca Field House |
| | 6 | Remodel - Heiner Center |

Legend

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| | Existing Buildings |
| | Existing Wetlands |
| | Existing Stormwater Treatment Pond |
| | Future Lawn/Green Space |
| | Future Parking |
| | Future Sidewalk |
| | Future Interior Renovation (Near-Term) |
| | Future New Buildings (Near-Term) |

3. Mid-Term Development

Mid-term development is defined as projects which will be requested, planned, designed, and constructed within the next 8-12 years. The anticipated projects (Figure 6) include:

7. Health Professions Center (HPC) Phase-II (New)

The proposed project will expand the HPC building to accommodate functions that were not included in the initial construction due to budget/funding. Proposed program elements include:

Health Care student support:

- Tutoring/mentoring
- Advising
- Career and employment information
- Library/Study area
- Computer access
- Prevention and Wellness Center
- Clinical space for rehabilitation and/or nurse-managed care

New Area: 12,000-18,000-gsf

8. Cascade Hall (Renovation)

In the mid-term phase, Cascade Hall will be approximately 40-years old and while worn and outdated, it is unlikely to score poorly enough in future condition surveys to warrant the state funding its replacement. Given the State Office of Financial Management preference for funding renovation projects over new/replacement, it is planned that Cascade Hall be fully renovated to provide modern classroom/lab space and to address building condition and systems obsolescence. Renovation will also provide accessible routing between the north and south portions of the building. Anticipated remodel scope includes reorganization of interior non-load bearing partitions, new interior finishes, new lighting and instructional media, and some systems (power/HVAC) improvements.

Given the lack of surge space on campus to relocate Cascade Hall functions and occupants, it is anticipated that the renovation could be executed in two phases.

Renovated Area: 41,472-gsf

9. Kelly Hall (Renovation/Expansion)

When Kelly Hall was constructed in 1998, it was designed to facilitate an addition/expansion to the east. To provide additional academic and academic support space needed to accommodate anticipated enrollment growth, it is proposed that an addition to Kelly Hall be developed. Envisioned as a three-story structure to minimize its footprint and potential impact on the adjacent wetland buffer, it will have classrooms/labs on the lower two floors and offices/support functions on the upper floor. The addition will also form the north edge of the north campus quad.

Renovation in the existing portion of the building is anticipated to be relatively minor, consisting of reorganization of interior non-load bearing partitions (mostly on the northern 1-story portion); new interior finishes; new lighting and instructional media; and some systems (power/HVAC) improvement.

Given the lack of surge space on campus to relocate Kelly Hall function/occupants, it is anticipated that the expansion would occur in an initial phase with the renovation occurring after.

New Area:	40,000-70,000-gsf
Renovated Area:	23,772-gsf



Figure-6 Mid-Term Development

Key Notes

- | | | |
|-----------|---|------------------------------------------------------------------------|
| | # | Open Space / Recreation |
| Existing | = | Open Space / Wetlands |
| | ~ | North Campus Quad |
| | + | South Campus Quad |
| <hr/> | | |
| | 1 | New Infrastructure - Pedestrian Safety Improvements at W. Kellogg Road |
| | 2 | New Construction - Learning Commons |
| | 3 | New Infrastructure - Southeast Campus Gateway |
| Near-Term | 4 | New Construction - Student Housing with Parking |
| | 5 | New Construction - Orca Field House |
| | 6 | Remodel - Heiner Center |

- | | | |
|----------|---|---------------------------------|
| Mid-Term | 7 | New Construction - HPC Addition |
| | 8 | Renovation - Cascade Hall |
| | 9 | Renovation/New - Kelly Hall |

Legend

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| | Existing Buildings |
| | Existing Wetlands |
| | Existing Stormwater Treatment Pond |
| | Future Lawn/Green Space |
| | Future Parking |
| | Future Sidewalk |
| | Future Interior Renovation (Near-Term) |
| | Future New Buildings (Near-Term) |
| | Future New Buildings (Mid-Term) |

4. Far-Term Development

Far-term development is defined as projects which will be requested, planned, designed, and constructed within the next 15+ years. The anticipated projects (Figure 7) include:

10. Academic/Conference Building (New)

To provide additional core academic and academic support space needed to accommodate anticipated enrollment growth beyond 2025, additional building space on campus will be required. A new building addressing academic space needs is proposed to be located in the center of the north campus in the parking area north of Cascade Hall and west of Kelly Hall. With this location and its proximity to parking, the building would be ideal to address the desired campus need for larger conference capability.

New Building Area: 40,000-70,000-gsf

11. Professional/Technical Building (New)

A new building addressing projected space needs for expansion in professional/technical fields is proposed to be located in the secondary academic zone facing W. Stuart Road.

New Building Area: 40,000-70,000-gsf

12. Academic/Administrative (New)

This new building addresses projected space needs for expansion of classroom and related spaces. It is proposed to be developed on the open land north of the Foundation Building and south of Orca parking. Given its location on the south perimeter of the core campus, it could support Community Education and/or serve as the administrative center for WCC.

New Building Area: 20,000-30,000-gsf

13. Professional/Technical Building (New)

A new building addressing projected space needs for expansion in professional/technical fields is proposed to be located in the secondary academic zone adjacent to the Foundation Building.

New Building Area: 20,000-30,000-gsf



Figure-7 Far-Term Development

Key Notes

- # Open Space / Recreation
- = Open Space / Wetlands
- ~ North Campus Quad
- + South Campus Quad
- 1 New Infrastructure - Pedestrian Safety Improvements at W. Kellogg Road
- 2 New Construction - Learning Commons
- 3 New Infrastructure - Southeast Campus Gateway
- 4 New Construction - Student Housing with Parking
- 5 New Construction - Orca Field House
- 6 Remodel - Heiner Center

- 7 New Construction - HPC Addition
- 8 Renovation - Cascade Hall
- 9 Renovation/New - Kelly Hall
- 10 New Construction - Academic / Conference Bldg. with Parking
- 11 New Construction - Professional / Technical Bldg.
- 12 New Construction - Academic / Administration Bldg.
- 13 New Construction - Professional / Technical Bldg.

Legend

- Existing Buildings
- Existing Wetlands
- Existing Stormwater Treatment Pond
- Future Lawn/Green Space
- Future Parking
- Future Sidewalk
- Future Interior Renovation (Near-Term)
- Future New Buildings (Near-Term)
- Future New Buildings (Mid-Term)
- Future New Buildings (Far-Term)

VII. OPEN SPACE

1. General

The open lawns, wetlands, stormwater ponds, and campus quads with their prominently featured art define the unique character of the landscape at Whatcom Community College. These areas are campus-wide assets shared by students, staff, faculty, and adjacent residents of the Cordata Community as they move through the campus, socialize, learn, and study. Equally as important as the built environment of the campus is the character of the open space. It helps establish the image of the college in visitors, serving to form opinions, impressions and attitudes about the institution.

The open space areas shall include, but not be limited to, land left in its natural state, landscaping, landscaping associated with streets and parking lots, sidewalks, gardens, parks, and outdoor exercise facilities.

The primary open spaces on the WCC campus are the undeveloped areas north of the Cascade parking and the wetlands and stormwater ponds north of Kelly Hall and along the Cordata Parkway boundary. Developed open space includes Orca Field and the open yard to its west; the landscape quad at the center of the south campus core; and the yards between Kulshan Hall and Cascade Hall and between Kulshan Hall and Cordata Parkway.

As projects are developed, planning to maximize open space should include:

- Maintain a minimum 20 percent of the IMP area as landscaped and natural open space.
- Identify the recreation field west of Orca Field as preserved open space.
- As the proposed Learning Commons is developed, include site components to develop a north quad between Kulshan and the new building.
- As individual projects are developed, seek opportunities to widen the diversity of scale and spatial form of open spaces. Seek opportunities to create outdoor areas for studying, socializing, resting, learning, eating, and viewing.

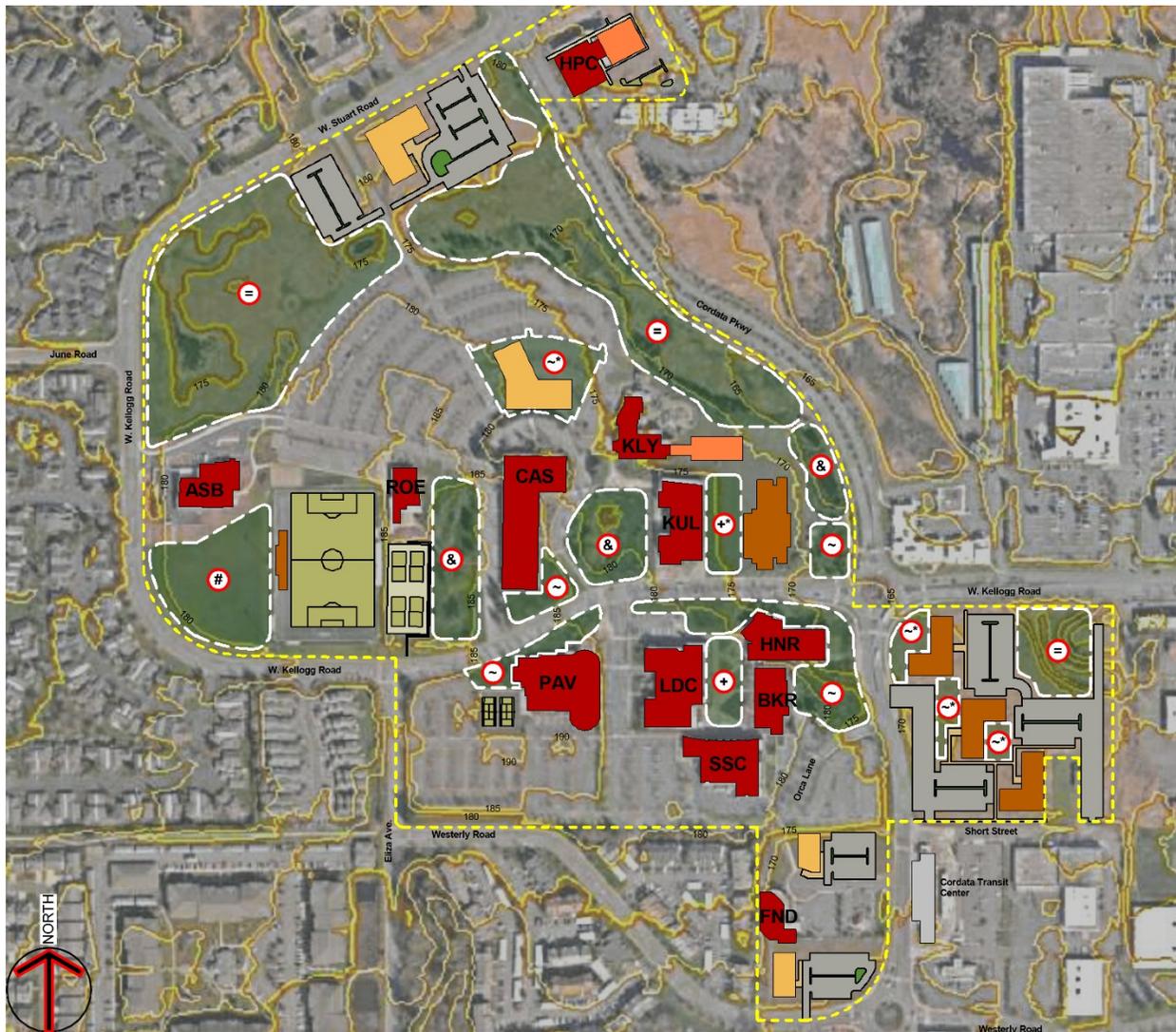


Figure-8 Open Space

Legend

Institutional Master Plan Boundary (78 Acres)	Existing Buildings
Existing Landscaped Areas - Trees, Lawn, & Shrubs (2.8 Acres, 3.6%)	Future New Buildings (Near-Term)
Future Landscaped Areas - Trees, Lawn, & Shrubs (1.5 Acres, 1.9%)	Future New Buildings (Mid-Term)
Existing Campus Quad - Landscaping & Walkways (.5 Acres, .6%)	Future New Buildings (Far-Term)
Future Campus Quad - Landscaping & Walkways (.6 Acres, .8%)	Future Parking
Existing Wetlands (13.2 Acres, 16.9%)	5' Contour and Elevation
Existing Stormwater Treatment Ponds (2.9 Acres, 3.7%)	
Open Space / Recreation (2.1 Acres, 2.7%)	

VIII. LAND USE PRINCIPLES AND PATTERNS

1. General

Regulatory entitlement and requirements for campus land are set by the Bellingham Municipal Code (BMC), the Comprehensive Plan, the underlying Neighborhood Plans, and this Institutional Master Plan. In order to preserve the vision of this Institutional Master Plan, incorporated by reference into the Bellingham Comprehensive Plan, the College shall design projects and develop the campus in accordance with the standards in BMC 20.40.

2. Compatibility with Adjacent Neighborhoods

2.1 General

An important consideration when adding new development to the campus when adjacent to a residential neighborhood is locating the more intensive uses internal to the campus and creating a transition area with less intensive institutional and residential uses at the perimeter. The edges of campus are particularly important and new development should be designed to accomplish this transition and to be compatible with adjacent residential neighborhoods.

2.2 Guidelines

The following neighborhood integration guidelines shall guide the development projects within the IMP Boundary:

- a. Place uses of lower intensity that are more compatible to the neighborhood's size and character near the campus perimeter where adjacent to residential neighborhoods.
- b. Design to reduce the impacts of tall and large buildings along the periphery of campus. Transition from campus to the adjacent neighborhood by designing structures that are consistent with the adjacent scale, density and landscaping of the neighborhoods, or with that which is identified for the district. Consider use of setbacks that step-back in height recognizing adjacent densities and preserving, where possible, solar orientation.
- c. Use architectural design elements to blend with surroundings and to obscure unsightly building mechanical systems.
- d. Use buildings to define and enhance circulation and open space.
- e. Use open space to buffer development where appropriate.
- f. Use sustainable design methods appropriate to the project.

- g. WCC will appoint a representative to serve as the official contact person for the Cordata, and Meridian Neighborhoods. This person shall participate in neighborhood association meetings and serve to communicate neighborhood concerns and to expedite responses from the College.
- h. Plans for all significant WCC projects shall be provided to the adjacent neighborhood associations in a timely manner to allow adequate time to respond. This should include a clear mechanism for feedback to include all phases of the project (planning, studies, construction, post-construction).

3. Building Height Limitations

Within the IMP boundary, building height should generally be limited to 75 feet, and 60 feet at the campus perimeter where it abuts or is across a right-of-way from residential zoned property.

4. Yards and Setbacks

When development in the Institutional zone is abutting or across a right-of-way from areas not zoned institutional, the development should generally comply with setback requirements of the non-institutional district. Setback requirements should not apply to non-structural elements such as fences, freestanding and retaining walls, ramps, signs, and canopies.

5. Landscaping

The design of landscaping on campus should take into consideration the following principles:

- a. Use plantings to minimize noise and visual impacts on adjacent neighborhoods.
- b. Provide street trees along campus periphery roadways to buffer adjacent neighborhoods.
- c. Select and position landscape materials to aid in achieving energy efficiency.
- d. Use native or drought-resistant plant material where appropriate.
- e. Where possible, take advantage of trees to reduce cooling loads and use hedge rows or shrubbery to block cold winter winds or help channel cool summer breezes into buildings.
- f. Use plant material and site design features to slow and absorb water runoff, filter sediments and facilitate water infiltration.
- g. Maximize pervious surfaces that are conducive to water filtration and use natural drainage ways where possible.
- h. Minimize use of herbicides, pesticides, and fertilizer through plant selection and design.

- i. Minimize need for irrigation by plant selection and by grouping plant material with similar watering needs.

6. Parking

6.1 General

New parking developed within the IMP boundary should address the following principles:

- a. Parking lots should not encircle buildings, are discouraged adjacent to streets, and should be minimized when they are located between the street and building.
- b. Vehicle and pedestrian circulation facilities should coordinate with street and walkway systems of adjoining properties.
- c. For purposes of determining current parking requirements, the enrollment should be based on the fall quarter FTE enrollment of students on the campus.
- d. For purposes of determining future parking requirements, State of Washington FTE enrollment targets for WCC should be utilized, with adjustments made, if necessary, to identify the projected fall quarter enrollment (vs. average annual enrollment targets or projections).
- e. WCC may continue to make revisions to its existing parking facilities without City approval, in ways that do not require a City permit, so long as the College does not decrease the total amount of off-street parking spaces below the minimum requirements.
- f. WCC should establish a shared parking district between itself and its expansion areas to maximize parking efficiencies for existing and future development in those areas. Other parking management strategies should be implemented to make more efficient use of parking resources, minimize the need for new parking, and encourage greater use of alternative transportation.

6.2 Design of Parking Areas

- a. Hard surfacing should be required for all parking facilities.
- b. Wheel stops should be provided to protect landscape areas and city sidewalks from encroachment by vehicles.
- c. All parking facilities should be clearly marked as to stalls and traffic flow and for accessible and compact spaces.

7. Streets

All streets internal to and abutting the campus should have curbs, gutters and storm drainage. The streets should be hard surfaced with a minimum curb face to curb face width of 22 feet. Sidewalks should be provided on both sides of the street, preferably separated from the curb by a planting strip. Curbside parking will only be allowed on non-arterial streets.

- a. Facilities for pedestrians, bicycles, and transit are to be taken into consideration with the intent of improving the attractiveness and viability of alternative transportation.
- b. Facilities for stormwater treatment and detention such as pervious paving and open bioswales are to be taken into consideration with implementation of low impact development best management practices.
- c. In no case should right-of-way widths be less than minimum city requirements.
- d. Where appropriate, development of street parking along non-arterial streets should be allowed and count toward on-site parking.

8. Signage

Exterior signs should follow the existing established campus sign program. The signage program provides a framework for promoting a visually cohesive environment and providing identification and directional communication in a safe, effective and aesthetically pleasing manner.

9. Lighting and Mechanical

- a. Minimize lighting impacts on adjacent neighborhood while still providing adequate lighting for safety.
- b. Lighting plans should be included in all development involving major building and/or circulation improvements and be approved on a project by project basis.
- c. Minimize the visual impacts of mechanical equipment with screening, blending into a building's architectural features, or other means.
- d. Building System Noise: when development occurs at the edge of campus, use acoustical engineering techniques where appropriate to properly abate noise resulting from campus building systems so that noise levels do not exceed adopted city and state standards.

10. Accessibility

In addition to requirements in the Building Code, development within the WCC IMP district should provide accessible parking and a continuous pedestrian access route that connects to all adjacent pedestrian facilities, elements, and spaces that are required to be accessible in compliance with the 2010 ADA Standards for Accessible Design, as amended.

11. Crime Prevention Through Environmental Design (CPTED)

Incorporate appropriate CPTED principles in all projects.