

AMENDED AGENDA

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington**

January 12, 2017 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

BOARD AND COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

Item 1: OUTGOING COMMITTEE MEMBER ACKNOWLEDGEMENT

ADMINISTRATION REPORT

CONSENT CALENDAR

Page 1 Item 1: NORTH HILL SCHOOL OF DISTINCTION PROCLAMATION
Motion is to approve the Proclamation congratulating North Hill Elementary School for receiving the 2016 School of Distinction Award.

Page 5 Item 2: SOUTH 268TH STREET SIDEWALK IMPROVEMENT PROJECT CONSULTANT AGREEMENT SUPPLEMENT #3 AND CONSTRUCTION CONTINGENCY INCREASE

Motion 1 is to approve the Supplemental Agreement Number 3 with Parametrix for the South 268th Street Sidewalk Improvement Project in the amount of \$17,517.65, bringing the total contract amount to \$198,582.35, and authorize the City Manager to sign said Supplemental Agreement Number 3 substantially in the form as submitted.

Motion 2 is to increase the project contingency for the South 268th Street Sidewalk Improvement Project, in the amount of \$20,000.00, bringing the total project contingency to \$85,000.00

Page 17 Item 3: INTERLOCAL AGREEMENT BETWEEN THE CITIES OF DES MOINES & BURIEN FOR PREPARATION & TESTIMONY FOR PERC CASE NO. 128243-P-16

Motion is to approve the ILA between the cities of Des Moines and Burien to retain Burien's Interim City Manager Anthony A. Piasecki for the purpose of assisting in preparation and providing testimony on behalf of the City of Des Moines in PERC Case No. 128243-P-16, and to authorize the City Manager to sign the ILA substantially in the form as attached.

PUBLIC HEARING/CONTINUED PUBLIC HEARING

Page 23 Item 1: HIGHLINE COLLEGE MASTER PLAN, FILE NUMBER LUA2016-0025
Presentation: Community Development Manager Denise Lathrop

EXECUTIVE SESSION

~~Item 1: Labor Negotiations under RCW 42.30.140(4)(a) 30 Minutes~~

NEXT MEETING DATE

January 19, 2017 City Council Regular Meeting

ADJOURNMENT

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: 2016 School of Distinction Award
Proclamation: North Hill Elementary
School

FOR AGENDA OF: January 12, 2017

DEPT. OF ORIGIN: Administration

DATE SUBMITTED: January 4, 2017

ATTACHMENTS:
1. Proclamation

CLEARANCES:

- Community Development _____
- Marina _____
- Parks, Recreation & Senior Services _____
- Public Works _____

CHIEF OPERATIONS OFFICER: _____

- Legal _____
- Finance _____
- Courts _____
- Police _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: _____

Purpose and Recommendation

The purpose of this agenda item is to congratulate North Hill Elementary School for receiving the 2016 School of Distinction Award.

Suggested Motion

Motion 1: “I move to approve the Proclamation congratulating North Hill Elementary School for receiving the 2016 School of Distinction Award.

Background

North Hill Elementary School is being recognized with the 2016 School of Distinction Award after five consecutive years of outstanding improvement in student achievement.

This award is given to the top 5% of schools in Washington State who have made sustained improvements in reading and math.

North Hill is one of only 51 elementary schools that met the School of Distinction performance criteria for the 2015-16 school year.

This is the second consecutive year that North Hill Elementary School has been given this prestigious award.

The Schools of Distinction were announced by the Center for Educational Effectiveness (CEE) Association of Educational Service District, the Association of Washington School Principals, Washington Association of School Administrators, Washington State School Directors' Association and Washington State Association for Supervision and Curriculum Development.

City of Des Moines



CITY COUNCIL
 21630 11th AVENUE S, SUITE A
 DES MOINES, WASHINGTON 98198-6398
 (206) 878-4595 T.D.D: (206) 824-6024 FAX: (206) 870-6540



Proclamation

WHEREAS, North Hill Elementary School has received the 2016 School of Distinction Award; and

WHEREAS, North Hill Elementary School is one of only 51 elementary schools that met the School of Distinction performance criteria for the 2015-16 school year; and

WHEREAS, the School of Distinction Award is given after five consecutive years of outstanding improvements in student achievement; and

WHEREAS, this is the second consecutive year that North Hill Elementary School has received this prestigious award; and

WHEREAS, this year represents the tenth year that the Center for Educational Effectiveness and partners have recognized schools with the School of Distinction Award; and

WHEREAS, this award process highlights the need to continue to support improvement efforts of our schools and the dedicated and talented leaders and staffs that make this kind of increased student achievement happen; now therefore

THE DES MOINES CITY COUNCIL HEREBY PROCLAIMS AND CONGRATULATES

NORTH HILL ELEMENTARY SCHOOL

Located in Des Moines, Washington, for receiving the 2016 School of Distinction Award and encourages all our citizens to congratulate North Hill Elementary School on this prestigious award.

SIGNED this 12th day of January, 2017.

Matt Pina, Mayor

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT:
South 268th Street Sidewalk Improvement Project
Consultant Agreement Supplement #3 and
Construction Contingency Increase

ATTACHMENTS:

1. Local Agency A&E Professional Services Supplemental Agreement Number 3 – Parametrix
2. CIP Project Worksheet

FOR AGENDA OF: January 12, 2017

DEPT. OF ORIGIN: Public Works

DATE SUBMITTED: January 4, 2017

CLEARANCES:

- Community Development N/A
- Marina N/A
- Parks, Recreation & Senior Services N/A
- Public Works PKC

CHIEF OPERATIONS OFFICER: DSB

- Legal TG
- Finance DM
- Courts N/A
- Police N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this agenda item is to seek City Council approval of the Supplemental Agreement Number 3 (Attachment 1) with Parametrix for the South 268th Street Sidewalk Improvement Project construction administration & inspection services, and authorize additional project construction contingency. The following motions will appear on the consent calendar:

Suggested Motions

Motion 1: “I move to approve the Supplemental Agreement Number 3 with Parametrix for the South 268th Street Sidewalk Improvement Project in the amount of \$17,517.65, bringing the total contract amount to \$198,582.35, and authorize the City Manager to sign said Supplemental Agreement Number 3 substantially in the form as submitted.”

Motion 2: “I move to increase the project contingency for the South 268th Street Sidewalk Improvement Project, in the amount of \$20,000.00, bringing the total project contingency to \$85,000.00.”

Background

In November 2011, as a part of the H.E.A.L. grant, the City developed a City of Des Moines Safe Routes to School Project Report (SRTS). This report provides a summary of priority Safe Routes to School projects for the five public schools in the City. The projects were selected to enhance safety for students and families walking to school.

The South 268th Street Sidewalk Improvement Project is a top priority for the Woodmont K-8 School and had the second highest ranking within the City's SRTS report. Over the years, staff received concerns from the community regarding pedestrian safety along South 268th Street. Given that there is a concentrated presence of children along this corridor, the potential for pedestrian/vehicle incident is increased due to a child's lower awareness of risk and increased impulsive behavior.

In May of 2014, the City prepared an application for the WSDOT Safe Routes to School program for the South 268th Street Sidewalk Improvement Project and on June 22, 2015, the project was selected and funded by the Federal Highway Safety Improvement Program. Completion of the project will provide approximately 800 linear feet curb, gutter, and 6-foot-wide sidewalks along the north side of South 268th Street from 16th Avenue South to existing curb, gutter, and sidewalk near 19th Avenue South. Additionally, approximately 950 linear feet of curb, gutter, and 6-foot-wide sidewalks are being installed along the south side of South 268th from 16th Avenue South to existing curb, gutter, and sidewalk near the Woodmont Library. The project includes installing enclosed storm drainage conveyance, ADA curb ramps, hot mix asphalt pavement, and driver speed feedback signs.

The low bidder, Reed Trucking & Excavating, Inc., was given a notice to proceed on September 21, 2016 and has worked diligently to complete the project according to the contract. The original construction contract amount is \$649,051.00.

Parametrix Inc. has been retained by the City to project engineering, permitting, and current construction administration and inspection services. A history of contract supplements with Parametrix is as follows:

- Original Contract - \$64,913.93
 - Preliminary engineering & environmental permitting.
- Supplement #1 - \$16,350.77
 - Added preliminary engineering for additional sidewalk to be added to project.
- Supplement #2 - \$99,800.00
 - Construction administration and inspection services.

Discussion

During construction of the South 268th Sidewalk Improvement Project, significant unknown site conditions were encountered. These conditions necessitated project changes in order to satisfy the project design intent. Parametrix and City staff monitored these changes, but the cumulative effect will require added resources to complete the project for actual work performed as well as additional construction management and inspection due to added project working days. Significant unanticipated site conditions and changes include:

1. Unidentified roof drains – required connection into new storm drainage system.

2. Added asphalt concrete roadway removal – varied existing conditions for removal greater than estimated.
3. Structural repair of roadway subgrade – Significant amounts of road subgrade required over-excavation beyond planned quantities due to encountered clay and silt.

Motion 1:

The supplement request with Parametrix provides additional construction administration, inspection, and Engineer of Record services to account for the above project challenges and increased project working days.

Motion 2:

The increased project contingency request provides additional construction funding to account for the above project challenges as well as provide modest contingency throughout the project until Physical Completion is granted.

Alternatives

Motion 1:

The City Council could choose not to extend the construction administration and inspection services contract. This action will result in the City needed to fully support the project construction administration and inspection with City staff (1.5 FTE's) and may place the project funding in jeopardy with current WSDOT/FHWA obligations.

Motion 2:

The City Council could choose not to increase the project contingency, placing project completion at risk, and place the project funding in jeopardy with current WSDOT/FHWA obligations.

Financial Impact

The South 268th Street Sidewalk Improvement Project worksheet (Attachment 2) does include additional resources from an Arterial Street Fund Transfer to account for this supplement and increased contingency directly related to roadway reconstruction.

Recommendation

Staff recommends that Council approve the suggested motions.

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Formal Task Assignment Document

Task Number 2016-03.02

The general provisions and clauses of Agreement On-Call Svcs. shall be in full force and effect for this Task Assignment

Location of Project: Woodmont Elementary School - Des Moines, WA

Project Title: Woodmont School Walkway Improvements, Construction Management Svcs. - Supplement 3

Maximum Amount Payable Per Task Assignment: \$17,517.65

Completion Date: May 31, 2017

Description of Work:
(Note attachments and give brief description)

Supplement 3 provides for additional Construction Management Services as described in the attached Scope of Work.

Original Budget	\$ 64,913.93 (Under TA 2015-05 on the 2014-15 on-call project)
Supplement 1	16,350.77 (Under TA 2016-03 on the 2016-17 on-call project)
Supplement 2	99,800.00 (Under TA 2016-03.01 on the 2016-2017 on-call project)
Supplement 3	<u>17,517.65</u> (Under TA 2016-03.02 on the 2016-2017 on-call project)
Total Maximum Budget	\$198,582.35

Agency Project Manager Signature: _____ Date: _____

Oral Authorization Date: _____ See Letter Dated: _____

Consultant Signature:  _____ Date: January 5, 2017

Agency Approving Authority: _____ Date: _____

SUPPLEMENT 3 – SCOPE OF WORK

City of Des Moines Woodmont School Walkway Improvements

INTRODUCTION

The City of Des Moines (City) has requested a task assignment for construction management services for the Woodmont School Walkway Improvements project.

This amendment will provide additional construction observation and project documentation and controls to complete the project when it resumes next spring (March 2017).

The original scope of services included with Amendment 2 is still in effect except as modified below. Only modified sections of the scope of services have been included for clarity.

Period of Performance

The services included in this scope of services will commence upon the receipt of a Notice to Proceed and extend through final completion and acceptance of the construction project by the AGENCY, completion and acceptance of the project documentation by the AGENCY, or **May 31, 2017**, whichever occurs later.

PHASE 3 – CONSTRUCTION MANAGEMENT

Task 02 – Documentation and Project Control

2.3 Progress Payments

CONSULTANT will receive and review the Contractor's requests for payment. CONSULTANT will determine whether the amount requested reflects the progress of the Contractor's work and is in accordance with the contract for construction. The CONSULTANT will track installed quantities, review Contractor's invoices for materials, and provide a monthly pay estimate for the AGENCY to make payment to the Contractor based on measured quantities of work performed for each bid item. CONSULTANT shall provide recommendations to the AGENCY as to the acceptability of the requests. CONSULTANT will advise the AGENCY as to the status of the total amounts requested, paid and remaining to be paid, under the terms of the contract for construction. CONSULTANT assumes ~~four (4)~~ Five (5) requests for payment.

2.4 Correspondence and Communications

Coordinate Issuance of Changes

CONSULTANT will receive and review the Contractor's response to the request for change and will obtain such further information as is necessary to evaluate the basis for the Contractor's proposal. CONSULTANT will assist the AGENCY with negotiations of the proposal and, upon approval by the AGENCY, prepare final change order documents for execution by the AGENCY and Contractor. Up to ~~two (2)~~ Three (3) AGENCY-initiated change orders are anticipated.

SCOPE OF WORK (continued)

Review of Contractor's Requested Changes

CONSULTANT shall review all Contractor-requested changes to the contract for construction. CONSULTANT will make recommendations to the AGENCY regarding the acceptability of the Contractor's request and, upon approval of the AGENCY, assist the AGENCY in negotiations of the requested change. Upon agreement and approval, CONSULTANT will prepare final change order documents. Up to ~~two (2)~~three (3) Contractor-initiated change orders are anticipated.

Deliverables

- ~~Four-Five~~ Draft Requests for Payment (MS Word/Excel Format).
- ~~Two-Six~~ Draft Change Order Files with correspondence, documentation, and back-up (MS Word/Excel Format).

Task 03 – Construction Observation

CONSULTANT will conduct daily on-site inspections of the Contractor's construction methods, products, materials, and activities for conformance with the project plans, specifications, Contract Documents, submittals and applicable codes and design standards with the ROM. The CONSULTANT will provide a Lead Construction Observer that is assigned to the project for the duration of the project. The lead Construction Observer will be the AGENCY'S representative to coordinate and facilitate the Contractor's work with Utilities, and adjacent property owners on the project as the primary point of contact in the field for the AGENCY. The Lead Construction Observer will coordinate the preparation of the written field reports, diaries, or other records required of the construction observations, and transmit the required documentation to the CONSULTANT'S Construction Manager within 24 hours. Any non-conformance, deviations, defects or deficiencies observed will be documented and communicated to the City.

The CONSULTANT will take daily photographs of the work in progress by the Contractor that will be made available to the AGENCY and CONSULTANT'S Construction Manager within 24 hours of taking the photograph. Daily photographs will also document existing conditions that may relate to changed conditions or utility conflicts that are exposed.

The CONSULTANT will review the required wage rates and conduct the required employee wage interviews. The CONSULTANT will also track the required DBE goals, and prepare Monthly Utilization Reports.

The CONSULTANT will track and inspect all material deliveries, storage and protection for compliance. The CONSULTANT will coordinate the technical inspection and verify acceptance testing for all project materials and constructed components as specified by the ROM.

The CONSULTANT will document all observed non-conforming work, and as necessary in conjunction with the Construction Administration and Inspection Team and make recommendations to the AGENCY for corrective measures. In addition the Construction Administration and Inspection Team will notify the Contractor immediately and proactively work with the Contractor to resolve such issues. Resolution of all nonconforming issues/items, will be tracked to ensure that corrective work is completed. As necessary, disputes will be elevated to the proper level.

The CONSULTANT will prepare Inspector's Daily Reports (IDRs) by utilizing electronic Inspector's Daily Report forms that meet WSDOT criteria documenting weather conditions, labor, equipment, and materials used, material and equipment deliveries to the site, phases of work being undertaken with start and stop times, work by bid item

SCOPE OF WORK (continued)

number, environmental permit compliance, Contractor contracts made, visitors to the site, quality of work, shortages, requests for change orders, engineer directives and/or clarifications, design issues, safety, traffic management, accidents, notices received, interfaces with other agencies and government officials, identification of different site conditions and contaminated materials, and the influence of external events such as weather and strikes which may affect the cost or completion schedule for the work. IDR's will be made available to the AGENCY by the end of the next day's shift.

The CONSULTANT will provide daily reports on any Force Account items on forms that meet WSDOT criteria, and document and calculate the amount to be paid for work performed on the Force Account.

The CONSULTANT will use WSDOT form 422-635 to document and record field calculations and notes.

Our scope of services includes **440-560 hours** (~~8 hours per day for 50 working days and 5 additional working days~~ Full time construction observation as required for federal aid contracts through project completion) of construction inspection services to be provided by the CONSULTANT.

Deliverables

- Daily Observation Reports.
- Field Note Records.
- Daily photographs.

Client: City of Des Moines
 Project: TA 2016-03.02 Woodmont Walkway

**Woodmont School Walkway Improvements
 Construction Management Services
 Supplement 3 - Budget Summary**

Budget Summary	Direct Salary Cost	Overhead DSC * 184.88	DSC + OH	Fee Amount DSC * 30.00	Total Including Fee	Expenses	Total
PHASE: 03 CONSTRUCTION SERVICES							
Task: 02 Documentation & Project Control							
<i>Additional Doc & Proj. Control</i>	1,272.08	2,351.82	3,623.90	381.62	4,005.52	0.00	4,005.52
Task: 03 Construction Observation							
<i>Additional Cons. Observation</i>	4,291.20	7,933.57	12,224.77	1,287.36	13,512.13	0.00	13,512.13
Project Totals:	\$5,563.28	\$10,285.39	\$15,848.67	\$1,668.98	\$17,517.65	\$0.00	\$17,517.65

Client: City of Des Moines
 Project: TA 2016-03.02 Woodmont Walkway

**Woodmont School Walkway Improvements
 Construction Management Services
 Supplement 3 - Budget Detail**

	Ronan M. Bennett	John M. Betzvog	Alison A. Bird
Sr Construction Manager		Designer III	Project Coordinator
	\$181.91	\$112.60	\$79.70

Burdened Rates:

Phase	Task	Description	Labor Dollars	Labor Hours			
03		Construction Services	\$17,517.65	160	8	120	32
	02	Documentation & Project Control	\$4,005.52	40	8		32
		<i>Additional Doc & Proj. Control</i>	<i>\$4,005.52</i>	<i>40</i>	<i>8</i>		<i>32</i>
	03	Construction Observation	\$13,512.13	120		120	
		<i>Additional Cons. Observation</i>	<i>\$13,512.13</i>	<i>120</i>		<i>120</i>	

Project Total: \$17,517.65

S 268th Street Sidewalks

Project # 319.614.040

Project Manager:
 Lead Department:
 Design Start Date:
 Bid Opening:
 Retainage Released:

Est. Actual

Summary Project Description:

Install sidewalks on the north side of South 268th Street between 16th Ave South and Pacific Highway South, with a portion of sidewalk on the south side from 18th Ave South to Pacific Highway South. This project does not underground the utilities.

TOTAL PROJECT SCOPE			
Expenditures	11/16/16 Current CIP Budget	2016 CIP Supplemental Request	2016 Revised CIP Budget Estimate
Design			
External Engineering - Parametrix	81,263	(1)	81,262
Internal Engineering/Project Mgmt	21,231	4,595	25,826
Other Misc (Advertise, Postage, Etc.)	2,157	13	2,170
Prop/ROW/Easements			-
Construction			-
External Engineering - Parametrix	99,800	17,518	117,318
Internal Engr-Proj Mgmt/ Inspect	15,000	-	15,000
Construction Contract 1 - Reed Trucking & Excav	650,000	50,000	700,000
Other			
Interfund Financial Services	9,358	492	9,850
Contingencies	65,000	(35,099)	29,901
Total Project Expense Budget:	943,809	37,518	981,327

PROJECT ALLOCATIONS BY YEAR					
Project to Date 12/31/15	Estimated Year End 2016	Planned Year 2017	Planned Year 2018	Planned Year 2019	Planned Year 2020
-	81,262				
-	25,826				
-	2,170				
-					
-	95,000	22,318			
-	9,531	5,469			
-	515,000	185,000			
-					
-	7,400	2,450			
-		29,901			
-	736,189	245,138			

Funding Sources	11/16/16 Current CIP Budget	2016 CIP Supplemental Request	2016 Revised CIP Budget Estimate
Traffic Safety Program (ASE) 2nd	39,564	-	39,564
Transportation CIP Fund (Moved from 319.471)	181,700	-	181,700
FHWA SRTS LA- 8801(100%) 1st /100% Design	431,000	-	431,000
REET 2 Draw 3rd	96,591	-	96,591
Utility Reimb - Highline Water	59,091	-	59,091
Utility Reimb - PSE	29,545	-	29,545
Arterial Street Fund Transfer	106,318	37,518	143,836
	-	-	-
Total Project Revenue Budget:	943,809	37,518	981,327

Project to Date 12/31/15	Scheduled Year 2016	Scheduled Year 2017	Scheduled Year 2018	Scheduled Year 2019	Scheduled Year 2020
-	34,853	4,711			
-	181,700				
-	431,000				
-	-	96,591			
-	59,091				
-	29,545				
-	-	143,836			
-					
-	736,189	245,138			

Committed Cash:

- - - - -

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Attachment #2

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: Interlocal Agreement between the cities of Des Moines & Burien for Preparation & Testimony for PERC Case No. 128243-P-16

ATTACHMENTS:

- 1. Interlocal Agreement

FOR AGENDA OF: January 12, 2016

DEPT. OF ORIGIN: Legal

DATE SUBMITTED: January 4, 2017

CLEARANCES:

- Community Development
- Marina
- Parks, Recreation & Senior Services
- Public Works

CHIEF OPERATIONS OFFICER: _____

- Legal TO
- Finance
- Courts
- Police

APPROVED BY CITY MANAGER
FOR SUBMITTAL [Signature]

Purpose and Recommendation

The purpose of this agenda item is to approve the Interlocal Agreement between the City of Des Moines and the City of Burien for the purpose of allowing Anthony Piasecki to assist in preparation and to provide testimony on behalf of the City of Des Moines in PERC Case No. 128243-P-16.

Suggested Motion

Motion: "I move to approve the ILA between the cities of Des Moines and Burien to retain Burien's Interim City Manager Anthony A. Piasecki for the purposes of assisting in preparation and providing testimony on behalf of the City of Des Moines in PERC Case No. 128243-P-16, and to authorize the City Manager to sign the ILA substantially in the form as attached."

Background

Former Des Moines City Manager Anthony A. Piasecki was the Des Moines City Manager during the events that led to the labor dispute in PERC Case No. 128243-P-16. He is currently the Interim City Manager for the City of Burien. As City Manager for Des Moines, Mr. Piasecki represented the City in labor negotiations with the Teamsters Local 763 and has intimate knowledge of past practices, negotiations, and the events surrounding the current labor dispute.

Discussion

Mr. Piasecki has pertinent information regarding the events that led to the labor dispute with Teamsters Local 763 in PERC Case No. 128343-P-16 and his assistance is necessary in the City's defense of this matter.

Witness testimony provided by Mr. Piasecki is currently scheduled for January 18 and 19, 2017. This Agreement shall be effective until terminated by either party or until PERC Case No. 128243-P-16 is resolved.

Alternatives

The City Council may not wish to exercise the Interlocal Agreement or may offer suggestions for amendments to the Agreement. This is not recommended.

Financial Impact

The City of Des Moines shall remit the hourly rate of \$105.00 for providing the services under this ILA. It is anticipated the City will require between 10-20 hours of time for this ILA.

Recommendation

It is recommended that the City Council approve the attached ILA with the City of Burien.

INTERLOCAL AGREEMENT

This Agreement is entered into between the City of Des Moines, (“Des Moines”), and the City of Burien, (“Burien”), (collectively “Cities”) both municipal corporations of the State of Washington, for the purpose of allowing Burien’s interim City Manager Anthony A. Piasecki (“Mr. Piasecki”) to assist in the preparation of and to provide testimony on behalf of the City of Des Moines in PERC Case No. 128243-P-16.

RECITALS

WHEREAS, this Agreement is entered into by the Cities under the authority of RCW 35A.11.040 and in conformity with chapter 39.34 RCW, the Interlocal Cooperation Act; and

WHEREAS, Des Moines is seeking assistance in PERC Case No. 128243-P-16 regarding a labor dispute with Teamsters Local 763; and

WHEREAS, Mr. Piasecki is currently the Interim City Manager for the City of Burien; and

WHEREAS, Mr. Piasecki was the City Manager for the City of Des Moines preceding and during the events that led to the labor dispute in PERC Case No. 128243-P-16 and Mr. Piasecki has intimate knowledge of the details surrounding those events, and

WHEREAS, the City of Des Moines would like to retain Mr. Piasecki to assist in preparation and provide testimony on behalf of Des Moines, and

NOW, THEREFORE, in consideration for the mutual covenants and promises set forth in this Agreement, and in the exercise of authority granted by the Interlocal Cooperation Act, Chapter 39.34 RCW, the Cities do hereby agree to the following:

1. TERM/TERMINATION

- 1.1. **Term.** This agreement shall be effective from December 28, 2016 and shall continue until the earlier of the termination by either party or until PERC Case No. 128243-P-16 is resolved.
- 1.2. **Termination.** Either party may terminate this agreement by providing the other party with thirty (30) days prior written notice of its intent to terminate.

2. SCOPE OF WORK

Mr. Piasecki will assist in case preparation and provide testimony as needed on behalf of the City of Des Moines in PERC Case No. 128243-P-16 regarding a labor dispute with Teamsters Local 763. Assistance in preparation will be scheduled at mutually agreeable times subject to Mr. Piasecki’s availability. Witness testimony is currently required for January 18 and 19, 2017.

3. COST OF SERVICES & PAYMENT

- 3.1. **Cost Basis.** Des Moines shall pay Burien the hourly rate of \$105.00 for providing services under this Agreement pursuant to paragraph 3.2:
- 3.2. **Monthly Reporting and Payment to Burien.** Burien shall provide to Des Moines a monthly invoice for services no later than fifteen business days after the end of each month. The invoice shall itemize the time and tasks provided for services rendered by the Burien. Payment will be due 30 days from the date of invoice and made payable to Burien.

4. SCHEDULING AND SUPERVISION OF SERVICES

- 4.1. **Work Schedules.** The parties agree to jointly establish mutually agreeable work schedules for the services under this Agreement.
- 4.2. **Employer** Mr. Piasecki shall be, at all times, an employees of the City of Burien and will be governed by Burien employment policies except as modified by this Agreement.

5. MISCELLANEOUS

- 5.1. **Confidentiality.** The parties recognize that staff performing services under this Agreement may have access to and be responsible for confidential information. The Cities agree that the staff providing services under this agreement are obligated to hold confidential information in the strictest confidence, and shall be prohibited from using or disclosing confidential information to any third party, without the express oral or written consent of the other party.
- 5.2. **Records.** All records relating to the provision of the services called for in this Agreement shall be considered records of the City of Des Moines, and shall be retained in accordance with records retention requirements.
- 5.3. **Property.** This Agreement is not intended to authorize any joint acquisition of property and all property acquired by any party to enable it to perform the services required under this agreement, shall remain the property of the party that acquired the property in the event of a termination of this Agreement.
- 5.4. **Indemnification.** The City of Des Moines shall defend, indemnify and hold the City of Burien, its officers, officials, employees, agents and volunteers harmless from any and all claims, injuries, damages, losses or suits, including all legal costs and attorney fees, arising out of or in connection with this Agreement, except for that portion of the injuries and damages caused by the City of Burien's negligence.
- 5.5. **Assignment.** This agreement may not be assigned by either party without written consent of the other parties.
- 5.6. **Waiver and Severability.** If any term or condition of this agreement, or application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other terms, conditions or applications of this agreement which can be given effect without the

invalid term, condition or application; to this end the terms and conditions of this agreement are declared severable.

- 5.7. **Total Agreement.** The parties acknowledge that they have read and understand this agreement, and do agree thereto in every particular. The parties further agree that this agreement constitutes the entire agreement between the parties and supersedes all communications, written or oral, heretofore related to the subject matter of this agreement. This agreement may be modified or amended with mutual consent of the parties.
- 5.8. **No Separate Entity Created.** This Agreement does not establish a separate legal entity, joint board, or administrative section for the purpose of acquiring, managing, or disposing of property, or any other financial obligation allowed under the Act.
- 5.9. **Administration.** Unless the parties otherwise agree, there shall be no lead agency responsible for the administration of this Agreement. This Agreement shall be administered jointly by the parties.
- 5.10. **Filing/Web Site.** This Agreement shall either be filed with the County Auditor or by listing on either of the parties websites in accordance with RCW 39.34.040.
- 5.11. **Notice.** All communications regarding this Agreement shall be sent to the parties at the addresses listed on the signature page of the Agreement, unless notified to the contrary. Any written notice hereunder shall become effective upon personal service or three (3) business days after the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in this Agreement or such other address as may be hereafter specified in writing.
- 5.12. **Benefits.** This Agreement is entered into for the benefit of the parties to this Agreement only and shall confer no benefits, direct or implied, on any third persons.
- 5.13. **Ratification.** Any act consistent with the authority and prior to the effective date of this Agreement is hereby ratified and affirmed.
- 5.14. **Non-Exclusive Agreement.** The parties to this Agreement shall not be precluded from entering into similar agreements with other municipal corporations.
- 5.15. **Counterparts.** This Agreement shall be effective whether signed by all parties on the same document or whether signed in counterparts.

CITY OF BURIEN:

CITY OF DES MOINES:

By: _____

By: _____

Print Name: Anthony A. Piasecki

Print Name: Michael Matthias

Its Interim City Manager

Its City Manager

DATE: _____

DATE: _____

NOTICES TO BE SENT TO:

CITY OF BURIEN

(206) _____ (telephone)

(206) _____ (facsimile)

APPROVED AS TO FORM:

Lisa Marshall
City Attorney

NOTICES TO BE SENT TO:

CITY OF DES MOINES

Bonnie Wilkins, City Clerk
21630 11th Avenue So., Suite A
Des Moines, WA 98198

(206) 870-6519 (telephone)

(206) 870-6540 (facsimile)

APPROVED AS TO FORM:

Timothy A. George
City Attorney

DRAFT

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Highline College Master Plan,
File Number LUA2016-0025

ATTACHMENTS:

1. Draft Resolution 16-147
2. Master Plan Introduction and Goals
3. Master Plan Implementation Plan with Existing Campus, Short Term and Mid Term Development, and Circulation Graphics
4. SEPA Mitigated Determination of Non Significance (MDNS)

FOR AGENDA OF: January 12, 2017

DEPT. OF ORIGIN: Community Development

DATE SUBMITTED: December 28, 2016

CLEARANCES:

- Community Development DEL
 Marina N/A
 Parks, Recreation & Senior Services N/A
 Public Works PBC

CHIEF OPERATIONS OFFICER: DSB

- Legal 16
 Finance N/A
 Courts N/A
 Police N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this Agenda Item is to seek the City Council's approval of the Master Plan for the Highline College. Staff recommends that the City Council approve the requested Master Plan by passing the following motion:

Suggested Motion

Motion: "I move to adopt Draft Resolution 16-147 approving the Master Plan for Highline College, filed with the Des Moines Planning, Building and Public Works Department under file number LUA2016-0025 subject to conditions set forth in Draft Resolution 16-147."

Background

On June 14, 2016, Highline College submitted a Master Plan application for the proposed redevelopment of the site. The proposed project includes a phased redevelopment of the campus to include short-term renovation/addition to Building 26, demolition of Buildings 5, 11 and 25A (Chiller), and east campus parking/entry improvements; and mid-term development including Building 23 renovation/addition, demolition of Buildings 15 and 18, and replacement of Building 16 plus parking improvements, site improvements, and a potential Residence Hall. Pursuant to Des Moines Municipal Code (DMMC) 18.95.050(1), the purpose of a master plan is to define the development of property, promote compatibility with neighboring areas and benefit the community with flexibility and innovation.

The Master Plan, is incorporated by reference into Chapter 5, Capital Facilities, Utilities and Public Services Element of the Des Moines Comprehensive Plan. The date of the plan will be updated in conjunction with the annual Comprehensive Plan amendments.

A SEPA Environmental Checklist was submitted with the Master Plan Application. A threshold determination of a Mitigated Determination of Nonsignificance was issued on November 21, 2016. The deadline for comment was December 5, 2016 and the deadline for appeals was December 15, 2016. No comments were received and no appeals were filed.

Discussion

The Master Plan review is a requirement of the Institutional Campus Zone (DMMC 18.95), created in 2014 to provide a zoning district for colleges, universities, educational facilities, and retirement facilities to ensure that large sites are planned, designed, and managed in a way that minimizes impacts on adjacent areas. A Master Plan application decision is a Type IV land use action by the City Council. Following the approval of the Master Plan, the applicant is then required to obtain administrative approval for design review, civil engineering, grading, building and other construction permits.

The Master Plan decision criteria are contained in DMMC 18.95.060. A Master Plan approval shall be granted by the City only if the applicant demonstrates that:

1. The master development plan includes a general phasing timeline of development and associated mitigation.

Attachments 2 and 3 contain a summary and implementation phasing details for the project from the full Master Plan. The SEPA Environmental Checklist states that the plan covers re-development over the next 12 years.

2. The master development plan meets or exceeds the current regulations for critical areas if critical areas are present.

City environmentally critical area maps show that portions of the project site are located within/contain environmentally critical areas including a critical aquifer recharge area, wetlands and stream buffers. Submittals will be reviewed for compliance with the development standards contained in DMMC 16.10.260 to ensure that proposed activities will not cause contaminants to enter the aquifer and will not adversely affect the recharging of the aquifer, wetlands or stream buffers.

3. There is sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes) in the transportation system (motorized and nonmotorized) to safely support the development proposal in all future phases, or there will be adequate capacity and infrastructure by the time each phase

of development is completed. If capacity or infrastructure must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.

From a roadway and parking capacity standpoint, each project or phase will be required to analyze its infrastructure impacts and address how they will be mitigated as required by the MDNS. These items will be addressed at the civil review phase for each corresponding project phase. Frontage improvements for South 240th Street have been addressed in a September 15, 2016 letter of understanding with the College and are summarized in Requirement 3 of the MDNS.

The College has been working with King County Metro Transit and Sound Transit to accommodate the impacts of the Kent/Midway light rail station opening for service in 2014. The City and Sound Transit will continue to work with the College to improve light rail station access from and through the College as noted in Requirement 9 of the MDNS.

4. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.

For stormwater, the proposed developments may require more detention because of higher Level 2 flow control requirements.

Civil plan reviews will be coordinated with the Highline Water District and the Midway Sewer District.

5. The master development plan proposal contains architectural design (including but not limited to building setbacks, insets, façade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multimodal transportation standards that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

Building elevations and detailed parking and landscaping plans will be reviewed with the Design Review submittal for compliance with the development standards contained in DMMC 18.235 – Design Review and DMMC 18.95 – I-C Zone.

6. The applicant shall demonstrate that proposed commercial or laboratory uses will be safe for the surrounding neighborhood and for other uses on the campus.

The last MDNS condition, #9, Light Rail Station Access, is highlighted in the draft resolution recitals as follows:

“**WHEREAS**, the City Council is especially supportive of MDNS Requirement 9 promoting improved access through the Highline College Campus to the Midway light rail station from Des Moines’ neighborhoods on the north and south sides of the Campus and from the Barnes Creek Trail extension on the west side of the campus, and

WHEREAS, the City hopes to work closely with the College on funding such access improvements using Sound Transit 3 Access Improvement Program, State College Board, and other federal, state, regional and local funding”.

The intent is to underscore the importance of and opportunities for improved light rail station access and the City’s willingness to work with the College and other agencies to help fund such improvements.

Alternatives

Highline College Master Plan: With respect to the proposed Master Plan, the City Council has the following alternatives:

1. Alternative 1: Do Nothing

The City Council may determine that particular conditions exist that warrant denying or delaying approval of the Master Plan; however, these conditions would have to be clearly articulated. This alternative may result in Building 26 construction delays, delayed near-term revenue and other economic benefits for the City. This is not the recommended alternative.

2. Alternative 2: Approval of the Master Plan

The City Council may approve the Master Plan with conditions set out in Draft Resolution 16-147. This alternative would allow the College to re-develop its campus in an orderly manner with substantial state funding and result in some short term and long term financial and economic benefits to the City as discussed in Financial Impact section. This is the recommended alternative.

3. Alternative 3: Approval of the Master Plan with Additional Conditions

The City Council may conditionally approve the Master Plan; provided that the conditions are proportional to the impact and are supported by the public record. This is not the recommended alternative.

4. Alternative 4: Delay Approval of the Master Plan until a Later Council Meeting.

If the Council is not comfortable with approving the Master Plan with conditions set out in Draft Resolution 16-147., staff could be directed to amend them and bring a revised resolution back to the City Council at a continued public hearing.

Financial Impact

The phased redevelopment of the Highline College will provide newer, more modern and contemporary educational facilities. The redevelopment will serve to revitalize and rehabilitate the existing use to provide long-term educational and economic vitality for the site and the surrounding areas

Recommendation

Administration has reviewed the Master Plan and determined that the proposed Master Plan is consistent with the requirements of the I-C Zone (Chapter 18.95 DMMC). Administration has also determined that the project achieves a number of the economic goals and strategic objectives of the City. Specifically, approving the Master Plan will achieve or implement the following City strategic objectives:

- **City Council Goals and Strategic Objectives:** A Goal of the City Council is to promote economic stability, growth and vitality. Two Short Term Strategic Objectives are to work with Highline College and others to develop the best transit alternatives, and continue to support appropriate development opportunities. Two Long Term Strategic Objectives are to pursue mass transit and other multi-modal transportation options and continue and enhance the City's collaborations with the educational communities.
- **Des Moines Comprehensive Plan:** The proposed master plan improvements are consistent with and supportive of the following Des Moines Comprehensive Plan's goals: to support public education facilities development and their role in maintaining viable neighborhoods; support walking, biking and the use of transit; and integration of land use and light rail planning in Midway,
- **Des Moines Municipal Code:** A primary purpose and objective of the Institutional Campus (I-C) Zone is to provide a zoning district for colleges, universities, educational facilities, and retirement facilities.

Therefore, following the public hearing for this quasi-judicial action, Administration requests the City Council approve the Highline College Master Plan subject to conditions in the Resolution.

Concurrence:

No review agencies commented during the review.

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PLANNING, BUILDING & PUBLIC WORKS FIRST DRAFT 1/5/2017**DRAFT RESOLUTION NO. 16-147**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, approving the Master Plan Application entitled "Highline College Master Plan".

WHEREAS, Highline College (the Applicant) has submitted an application for a Master Plan for the phased redevelopment of the property located at 2400 South 240th Street, and

WHEREAS, a Master Plan is a Type IV land use action, which is a quasi-judicial or other nonlegislative decision by the City Council made after legally required opportunity for public comment, and

WHEREAS, an environmental checklist for the Master Plan was submitted to the City of Des Moines and was reviewed by the SEPA responsible official for the City of Des Moines, and

WHEREAS, the SEPA official issued a Mitigated Determination of Non-Significance (MDNS) for the phased Master Plan development on November 21, 2016 and the respective comment and appeal periods lapsed with no comments provided or appeals filed, and

WHEREAS, the City Council is especially supportive of MDNS Requirement 9 promoting improved access through the Highline College Campus to the Midway light rail station from Des Moines' neighborhoods on the north and south sides of the Campus and from the Barnes Creek Trail extension on the west side of the campus, and

WHEREAS, the City hopes to work closely with the College on funding such access improvements using Sound Transit 3 Access Improvement Program, State College Board, and other federal, state, regional and local funding, and

WHEREAS, pursuant to RCW 36.70B.200, a public hearing was held before the City Council on _____, 2017, and all persons wishing to be heard were heard; now therefore,

Draft 010517

Resolution No. _____
 Page 2 of _____

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. The following findings of fact are adopted by the Des Moines City Council:

(1) The Master Plan is consistent with the criteria required by DMMC 18.95.060, and

(2) The phased Master Plan is subject to the conditions contained in Exhibit 1 of the November 21, 2016 SEPA Mitigated Determination of Nonsignificance issued under LUA2016-0025.

Sec. 2. Approval. The Master Plan Application entitled "Highline College Master Plan" is hereby approved by the Des Moines City Council subject to the mitigation requirements of the November 21, 2016 SEPA Mitigated Determination of Nonsignificance.

Sec. 3. Compliance with other law. Nothing in this Resolution shall be construed as excusing the Applicant from compliance with all federal, state, or local statutes, ordinances, or regulations applicable to this development other than as expressly set forth herein.

Sec. 4. Distribution of resolution following City Council action. Certified or conformed copies of this Resolution shall be delivered to the following:

(1) City of Des Moines Planning Building and Public Works Department and Building Division; and

(2) The Applicant; and

(3) City Clerk of the City of Des Moines.

ADOPTED BY the City Council of the City of Des Moines, Washington this _____ day of _____, 2017 and signed in authentication thereof this _____ day of _____, 2017.

M A Y O R

Draft 010517

Resolution No. _____
Page 3 of _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

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1.0

Introduction and Goals



Highline College Master Plan

Introduction and Goals

1.0 Introduction and Goals

1.1 BACKGROUND & COLLEGE MASTER PLAN PURPOSE

The purpose of this College Master Plan is to provide a guideline for the continued development of Highline College's (HC) Des Moines campus illustrating HC's most current needs, priorities, and plan for improvements. It addresses off-campus facilities in addition to the Des Moines campus, and it provides a comprehensive perspective of the College's future capital program. This College Master Plan is being submitted to the City of Des Moines, WA for SEPA review and approval in accordance with the I-C Institutional Campus Zone requirements. Its audience includes Highline College's municipal partners, interested members of the general public, and the State Board of Community and Technical Colleges (SBCTC).

HC, with assistance from McGranahan Architects and their consultant team, embarked on a process to analyze its current needs and update the College Master Plan. Furthermore, the College met with the City of Des Moines and with Sound Transit, for input regarding potential future development and the College Master Plan. This master plan outlines a vision of the HC campus and prioritizes facilities development for the next 12- 13 years.

In addition to the main campus, HC has several off-site locations including the following:

- The Marine Science and Technology Center (MaST) located at Redondo Beach is dedicated to expanding knowledge about the Puget Sound and the surrounding environment through teaching, learning, and research.
- The Department of Community and Employment Services and Community Education, located in the Outreach Center (a leased facility at Pacific Highway), offers personal, professional, and economic development, personal enrichment, business and computer classes, and customized training.
- Community based locations for personal enrichment classes, Adult Basic Education/English as a Second Language (ABE/ESL), and other courses.

1.2 COLLEGE MISSION AND VALUES

HC's most recent strategic plan was adopted July 20, 2006. As in the cases of the 1996 and 2001 strategic plans, this plan was the result of a planning process that systematically involved the surrounding community. Forums were held throughout HC's service area and HC's administrators visited community service clubs, city managers, mayors, school superintendents, and city councils. Also, feedback from questionnaires and surveys were incorporated into the final draft before the plan was submitted to campus members and committees for review. The College's mission statement was most recently updated in August 2013.

Mission Statement

As a public institution of higher education serving a diverse community in a multicultural world and global economy, Highline College promotes student engagement, learning, and achievement, integrates diversity and globalism throughout the college, sustains relationships within its communities, and practices sustainability in human resources, operations, and teaching and learning.

Vision

Highline College is valued as the educational crossroads where dreams are shaped, communities created and excellence achieved.

Highline College Master Plan

Introduction and Goals

Values

Highline College is committed to these values:

- Access: We believe education should be available to all who seek it.
- Collaboration: We value teamwork, joint responsibility and ownership.
- Community: We value our community and are dedicated to serving its educational needs.
- Diversity: We respect the rights and perspectives of the diverse populations, who live, learn and work in our community.
- Excellence: We strive for the highest quality in all our programs and services.
- Integrity: We believe in honesty and trustworthiness in all our college practices.
- Internationalization: We value a global perspective and respect cultural diversity.
- Learning: We develop an interactive, creative and learner-centered environment that supports student success.

1.3 STRATEGIC PLAN AND CORE THEMES

Highline's strategic plan includes four initiatives:

1. Achieve excellence in teaching and learning.
2. Enhance a college climate that values diversity and global perspectives.
3. Strengthen and expand the presence and role of the college within the communities it serves.
4. Sustain an open, honest and collaborative environment that is responsive to the needs of the college community and that promotes good stewardship of the college's financial resources.

Highline's core themes build on the strategic plan:

Core Theme #1

Promote student engagement, learning and achievement.

Highline is a learning community where students are empowered to pursue their own educational pathways through innovative curricula, quality instruction, and student services. Students engage with their peers and community to experience multiple perspectives, practice civic responsibility, and contribute to the global community.

Core Theme #2

Integrate and institutionalize diversity and globalism throughout the college.

Highline is an institution in which issues of diversity and globalism are central to decision-making, integrated throughout curriculum and pedagogy, and considered in all interactions among faculty, staff and students. Faculty and staff are culturally competent, all students progress and achieve at comparable rates, and a positive campus climate exists for all.

Core Theme #3

Build valuable relationships and establish a meaningful presence within Highline College's communities.

Highline College, in collaboration with community partners, identifies community needs, and develops, implements, and maintains programs based on those identified needs.

Highline College Master Plan

Introduction and Goals

Core Theme #4

Model sustainability in human resources, operations, and teaching and learning.

Sustainability calls for policies, procedures, and strategies that meet society's present needs without compromising the welfare of future generations. Sustainability encompasses the intertwined ideals of viable economies, social equity, and ecological integrity. For the college, sustainability calls for us to use our resources — human, physical and financial — to improve the future success of the college, minimize our impact on the environment, and model sustainability for students.

1.3 MASTER PLAN GOAL & OBJECTIVES

The College Master Plan seeks to accomplish the following:

- **Provide facilities that support educational programs and community needs, and promote the effective use of contemporary technology.**

All classrooms should incorporate the latest technology, e.g. projectors, computers, wireless connectivity, and allow for various seating configurations to provide a comfortable environment. Some classrooms may be specialized and sized to accommodate particular kinds of instruction such as a sleep laboratory, life sciences laboratory, computer laboratory, simulation labs, and other. Education includes support services to enable students to appropriately select classes and academic programs. These support services require spaces that house functions in support of student development, including faculty offices, enrollment, advising, job placement, intercultural student support, financial aid, etc.

Also important to the proper and efficient operation of HC is appropriate space for technology (secured server rooms, telecommunications, and technical hardware), administrative (financial services, cashiering, security, etc.), and maintenance functions (equipment repair and storage, supplies storage, crew assembly and dispatching, etc.).

- **Encourage enrollment by presenting a safe, accessible, welcoming environment.**

HC cannot fulfill its mission if prospective students and community members experience difficulty locating and moving around the Des Moines campus or other HC locations. Environmental factors include campus entrances and exits, exterior and interior signage, vehicular circulation and parking, universal access, and logical building & room numbers.

The campus and HC-controlled facilities should be navigable by those who speak and read in languages other than English and free of obstacles for the physically disabled. Security lighting and communications systems (call boxes, intercoms, telephones, alarms, etc.) should be broadly deployed around the grounds and in all structures. Buildings with services or programs that interface frequently with prospective students and the public should be attractive, easily identifiable, and located near the campus' entrances. Finally, the campus and HC-controlled facilities must be places to which people willingly come, stay and where they are inspired to achieve their desired future.

- **Promote environmentally sound college operations.**

The campus and HC-controlled facilities should have easy access to public transit and HC should construct or reconstruct energy efficient structures, reduce greenhouse gas emissions, minimize the use of new materials and maximize the use of recycled materials, and generate or apply alternative energy technology. View corridors and green spaces should be maximized. Landscaping should minimize the use of potable water for irrigation, promote the use of native plants, provide habitat for wildlife and reduce storm water runoff.

Highline College Master Plan

Introduction and Goals

- **Strengthen HC’s ties with the communities in which it operates.**

HC attracts large numbers of people to its Des Moines campus each weekday and often on weekends. HC should work with the surrounding jurisdictions to permit modern structures that enhance learning, reduce the consumption of municipal and utility services, and minimize the effects of HC’s activities on nearby neighborhoods. Similar collaboration should occur in other jurisdictions in which the College has a significant physical presence.

The College Master Plan goals support the College’s Mission and Strategic Plan. In addition, the College Master Plan is consistent with the spirit of HC’s Core Theme #3, “Build valuable relationships and establish a meaningful presence within Highline College’s communities” by acknowledging the partnership between HC, the local government jurisdictions in which it operates, and community partners; and Core Theme # 4, “Model sustainability in human resources, operations, and teaching and learning”, by constructing energy efficient, sustainable buildings and infrastructure that support teaching and learning.

1.4 SUMMARY

HC has developed a prioritized list of future capital projects after an analysis of program needs, enrolment trends, and Facilities conditions. The next major capital project priorities are outlined below:

Highest Priority Capital Project (Short Term Plan)

- Health and Life Sciences Building (Renovation of Building 26; Replacement of Buildings 5 and 11)

Future Capital Project Proposals (Mid Term Plan)

- Engineering, Arts, and Faculty Offices (Renovation of Building 23; Replacement of Buildings 15 and 18)
- Welcoming Center and Classroom Building (Replacement of Building 16)

In addition to the above major capital projects, a Residence Hall could potentially be developed in the Mid Term Plan. HC also seeks to continue development of satellite locations, to maximize opportunities to better serve our local communities.

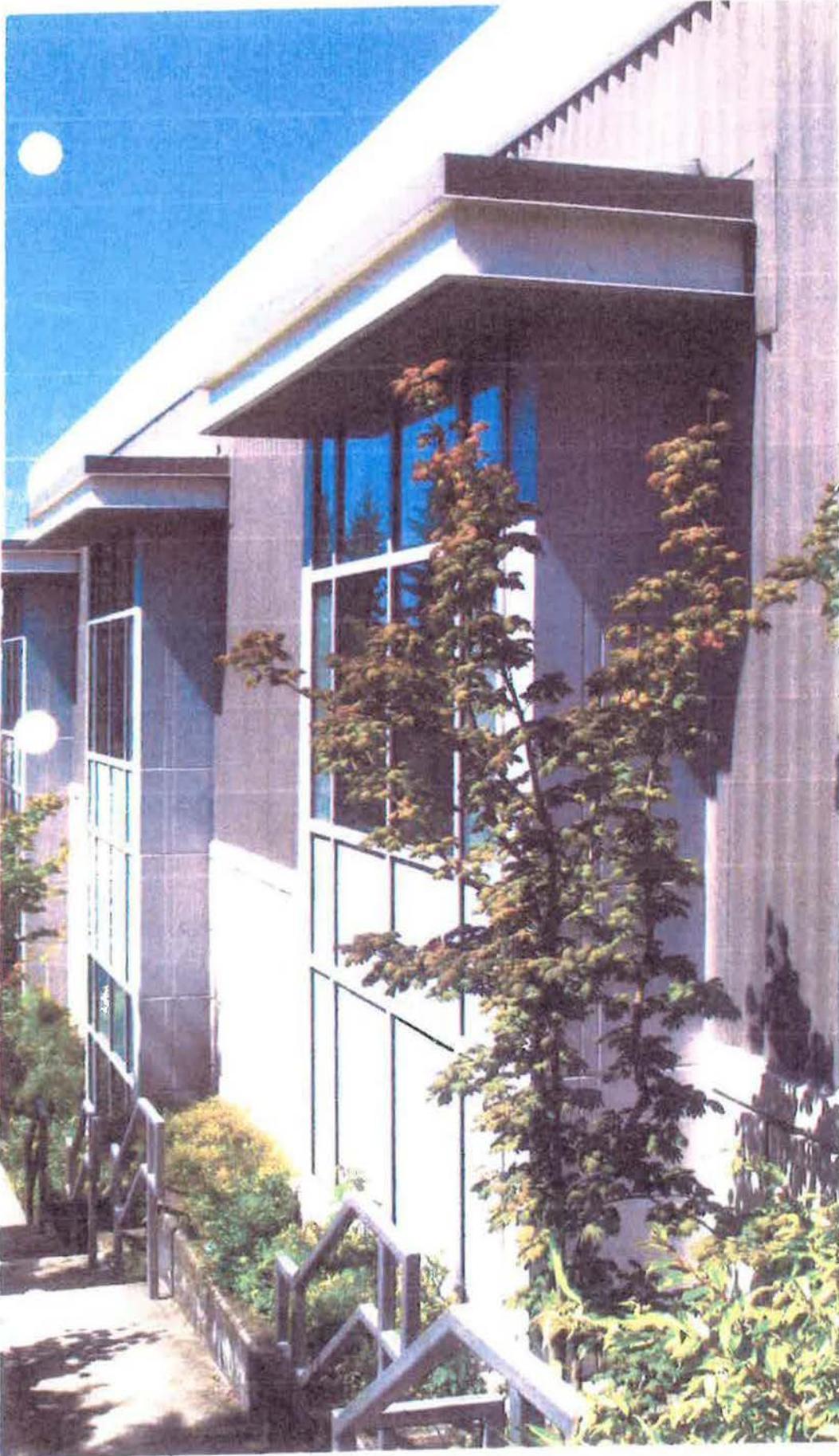
After this section, the Master Plan document is organized into four sections and an appendix. These sections include:

- Existing Conditions Analysis
- Programs Needs Analysis
- Implementation Plan
- Preservation Plan
- Design Guidelines
- Drawings and Diagrams
- Appendix

The appendices support the information presented in the sections that follow this Executive Summary.

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4.0
IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

The Implementation Plan serves as a guide for future development on campus, based on the College's priorities, program needs, and existing building & site conditions. It is intended to provide a road map for prioritizing and completing projects on campus, as funding becomes available. Master plan diagrams that follow the narrative below illustrate general locations established for proposed capital projects and other infrastructure improvements. An accompanying Implementation Plan outlines potential target dates for submitting Project Request Reports (PRRs) for major capital projects to the state and the commencement of design and construction project phases.

The Short Term Plan, guided by current known initiatives, prioritizes program growth and development through the year 2020. The Mid Term Master Plan provides a framework for future development, and may take until 2030 to accomplish the projects identified, dependent upon availability of funding.

4.1 MAJOR CAPITAL PROJECTS

Short Term Plan

- **Building 26 Health and Life Sciences (includes demolition of Buildings 5 and 11)**

Highline College's health and wellness-related programs are among the college's most vibrant, in-demand, and high-quality offerings. However, the laboratories, classrooms, and academic resources that support these programs today are housed in scattered, inadequate spaces that limit enrollment growth and undermine collaboration, resource-sharing, and innovation. The renovation of Building 26 into a Health and Life Sciences Building will collocate and improve facilities for complementary programs in the health and wellness programs including Nursing, Medical Assisting, Respiratory Therapy, Polysomnography, and Personal Fitness Trainer. This project will improve the quality of lab spaces with current technologies and maximize resources through the shared utilization of space. Further, this project will replace two faculty buildings (Buildings 5 and 11) that have consistently scored as the worst buildings on campus for the past three biennia. Both buildings have been documented through intensive level WISAARD forms as part of the 2016 Highline College Cultural Resource Survey. Collocating faculty with the Health and Wellness programs will make faculty more accessible to students, and facilitate student-teacher interactions.

Mid Term Plan

- **Building 23 Renovation and Addition (includes demolition of Buildings 15 and 18)**

Building 23 was built in 1975 and is currently a lab and classroom building. This building requires ADA, mechanical, electrical and interior functional space upgrades to meet the current technological and programmatic needs of the College. The programs planned for the renovation of Building 23 include the Engineering and Arts programs currently located in Building 16, and the Instructional Design Studio currently located in Building 25. Furthermore, an Addition is planned on the east side of Building 23 to house Faculty offices that will be displaced with the demolition of Buildings 15 & 18. These two small stand-alone faculty buildings are among the worst buildings on campus, are not accessible, and are not conducive to fostering student interaction with faculty. Faculty integration in buildings with instructional programs will provide a more collaborative environment for learning. Buildings 15 and 18 were documented through intensive level WISAARD forms as part of the 2016 Highline College Cultural Resource Survey.

Highline College Master Plan

Implementation Plan

▪ **Building 16 Replacement**

Building 16 currently houses the engineering and arts programs. These programs will relocate to Building 23 upon completion of the renovation/addition noted above. Building 16 is planned to be replaced with a new Welcoming Center and Classroom Building. Building 16 has been documented through intensive level WISAARD forms as part of the 2016 Highline College Cultural Resource Survey. It is anticipated that the new building will be a two-story building to minimize the building footprint and provide more open area for landscape and views. The design will be compatible where feasible with the character-defining features of the 1960s era core academic campus design. It will be highly visible from the new campus entrance, serving as a focal point and integrating with planned pedestrian plaza improvements.

4.2 OTHER PROPOSED PROJECTS

Demolition of Chiller Plant - Building 25A

The existing chiller no longer functions as designed and leaks. The cooling tower is also severely deteriorated and leaks. This 950 sf building will become obsolete upon completion of a new chiller with the Building 26 Renovation, and chiller replacements at Building 23 and 25. Building 25A chiller plant is anticipated to be demolished by the end of the Short Term Plan.

Minor Improvements/Interior Remodels

In addition to proposed major capital projects, the College will pursue funding for minor renovations to improve the instructional space of deficient buildings. Below is a list of current known priorities.

- Building 25- 6th Floor remodel for the Academic Success Center and Cohort Classrooms
- Wellness Lab- to be completed in the former first floor Maintenance space in Building 26
- Building 21- Minor remodel to convert a portion of the first floor to Faculty Offices
- Building 12- Interior remodel to convert existing Biology Labs to classrooms
- Building 27- Locker Room exterior, roof, and mechanical upgrades
- Building 28 and 28A - Gym upgrades, including roof replacement, lighting, and mechanical upgrades

Other remodels to be completed as funding becomes available.

Residence Hall

A potential residence hall, located on the west side of the campus, is a proposed mid-term alternatively funded project. The proposed residence hall would have a capacity of approximately 300 beds. A wetland exists on the southeast portion of the tennis courts. Current regulations require that the residence hall have a building setback of 90'-0" from the wetland edge (i.e., an 80 foot buffer + 10/0" setback). It is anticipated that parking and stormwater management for the Residence Hall will be accommodated within that development.

Off-Site Programs/Satellite Locations

The College is actively pursuing opportunities for off-site facilities. The intent of the College is to develop for-credit off-campus courses combined with advisors to enable students to either transition to college level courses on the main campus or on-line. The focus for these satellite locations is Burien, Tukwila, and Federal Way. The College will also continue to strengthen its ties to the communities it serves through outreach, community education, and ABE/ESL classes at local community centers.

Highline College Master Plan

Implementation Plan

4.3 SUMMARY OF NEW AREA/DEVELOPMENT

The following table summarizes the proposed new area of major projects, and building demolition. Minor improvements are not listed, as these are primarily interior remodels with no change in building area.

Highline College Master Plan - Proposed Development

Short Term Plan (2016 - 2020)	Building Area (square feet)	Notes
Existing Building Area Main Campus	544,782	Excluding Mast Center located off campus = 3,871 sf
Existing Building 99 Outreach Center	30,400	Leased Space
Building 26 - new Area/Addition	14,602	
Buildings 5 & 11 - Demolition	-8,120	
Building 25A - potential demolition	-950	Estimated end of 2019
Subtotal Campus Buildings Short Term Plan	580,714	
Net New Area Short Term Plan	5,532	

Mid Term Plan (2021 - 2029)	Building Area (square feet)	Notes
Campus Building area at end of Short Term Plan	580,714	
Building 23- new Area/Addition	24,000	
Buildings 15 & 18 - Demolition	-8,588	
Building 16 - Demolition	-22,879	
New Building to replace Building 16	26,879	
Subtotal Campus Buildings Mid Term Plan	600,126	
Net New Area Mid Term Plan	19,412	Not including Student Housing below

Note: the above does not include minor remodels, as there is no change in building area

Residence Hall Mid Term Plan (2021 - 2029)	Building Area (square feet)	Notes
Potential 300-bed Student Housing	101,540	Parking and stormwater management for Residence Hall to be accommodated within that development.

Highline College Master Plan

Implementation Plan

4.4 CIRCULATION, PARKING, AND SITE IMPROVEMENTS

Short Term Plan Site Improvements

▪ Main Campus Entrance and East Lot North Parking Improvements

The College is situated on one of the busiest arterials in the region, providing good access for students coming from the north. However, the College is nearly invisible from Highway 99. The only access to the campus directly from Pacific Highway is a one-way alleyway (South 236th Lane) next to a fast-food restaurant. Sound Transit plans to develop and widen South 236th Lane in association with the new transit center and link rail station to be located directly east of Highline College. Improvements to the north side of the east parking lot will be required to align with the new 236th Lane improvements. This will become the new main entrance to the campus. A new monument entry sign, pedestrian paths, plaza, bike lane, parking and landscape improvements is planned in conjunction with the main entrance improvements.

▪ Parking Improvements at North Lot

A gravel parking lot currently exists west of the north parking lot, and serves as overflow parking for the campus. This is planned to be paved in the short term plan to accommodate parking, and it will eventually serve to connect to a road linking the north and south lots as anticipated in the mid term Plan

▪ Permaculture and Garden

A permaculture garden is planned by HC's permaculture program to be located near the existing stormwater pond in the short term plan.

Mid Term Plan Site Improvements

▪ East Lot South Entry and Parking Improvements

Campus entry improvements and additional parking are envisioned for the south side of the East lot, accessed from 240th Street. East Lot is the favored location for its proximity to most of the academic buildings and student services, and it is used by most visitors because it is the first lot that people find. This project will add approximately 80 parking stalls, and include landscape improvements and campus entry signage.

▪ Connector Road and South parking lot improvements

A road connecting the north and south parking lots together is envisioned to be located west of the existing track. Currently, students searching for parking in the south lot must exit the campus if the south lot is full, and go around the campus via 240th Street and 20th Avenue to access the entrance to the north parking lot, where the majority of parking is located. This new connector road will help to facilitate vehicular circulation and parking internal to the campus. Additional parking could potentially be added on the north side of the south parking lot near the connector road.

▪ Signage and Wayshowing

Campus entrance signage will be replaced with parking improvements noted above in the short and mid term plan. A monument sign is planned at the new main entrance off of Pacific Highway. Other campus entry signs will be of the same family as the monument sign, but at a smaller vertical scale. Campus informational signage "i-spots" and building signage will be replaced as funding allows. Please refer to design guidelines for recommended signage standards.

▪ Pedestrian Improvement - East Edge

Pedestrian sidewalk and plaza improvements to note main campus pedestrian routes from the east parking lot are planned in conjunction with Signage and Wayshowing improvements.

Highline College Master Plan Implementation Plan

- **Bike trail**

The City of Des Moines has requested a bike trail connection to Highline College from the Barnes Creek trail. The City has plans for improvements to add a bike lane to S. 240th Street. The bike trail connection could potentially start by the existing asphalt trail near the tennis courts near S. 240th Street, travel towards the north parking lot, and connect to east parking lot in the mid term plan. A bike lane will extend from east parking lot to the new entrance improvements, connecting to the proposed bike lane by Sound Transit, leading towards the new transit center. See Mid Term Plan diagram for route.

- **Grandstand and Turf Replacement**

A grandstand is planned to be added on the east side of the existing track, and the grass soccer field is planned to be replaced with synthetic turf. Outdoor lighting improvements are planned in conjunction with the new grandstand in the mid-term plan.

- **Accessibility site improvements**

Accessible ramps will be added to connect to the existing stair leading towards Buildings 27 and 28 on the west side of campus in the mid term plan.

5.4 INFRASTRUCTURE AND MAJOR REPAIR PROJECTS

The following campus infrastructure and major repair projects have been prioritized by HC Facilities staff, and will be completed as funding allows. Priorities are:

- Replace failing storm and sanitary pipes
- Replacement of Victaulic connections in Building 25 and utility tunnels
- Roof replacements/repair of select buildings including Buildings 2, 27, and 28.

4.5 LONG TERM GOAL

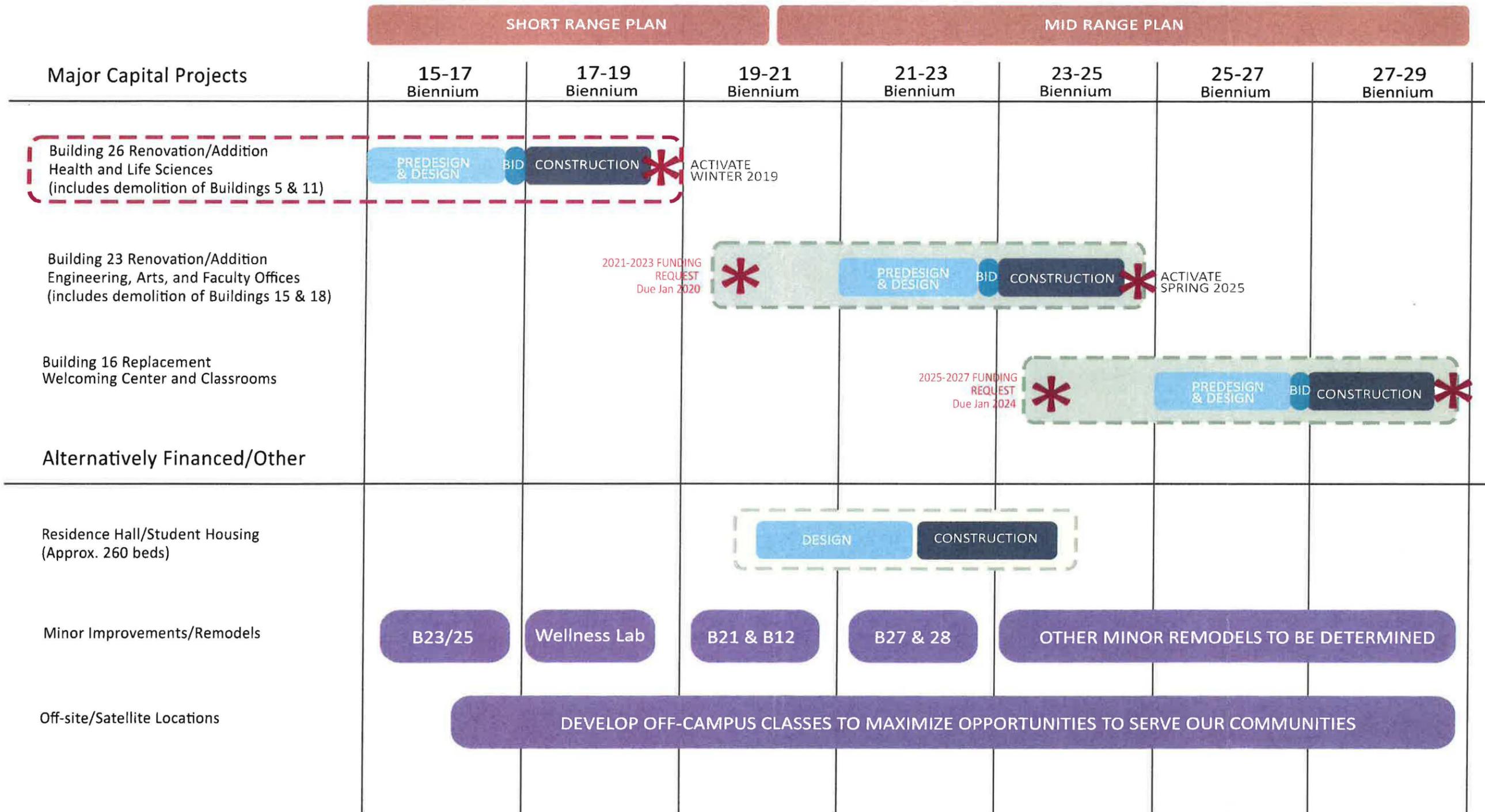
It is the goal of the College to replace small, aging, outdated facilities with quality, sustainable buildings designed for instruction. Consolidation of multiple, smaller buildings into larger, state of the art facilities will more efficiently utilize operating dollars. The College will be able to realize reduced maintenance and lower operating expenses due to new energy efficient systems. Multiple story buildings would also offer the cost benefit of vertically aligned construction housed under a single roof structure. Furthermore, consolidation of like programs within the same facility will further allow the College to maximize its resources through the shared utilization of space.

The proposed projects outlined in this College Master Plan extend though the end of the 2029 for the Mid Term Plan. This Master Plan and SEPA review is for proposed projects identified through 2029. Towards the end of the mid-term plan, the college will review needs and priorities to determine the next set of projects for development beyond 2030.

Long term plans for existing cultural buildings include maintaining Building 7. This building is a part of the original campus core and has unique characteristics. The Preservation Plan is included in the next section. The campus cultural survey survey is included in the Appendix.

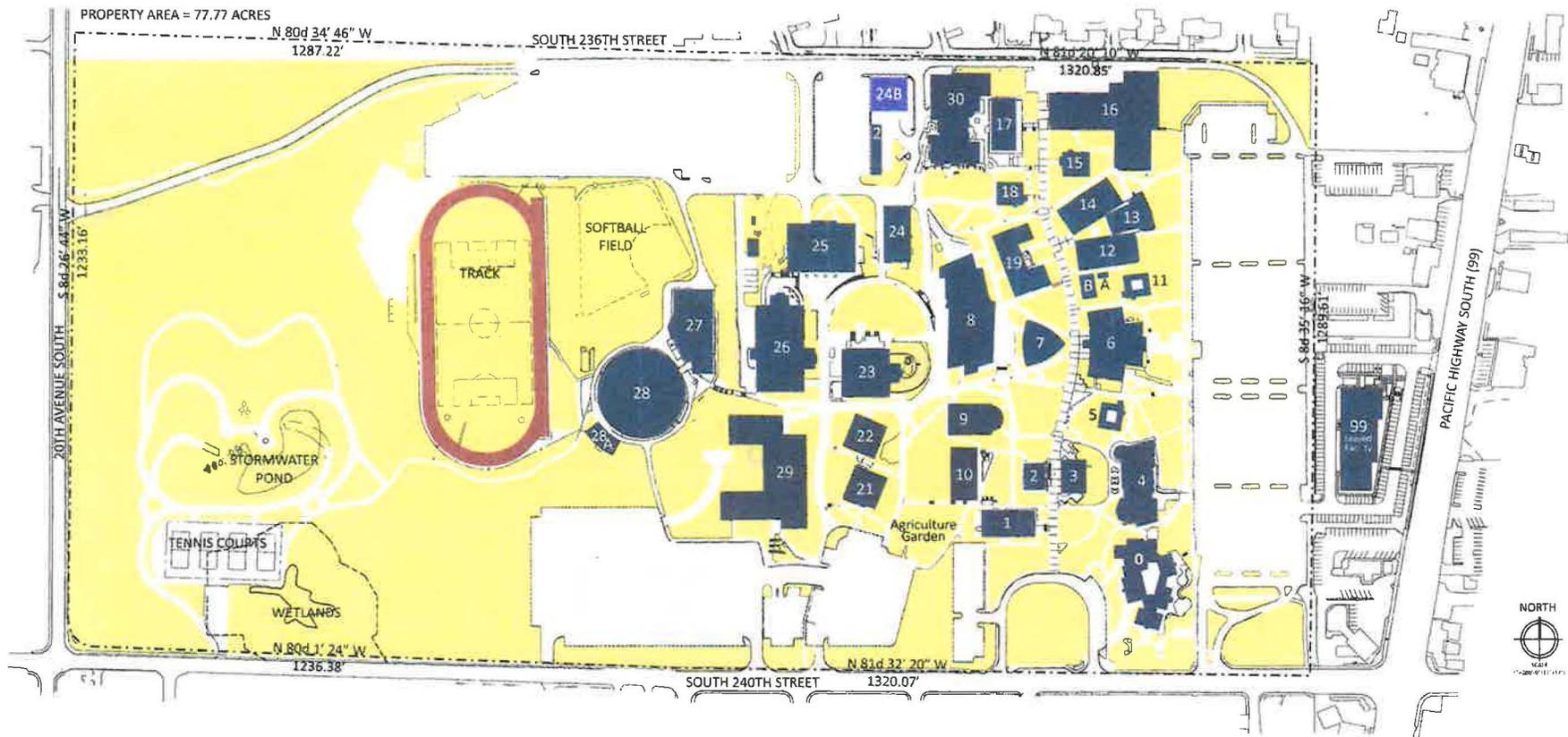
HIGHLINE COLLEGE MASTER PLAN

Implementation Plan-Major Projects



-  FUNDING FROM 2015-2017 BIENNIUM REQUEST
-  PLANNED FUNDING REQUESTS FUTURE BIENNIA
-  PLANNED ALTERNATIVELY FINANCED PROJECT
-  PLANNED MINOR IMPROVEMENT & LOCAL FUNDS

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LEGEND

- | | | | |
|---|---------------------|---|------------------|
|  | EXISTING BUILDING |  | NEW CONSTRUCTION |
|  | PROPOSED RENOVATION |  | EXISTING PARKING |
|  | PROPOSED DEMOLITION |  | PROPERTY LINE |

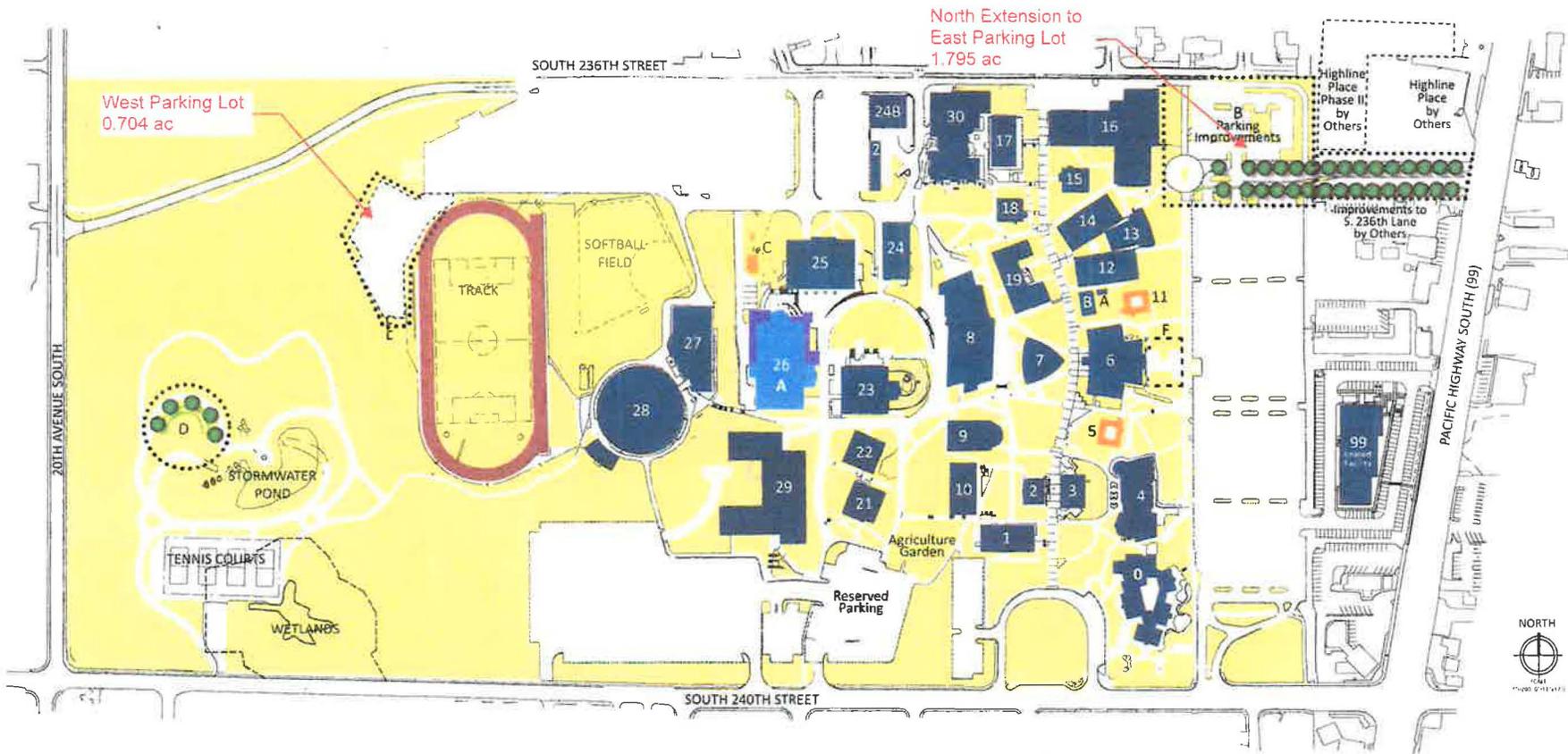
EXISTING CAMPUS PLAN - 2016

HIGHLINE COLLEGE MASTER PLAN

10/20/2017 #1111



McGRANAHAN architects



LEGEND

	EXISTING BUILDING		NEW CONSTRUCTION
	PROPOSED RENOVATION		EXISTING PARKING
	PROPOSED DEMOLITION		VERTICAL ELEMENT
			BIKE PATH

SHORT TERM PROJECTS

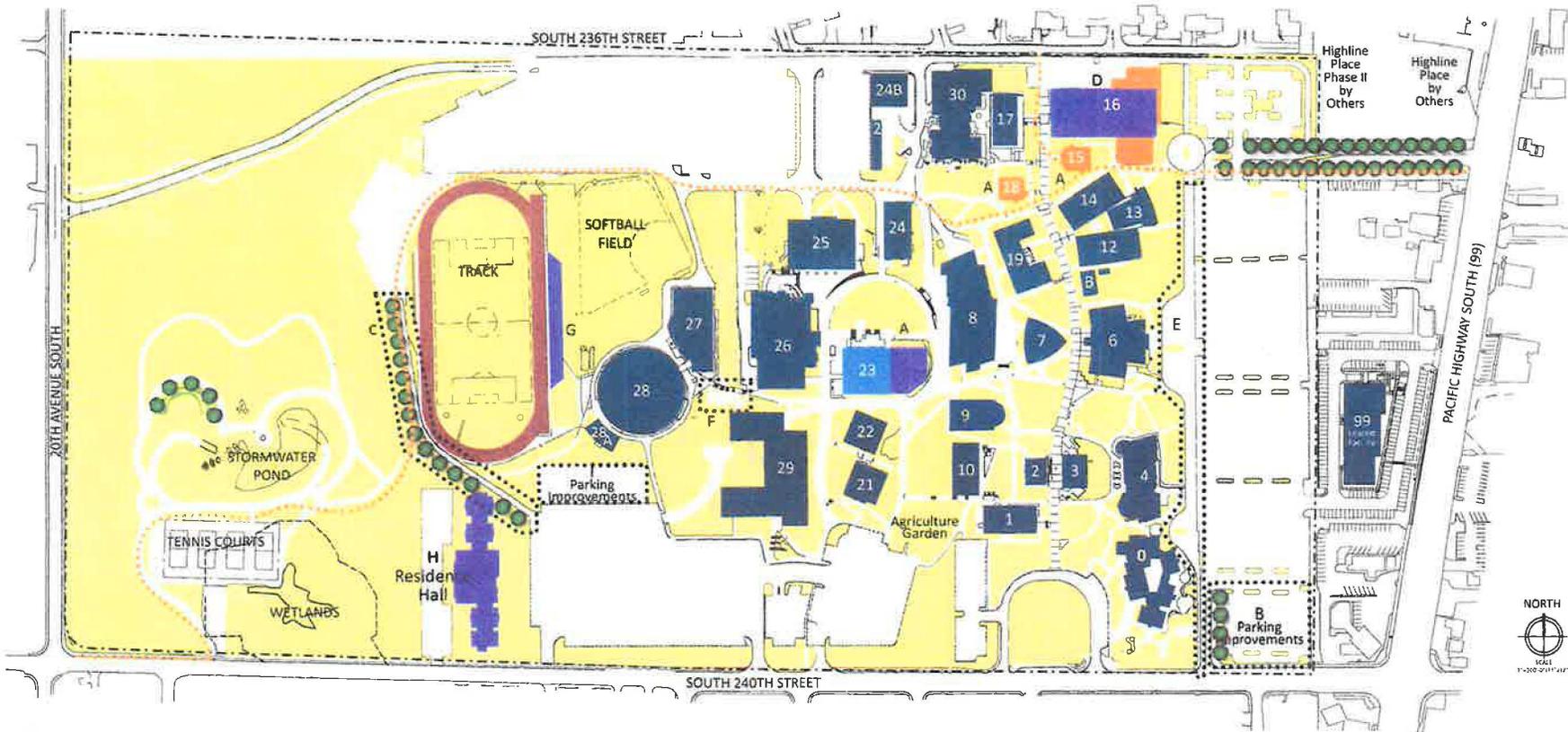
- A - BUILDING 26 HEALTH & LIFE SCIENCES RENOVATION/ADDITION (Includes Demolition of Buildings 5 and 11)
- B - PARKING & ENTRANCE IMPROVEMENTS
- C - DEMOLITION OF CHILLER PLANT
- D - PERMACULTURE AND GARDEN
- E - PARKING IMPROVEMENT
- F - BUILDING 6 ENTRANCE CANOPY

**Exhibit 1
SHORT TERM PLAN**

SHORT TERM PLAN 2016-2020
 HIGHLINE COLLEGE MASTER PLAN
16 APRIL 2016



McGRANAHAN architects



LEGEND

- | | | | |
|---|---------------------------|---|----------------------|
|  | EXISTING BUILDING |  | NEW CONSTRUCTION |
|  | PROPOSED MAJOR RENOVATION |  | EXISTING PARKING |
|  | PROPOSED DEMOLITION |  | VERTICAL FOCAL POINT |
| | |  | BIKE PATH |

MID TERM PROJECTS

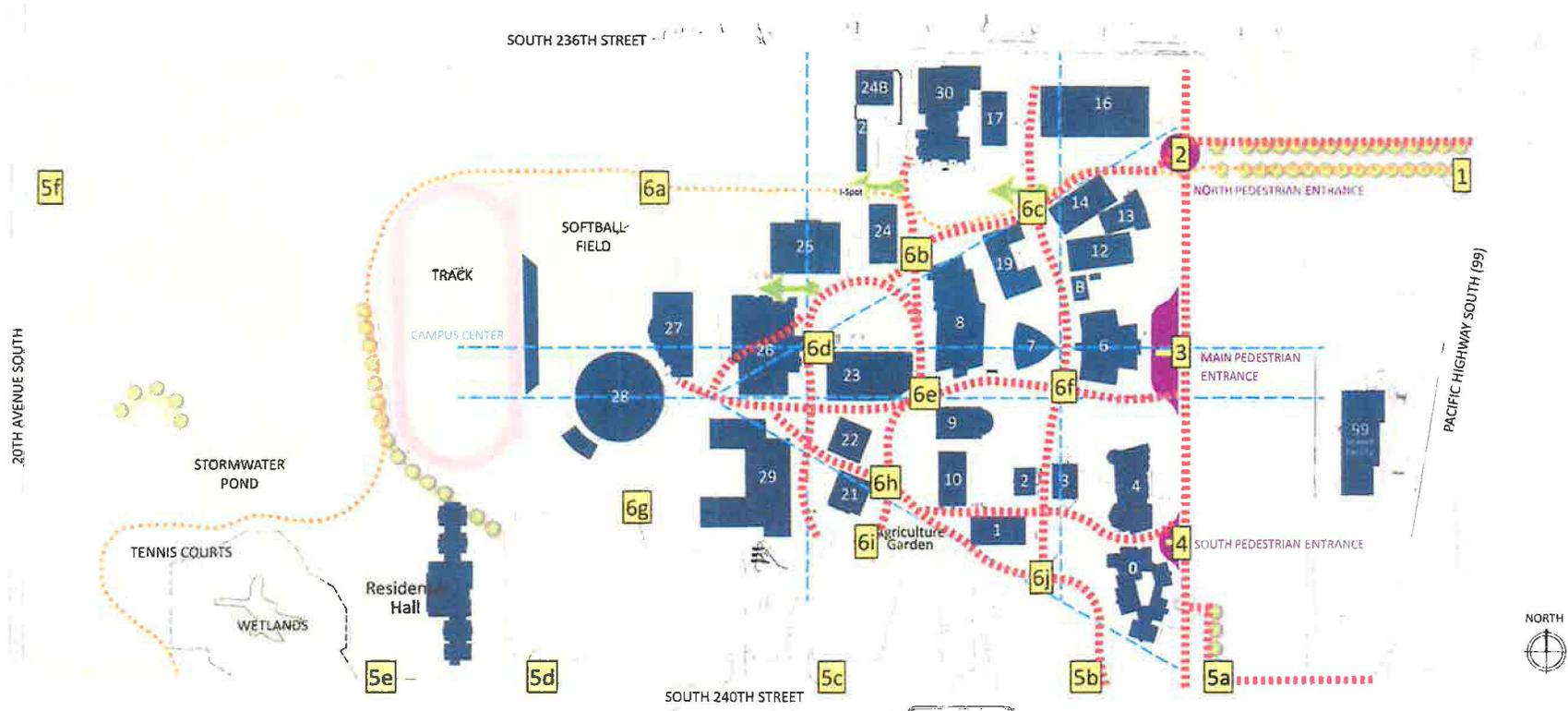
- A - RENOVATION BUILDING 23
(includes replacement of Buildings 15 and 18)
- B - PARKING & ENTRANCE IMPROVEMENTS
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- D - BUILDING 16 REPLACEMENT
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- F - ADA ACCESS TO BUILDING 27 & 28
- G - GRANDSTAND AND TURF REPLACEMENT
- H - RESIDENCE HALL
- I - POTENTIAL PARKING IMPROVEMENTS

MID TERM PLAN 2021-2029

HIGHLINE COLLEGE MASTER PLAN
11 MAY 2022



McGRANAHAN architects



LEGEND

- 1. Pacific Highway Entrance/Main Entrance
- 2. End of East Entrance Allée/North Pedestrian and Vehicular Entrance
- 3. Main Pedestrian Entrance
- 4. South Pedestrian Entrance
- 5a-f. South 240th Street and 20th Avenue South Entrances
- 6a-j. I-Spot Locations

PROPOSED SIGN LOCATIONS

HIGHLINE COLLEGE MASTER PLAN
26 APRIL 2016



McGRANAHAN architects

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Master Plan review for Highline College. The proposed project includes a phased redevelopment of the campus to include short term renovation/addition of Building 26, demolition of Buildings 5, 11 and 25A (Chiller), and east campus parking/entry improvements; mid-term development including Building 23 renovation/addition, demolition of Buildings 15 & 18, and replacement of Building 16 plus parking improvements, site improvements, and a potential Residence Hall.

Proponent: Highline College

Location of proposal, including street address, if any: 2400 South 240th St, Des Moines, WA 98198; King County Parcel # 162204-9013 & 162204-9016

Project File No: LUA2016-0025

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The terms of the mitigation are established in Exhibit 1 attached to this decision.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 25 days from the date below*. Written comments concerning the MDNS may be submitted to the Des Moines Community Development Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., December 5, 2016. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

Responsible Official:

Daniel J. Brewer, P.E., P.T.O.E.

Position/Title:

Planning, Building, and Public Works Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

November 21, 2016*

(Date)

Daniel E. Lathrop, Community Development Mgr.
(Signature)
for Dan Brewer

Project Lead Contact:

Grant Fredricks, Project Coordinator;
Email Address: gfredricks@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Mitigated Determination of Nonsignificance (MDNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on December 15, 2016. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.



EXHIBIT 1

LUA2016-0025 Mitigation Requirements

1. **Additional public services:** Should a net increase in demand for public services be created by any project or phase that adds square footage to accommodate increased enrollment, Highline College shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Highline College and the City a minimum of 5 months prior to the City issuance of the Certificate of Occupancy.
2. **Parking:** Each project or phase shall demonstrate compliance with chapter 18.210 DMMC – Loading Areas and Off-Street Parking. Prepare and submit a Traffic and Parking Impact Memo that addresses project specific impacts, transportation impact fees, and parking impacts for each project. The memo shall be prepared for each phase acknowledging the net traffic trip changes, traffic distribution patterns and parking requirements per phase or project. The parking effects of the FWLE Kent/Midway Station should be included in the project Memo at that time. The off-site parking should not be included into parking capacity unless there is a written agreement in place for such parking. The off-site parking that accommodates approximately 125 vehicles is not under control by the college and cannot be relied upon moving forward. Without these off-site parking locations it must be acknowledged that going forward, parking will be unaccounted for as the college expands. Therefore, parking studies will be required for future expansion on a project by project basis. Consider raised pedestrian walkways in the parking lots.
3. **Frontage Improvements for S. 240th St:** Per the September 15, 2016 Letter of Understanding between the City and the College, the total project cost of South 240th Street is approximately \$6.3M according to the City's 2016-2022 TIP. The College's share of the project cost is to be based on approximately 2,300 lineal feet of Highline College frontage along South 240th Street. The College's share of the project cost is to be distributed among all future campus development projects of net increase in square footage, including Building 26 and Student Housing Project. The resultant share of the project cost is \$15.70/SF. Frontage improvement fee for Building 26 will be \$86,852.40 based on a net increase of 5,532 square feet. Actual fee for all other future College projects to be determined at building application process, depending on actual net increase in square footage as well as other relevant factors, including completion of the planned improvements on S. 240th St, at the time of building application. Until the City's project is complete, the resultant College share of \$15.70/SF of net increase shall be in place.
4. **Surface Water Management:** The Master Plan Technical Information Report (TIR) Project Overview describes the pond conditions and that it is performing as was designed. However, it is not clear what flow control performance standard is being applied to the future Master Plan projects. All future projects are subject to the Level 2 flow control standard in accordance with the King County Surface Water Design Manual. A Level 1 flow control standard is being referenced within the TIR, Section 4, page 8. Depending on the re-calculations of the detention storage volume requirements for the projects, supplemental detention would be needed if the pond storage bank is exceeded for either pre-developed to existing or existing to developed conditions.
5. **Surface Water Design:** The 2016 King County Surface Water Design Manual (KCSWDM) has been adopted by the City and should be referenced as the current City drainage standards.
6. It should be noted that the Master Plan is a planning document and that all of the proposed future projects are not grandfathered under the 2016 KCSWDM. Only those projects that are under construction before January 1, 2022 may be vested to the 2016 KCSWDM. Each project will be reviewed for the standards that are in effect at the time

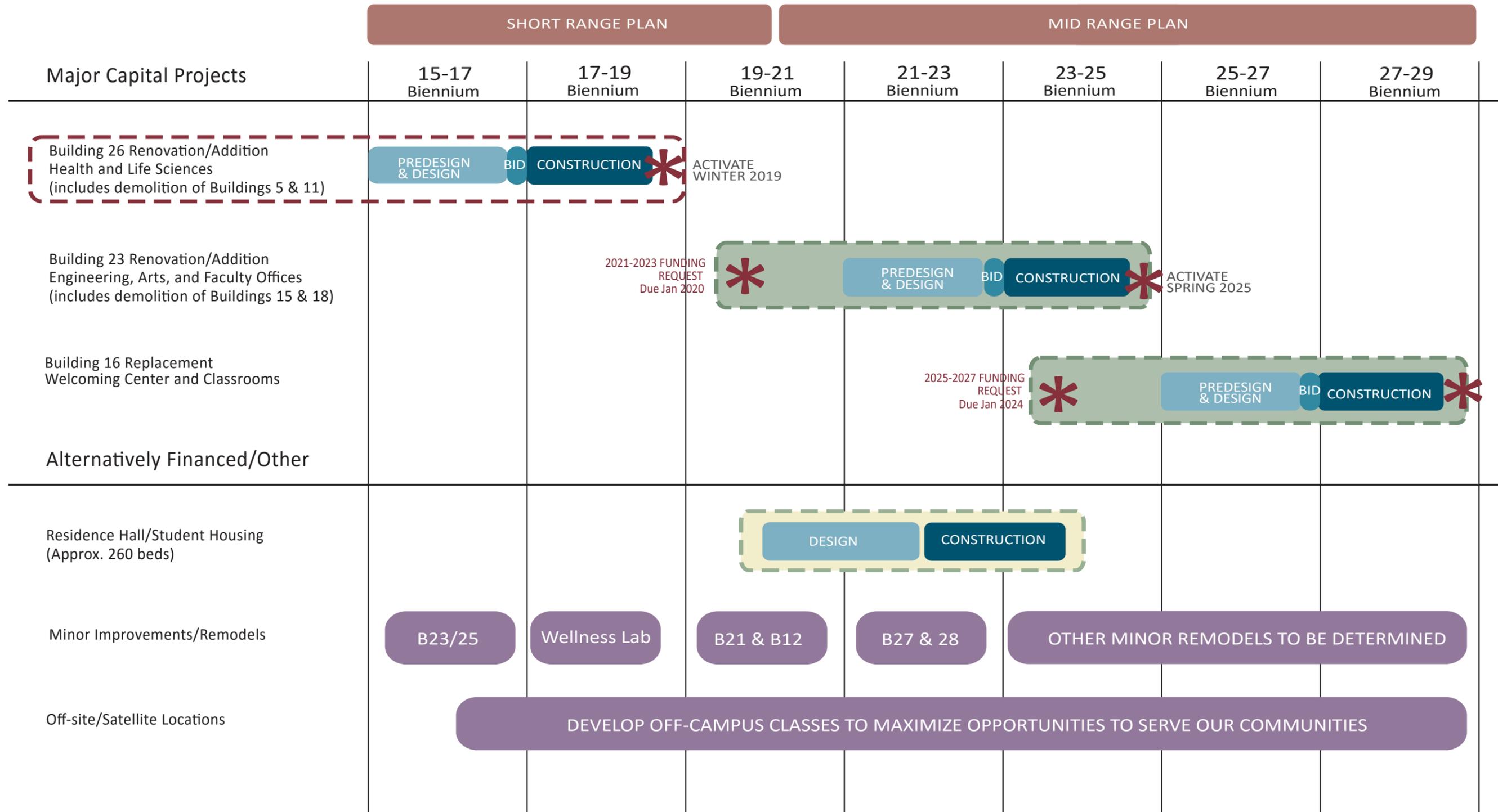
of project application submittal. In addition, a separate TIR will be required for each project (specific to that project) with the calculations and usage of the pond storage "bank". The Master Plan TIR may be amended and used for projects vested to the 2016 KCSWDM so long as certification of compliance from the Engineer-of-Record accompanies the amendment.

7. Landscaping: Each project shall demonstrate compliance with chapter 18.195 DMMC – Landscaping and Screening. Detailed landscaping and irrigation plans will be reviewed with each project/phase. Landscaping shall comply with the standards contained in chapters 18.95 and 18.195 DMMC.
 - a. Proposed landscape design shall be reassessed to consider the balance between security, a solid privacy screen on North end of property bordering the residential neighborhood, Crime Prevention Through Environmental Design (CPTED) principles and a walk/bike entrance for people entering campus or to access the light rail station. Consider different fencing (rod iron) and lighting. If the gateways are closed then a solid screen would be best using an aggressive plant barrier, to discourage cutting through.
 - b. An area for solid waste containers shall be provided on the property and screened in compliance with chapter 18.195 DMMC if the College changes its collection approach from a central collection area to multiple decentralized area. Please contact the customer service department of the solid waste collection provider regarding the design and location of any required enclosures to ensure that it is compatible with their equipment:
8. Signage: Signage will be reviewed under separate sign permit(s) for compliance with chapter 18.200 DMMC and building and electrical codes. Any proposed modifications to the sign code standards would be reviewed under a Comprehensive Design Plan Permit pursuant to DMMC 18.200.120 through 18.200.140.
9. Light Rail Station Access: Pedestrian and bike access to the light rail station through the campus from Barnes Creek Trail and neighborhoods to the west of the Campus should be identified as well as from the campus itself and neighborhoods from the north and south.

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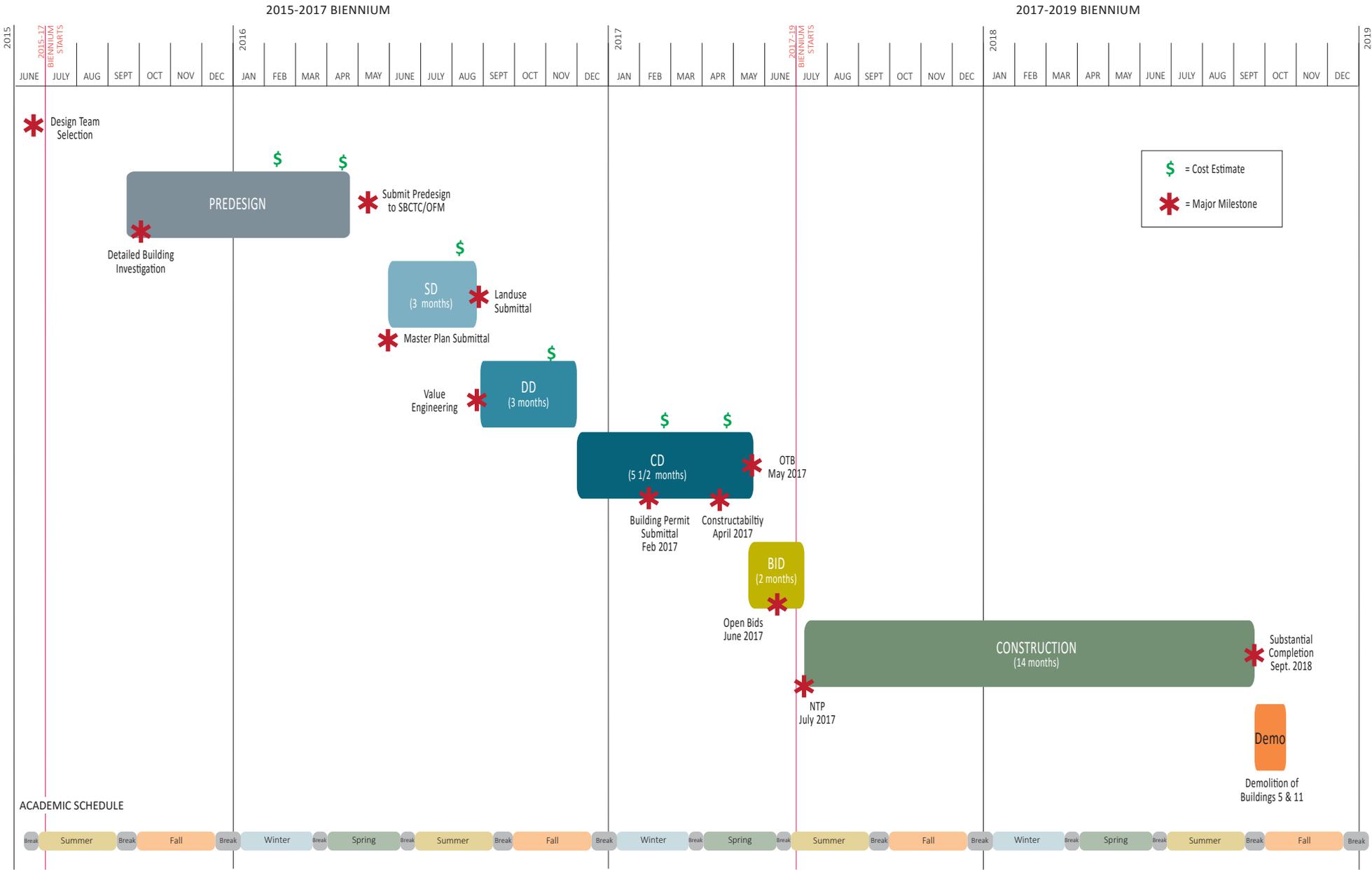
HIGHLINE COLLEGE MASTER PLAN

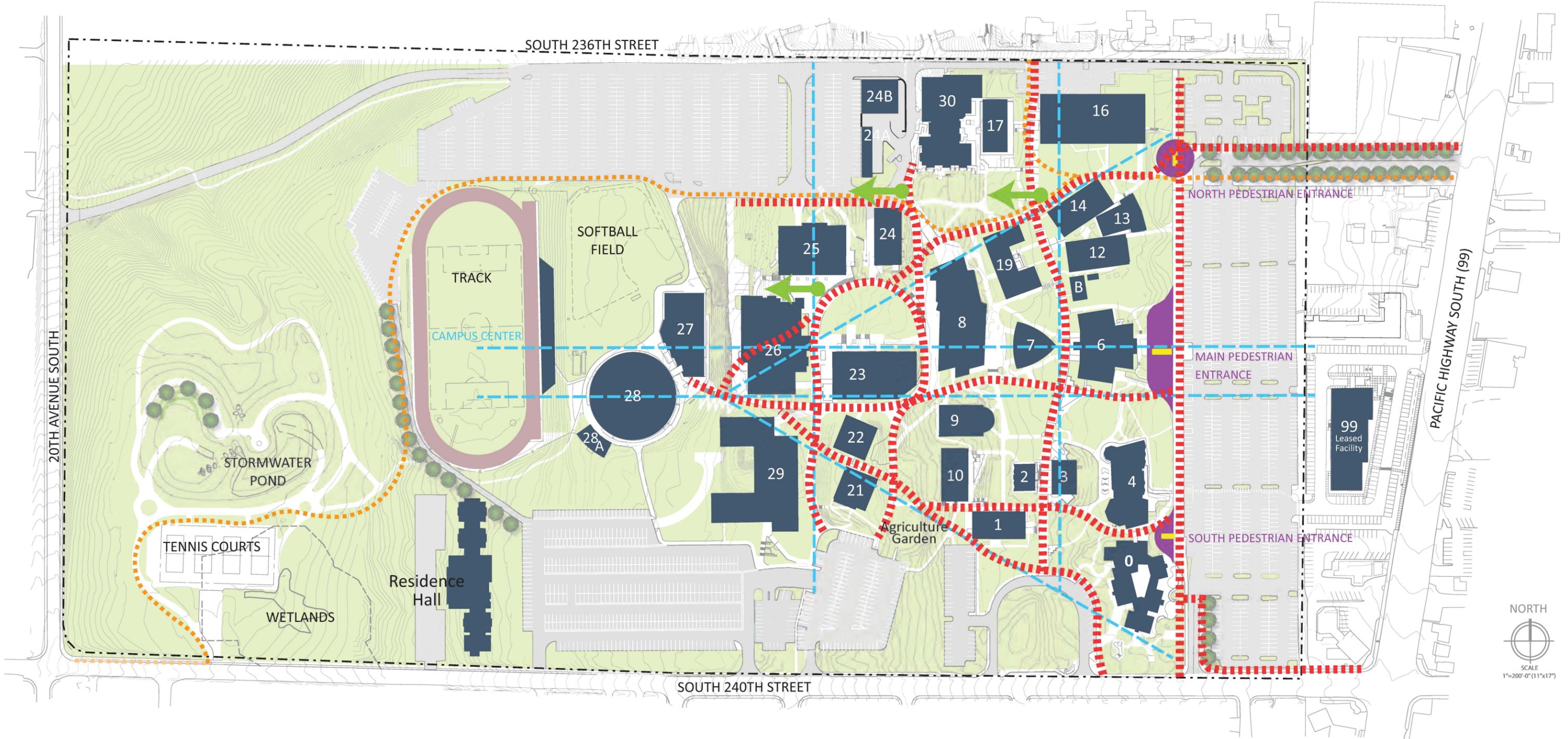
Implementation Plan-Major Projects



-  FUNDING FROM 2015-2017 BIENNIUM REQUEST
-  PLANNED FUNDING REQUESTS FUTURE BIENNIA
-  PLANNED ALTERNATIVELY FINANCED PROJECT
-  PLANNED MINOR IMPROVEMENT & LOCAL FUNDS

Project Schedule





LEGEND

- AXIS
- PRIMARY PEDESTRIAN PATH
- BIKE PATH
- PEDESTRIAN ENTRANCE
- VERTICAL FOCAL POINT
- VIEWPOINT

La Plaza Shopping Center

Kent-Des Moines Rd

Midway Subarea Plan (City of Kent)

SR 99

I-5

Pacific Hwy S

30th Ave S

S 236th Ln

Proposed Highline Place Development

Near-Term TOD

Near-Term TOD

Midway Subarea Plan (City of Kent)

Highline College

LEASED FACILITY 99

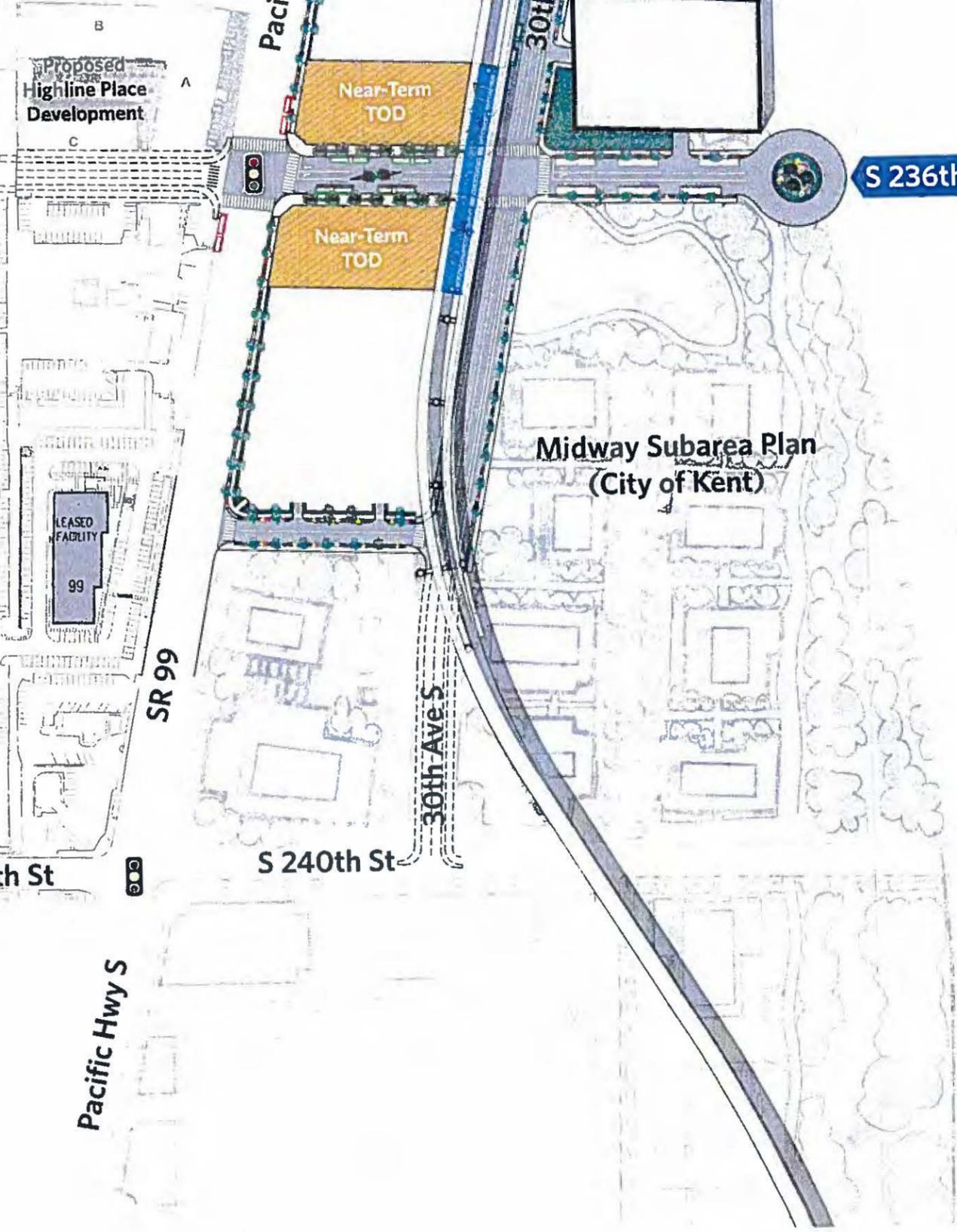
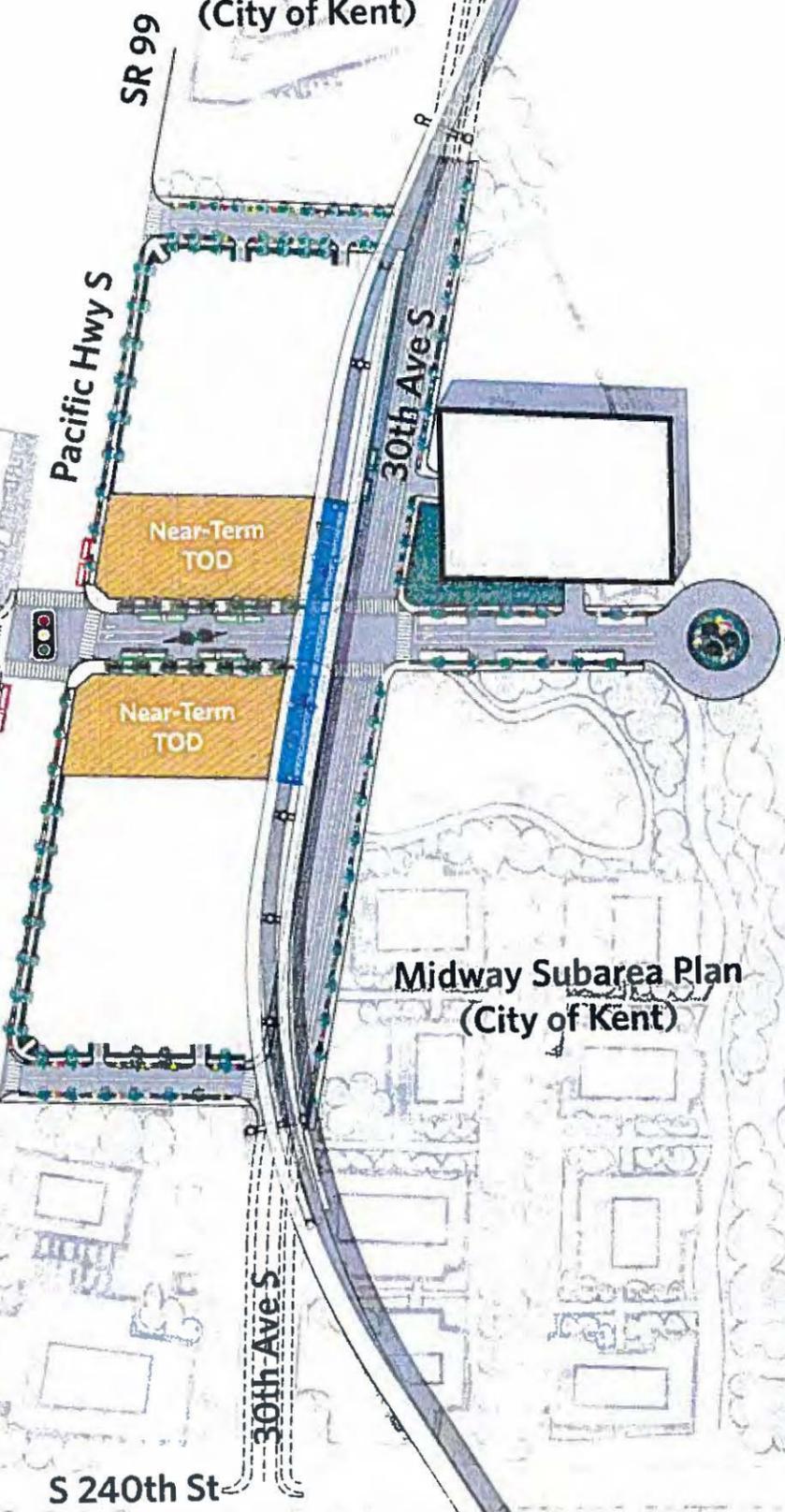
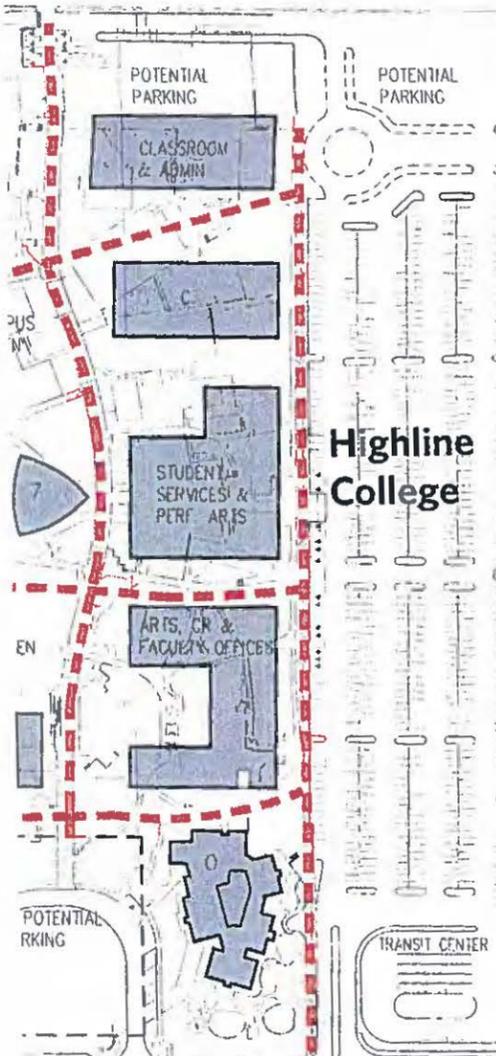
SR 99

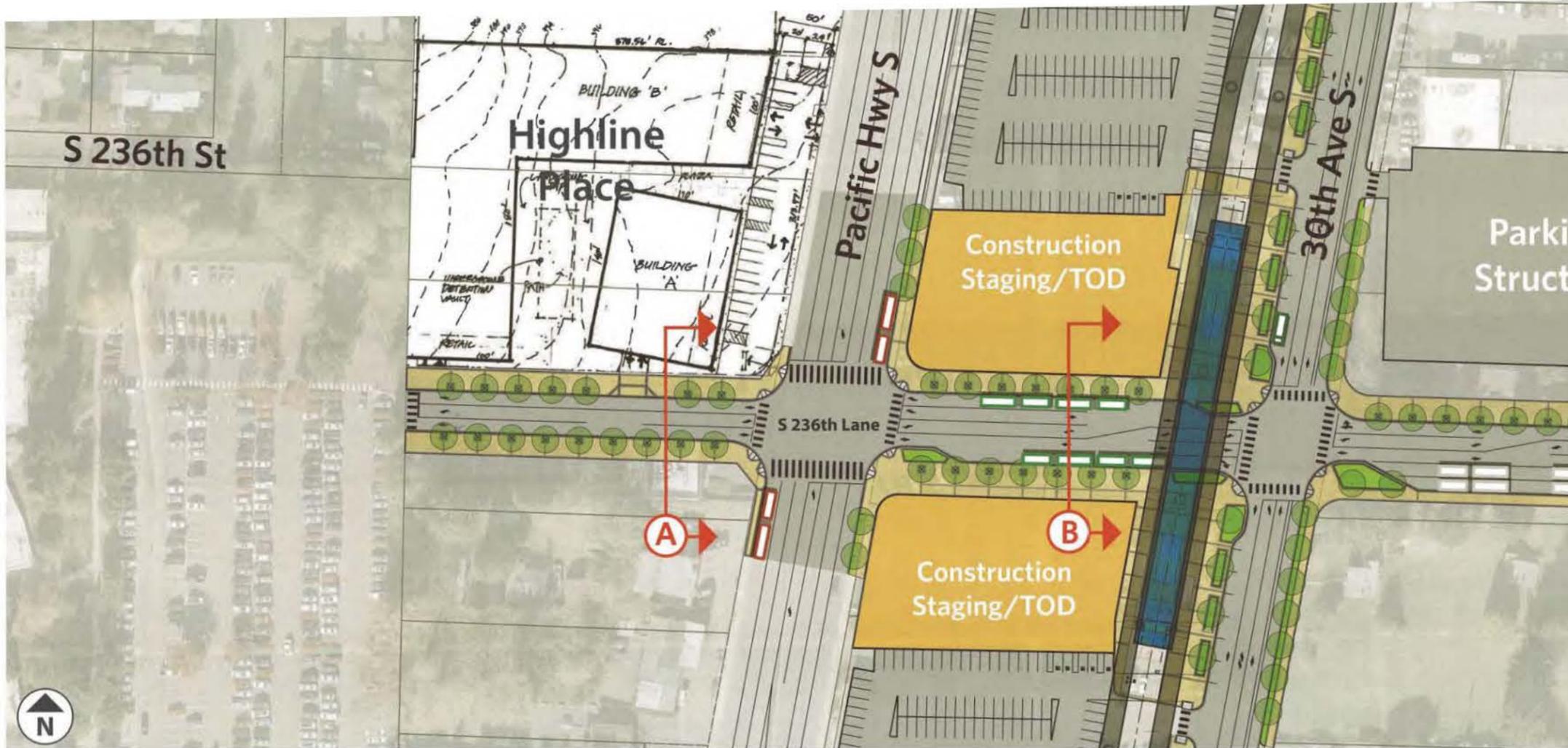
30th Ave S

S 240th St

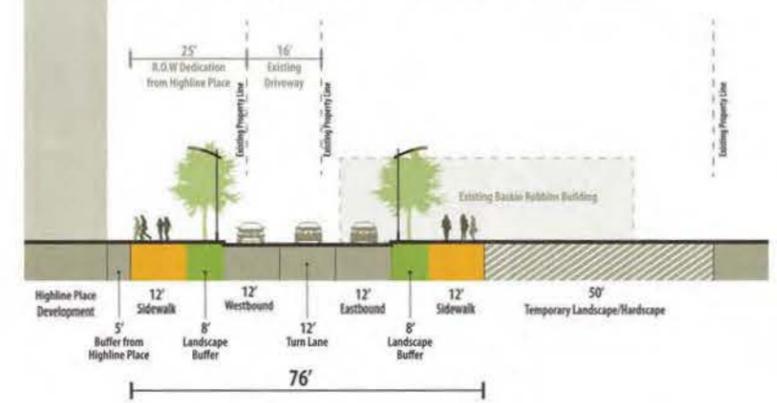
S 240th St

Pacific Hwy S



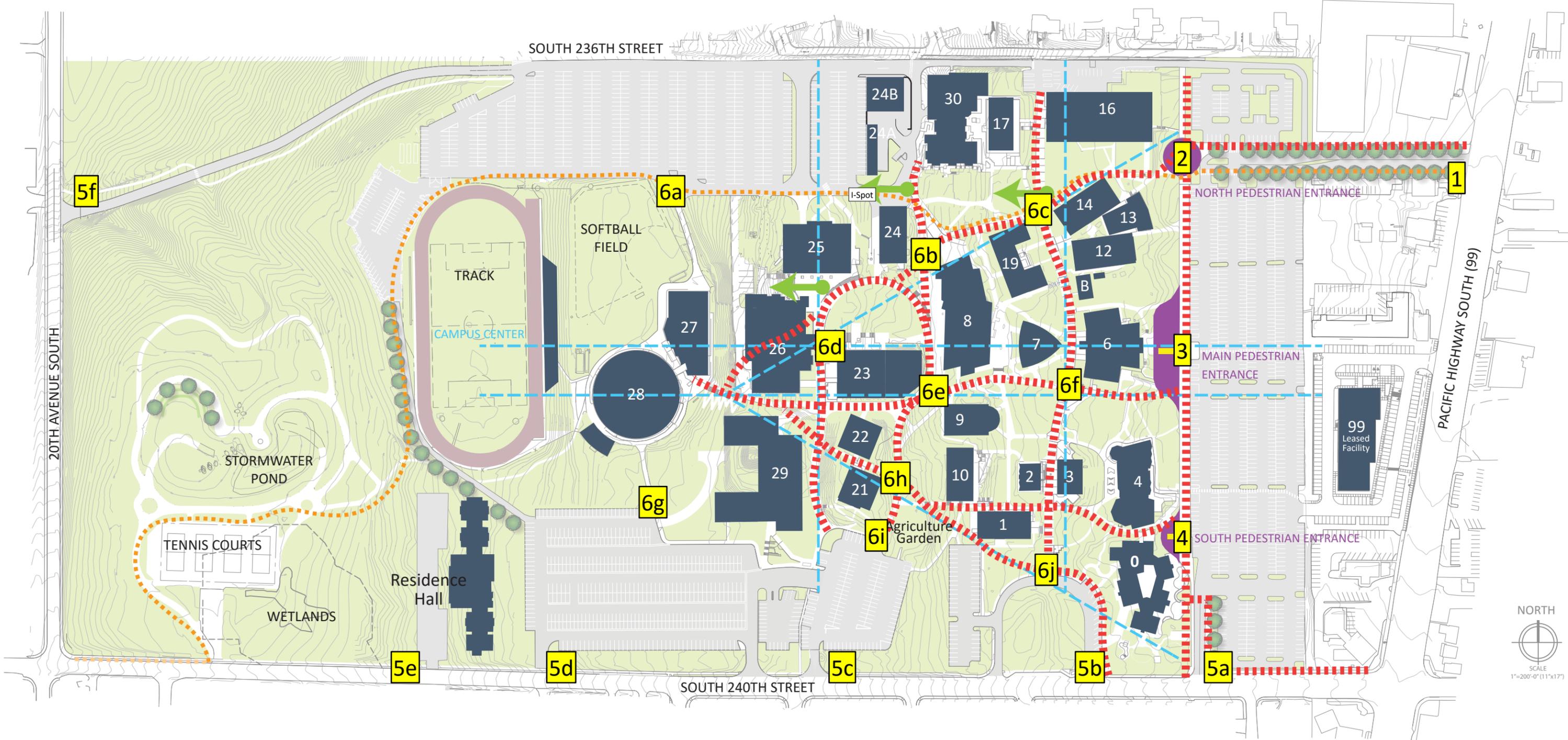


A S 236th Lane Cross Section - Looking East
(Between Highline College East Parking lot and SR 99)



B S 236th Lane Cross Section - Looking East
(Between SR 99 and 30th Ave S)





LEGEND

- 1. Pacific Highway Entrance/Main Entrance
- 2. End of East Entrance Allée/North Pedestrian and Vehicular Entrance
- 3. Main Pedestrian Entrance
- 4. South Pedestrian Entrance
- 5a-f. South 240th Street and 20th Avenue South Entrances
- 6a-j. I-Spot Locations

PROPOSED SIGN LOCATIONS

HIGHLINE COLLEGE MASTER PLAN
28 APRIL 2016



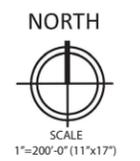


HIGHLINE
COLLEGE
East Entrance



A 3D architectural rendering of a blue rectangular sign. The sign is positioned in the center of a dark brown rectangular planter box. The planter box is filled with several green, succulent-like plants. The entire scene is set on a green lawn under a sky with a sunset or sunrise gradient. The sign features the following text:

HIGHLINE
COLLEGE
South Entrance 3



LEGEND

	EXISTING BUILDING		NEW CONSTRUCTION
	PROPOSED RENOVATION		EXISTING PARKING
	PROPOSED DEMOLITION		VERTICAL FOCAL POINT
			BIKE PATH

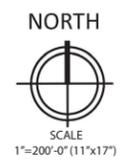
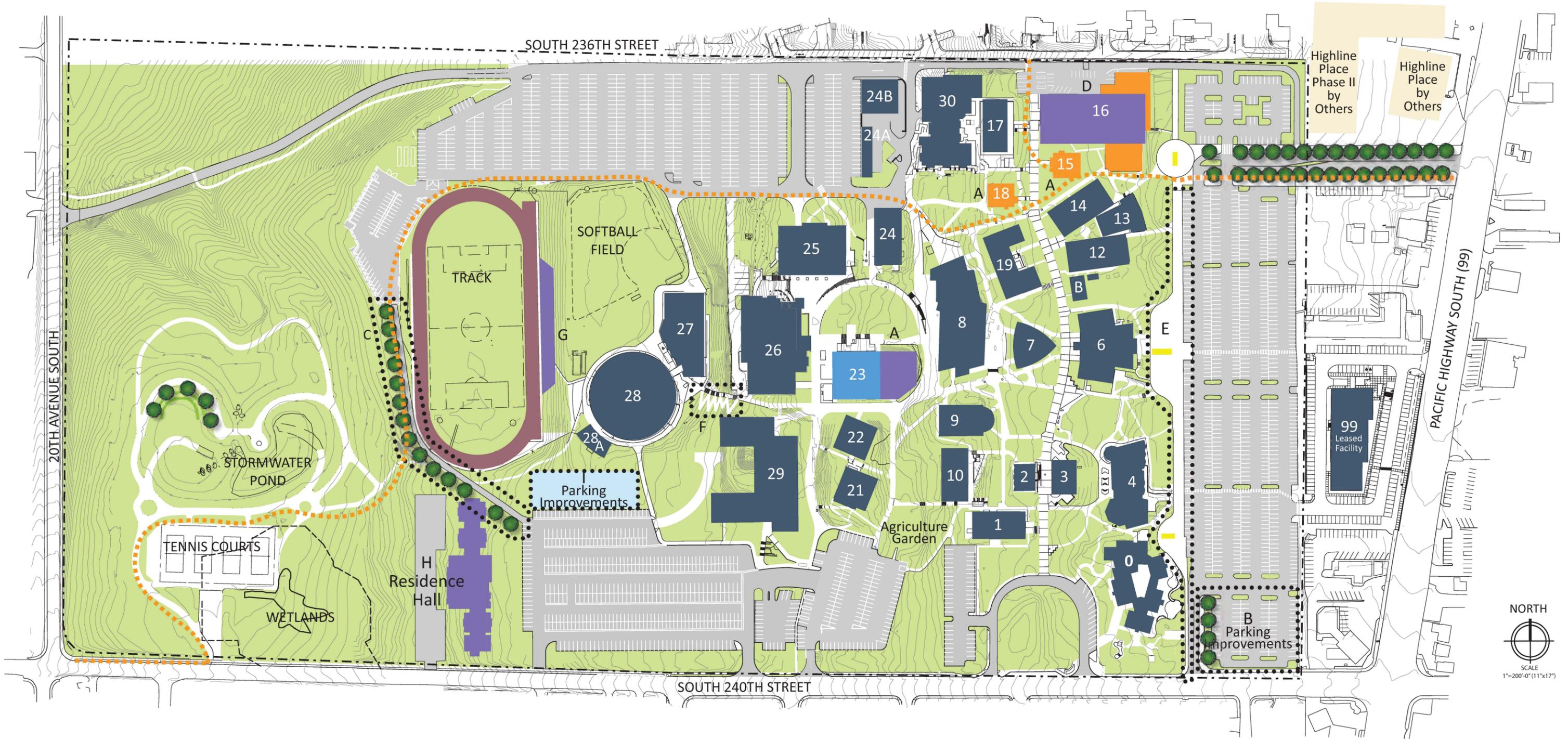
SHORT TERM PROJECTS

- A - BUILDING 26 HEALTH & LIFE SCIENCES RENOVATION/ADDITION
(Includes Demolition of Buildings 5 and 11)
- B - PARKING & ENTRANCE IMPROVEMENTS
- C - DEMOLITION OF CHILLER PLANT
- D - PERMACULTURE AND GARDEN
- E - PARKING IMPROVEMENT
- F - BUILDING 6 ENTRANCE CANOPY

SHORT TERM PLAN 2016-2020

HIGHLINE COLLEGE MASTER PLAN
20 MAY 2016





LEGEND

- | | | | |
|---|---------------------------|---|----------------------|
|  | EXISTING BUILDING |  | NEW CONSTRUCTION |
|  | PROPOSED MAJOR RENOVATION |  | EXISTING PARKING |
|  | PROPOSED DEMOLITION |  | VERTICAL FOCAL POINT |
| | |  | BIKE PATH |

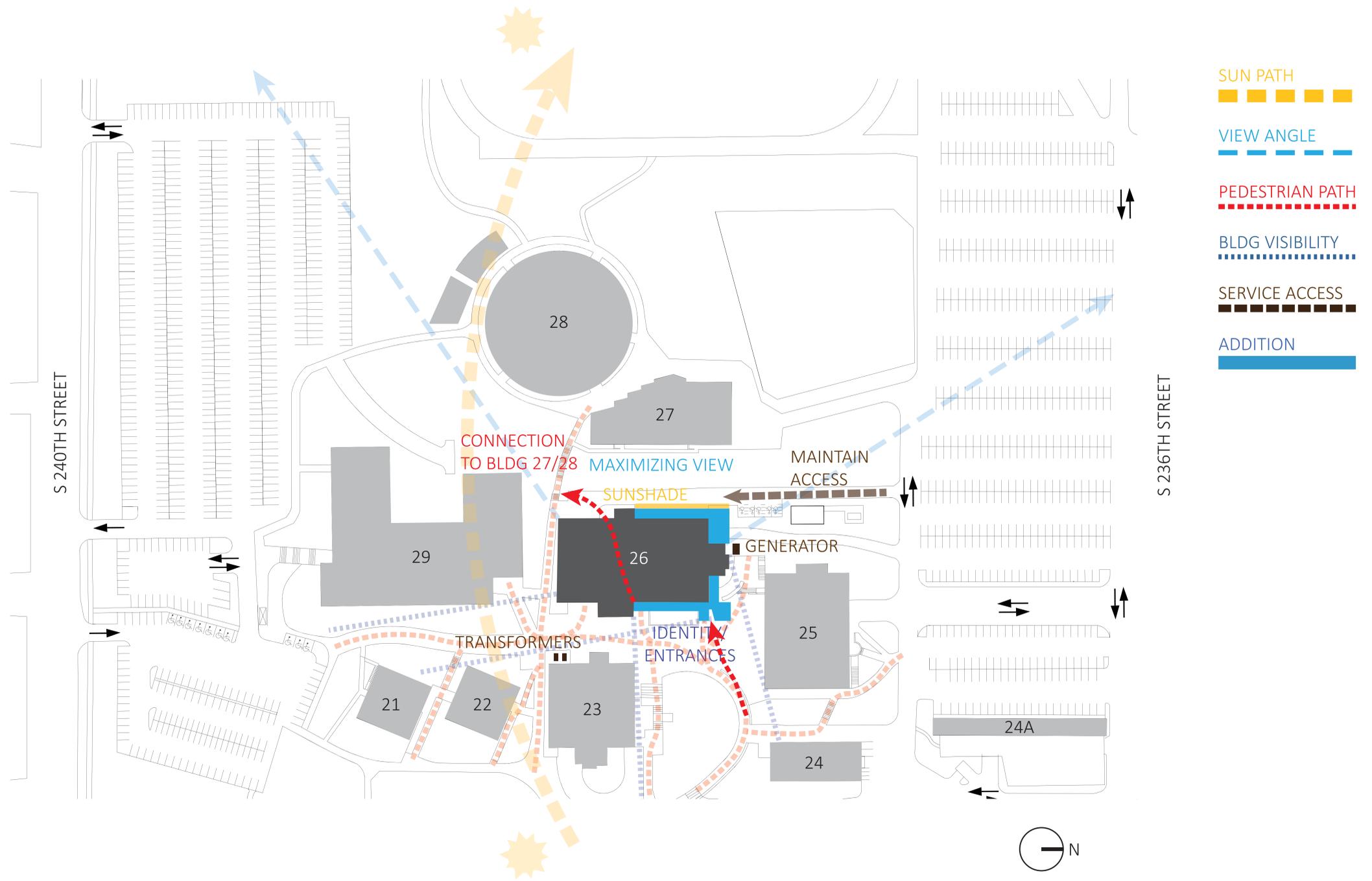
MID TERM PROJECTS

- A - RENOVATION BUILDING 23
(Includes replacement of Buildings 15 and 18)
- B - PARKING & ENTRANCE IMPROVEMENTS
- C - CONNECTOR ROAD AND LANDSCAPE
- D - BUILDING 16 REPLACEMENT
- E - EAST FRONTAGE PEDESTRIAN IMPROVEMENT
- F - ADA ACCESS TO BUILDING 27 & 28
- G - GRANDSTAND AND TURF REPLACEMENT
- H - RESIDENCE HALL
- I - POTENTIAL PARKING IMPROVEMENTS

MID TERM PLAN 2021-2029

HIGHLINE COLLEGE MASTER PLAN
20 MAY 2016







EAST ELEVATION PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017



NORTHEAST BUILDING VOLUME PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017



SOUTH ELEVATION PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017



WEST ELEVATION PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017



SOUTHEAST BUILDING VOLUME PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017



ENTRANCE PERSPECTIVE

HEALTH & LIFE SCIENCES - BUILDING 26

HIGHLINE COLLEGE

18 JANUARY 2017

