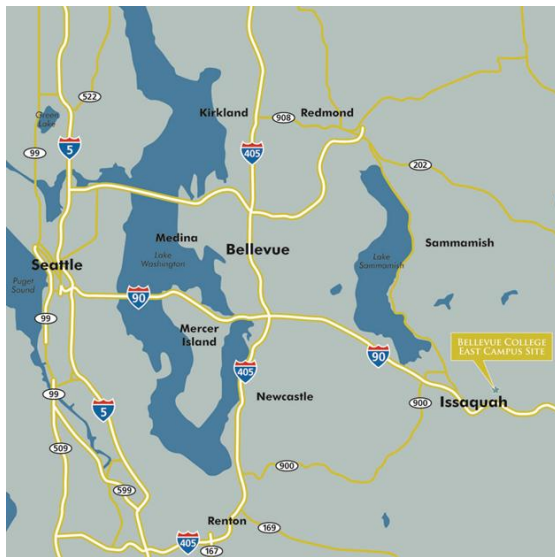


East Campus Background

In the Bellevue College (BC) 2008 Master Plan updated in 2010 (http://bellevuecollege.edu/about/publications/masterplan/bc_master_plan_2008_rev_071910.pdf; spaces are underscored), it is stated “As the college with both the highest state FTE (full time equivalent) allocation and the highest continuous excess enrollment in the state system over the last five years, additional space is critical”. The Master Plan also noted that BC “has identified the need to deliver services at a location further east than its main campus; to do this effectively requires development of a satellite campus.” In addition, consistent rapid growth has encouraged the development of an east satellite (or “East Campus”) to help offset space needs on the main campus.

In 2010, BC worked with the City of Issaquah to acquire a 20-acre parcel within Issaquah Highlands to serve as East Campus. The property purchase was consummated in late 2010 and BC engaged the City of Issaquah to help secure a Site Development Permit in September of 2011. The Issaquah team is developing a master site plan for the acreage that will serve as the basis for issuance of a Site Development Permit and for development of a Master Plan for the new East Campus. The Site Development Permit will establish the long term goals for site development and generally lay out buildings, parking, open spaces, pedestrian spaces, and special site features. A more detailed Master Plan is being developed concurrently. The site location is shown in the Vicinity Maps below.



Area Map



Vicinity Map

The site is located about one-half mile east of the Issaquah Highlands Center. It is adjacent to College Drive, a new street built along the north perimeter of the campus site. Along the eastern edge lies a power line right of way, adjacent to Issaquah Highlands’ Central Park. The power line right of way is separated from the East Campus by a 100-foot wide strip of land owned by the City. The site is bordered on the south and west by wetlands. The site slopes from the northeast to the southwest at an average grade of about 13%, somewhat steeper in the interior, and flatter on the eastern and western edges.

In site analysis studies conducted prior to purchase of the site, it was determined that the site provided adequate space and services to accommodate about 428,000 square feet of classroom, meeting, office and accessory space, 1650 parking spaces, and a potential outdoor teaching laboratory. It would

accommodate about 4000 FTE's. Further assessment of site capacities will occur during Master Plan preparation.

Master Plan

Work on the Master Plan for East Campus is underway. BC has assembled a team of an architect, civil engineer/project manager, energy consultant, geotechnical consultant and cost consultant to prepare this plan. To date, the team had initially developed 17 concepts, and has reduced the concepts still being considered to three. The team is working with a Steering Committee of BC executives and has refined the three concepts based on their input and input from the City of Issaquah.

The Master Plan addresses several goals that have been established for development of the site. These include:

- Take advantage of the impressive views to the west and southwest of the site.
- Conform to the design standards for Issaquah Highlands to the extent feasible.
- Make the campus urban in nature, and emphasize service to non-motorized traffic.
- Provide building spaces and locations that can accommodate a changing pedagogy as teaching methods will surely change over the life of the facility.
- Minimize clearing of the forest; preserve the natural features of the site
- Make the facility sustainable.
- Look for opportunities to partner with the community with facilities.

The three concepts are shown below. These concepts continue to be modified and will be in their final form for the All-Campus meeting January 10, 2013.

All three concepts share several characteristics. Those similarities are driven by the development entitlements that came with the purchase of the property, and by the challenging physical elements of the site. Those shared characteristics include:

1. The developed area of the site is founded in the northeast corner, which is flatter than the severely sloping land to the west and south, and is adjacent to the flattest part of College Drive.
2. Vehicular access comes from the steeply sloping College Drive, which is the only roadway that borders the site. Circulation through the campus is provided by a loop road joining College Drive at its most easterly point of contact to the site, and also at a more westerly and downhill point.
 - Lower Loop Road is the primary point of entry and exit from the campus by cars. It is also the primary route to parking garages.
 - Upper Loop Road is the primary address of the campus. Academic buildings line both sides of the road, giving it an urban character where pedestrians and a limited number of vehicles mix at slow speeds.
3. All concepts have the same amount of enclosed floor area, 427,000 gross square feet. Each concept accommodates that floor area in six 4-story academic buildings of about 70,000. The 70,000 sq. ft. figure relates to capital project funding limits.
4. All concepts provide the same amount of parking, 1,322 spaces. The majority of that parking is provided in garages below the academic buildings.

5. None of the concepts have yet been developed to specific architectural features, character, or materials. None has been developed to show specific landscape or urban design features.
6. All of the concepts anticipate the development of rooftop terraces.
7. All of the concepts will incorporate extensive sustainability features.

Each of the three concepts differs from the others in fundamental ways:

1. They differ in the percentage of site area consumed by development versus the percentage retained in its natural condition.
2. They differ in the amount and character of developed open space.
3. They differ in the proximity and interconnectivity of buildings to each other for the access of material, pedestrians, and the disabled.
4. They differ in their approach to reconciling the severe site topography within the developed campus area.
5. They differ in the relationships of building interiors to developed open space, to parking areas, and to views.
6. They differ in their approaches to providing the 1,322 parking spaces.

Concept One – Summary Description



Concept 1 Plan View - North is Up

The developed site area of Concept One occupies 11.7 acres, or 58.5% of the total 20 acre property. The six academic buildings plus a single stand-alone parking garage line both sides of Upper Loop Road. To the west of those buildings is a broad, sunny, elevated terrace that will provide great views extending from the woods below to the mountains and lakes beyond. A basement garage is located below the footprint of each academic building.

Occupied floor space is located below the elevated terrace. That location offers ceiling height and plan dimensions to accommodate fitness facilities, studios or workshops more easily than in typical academic building space. That location also provides easy access to the trail system of the undeveloped site area and easy access to the buildings for pedestrians and bikers arriving at the Lower Loop Road.



Concept 1 Looking Southeast

Academic buildings are in reasonably close proximity to each other. The most northern 4 building share a single main floor elevation. The next adjacent building to the south is founded one floor level lower, placing its second floor at level access to the first floor of its neighbor. Garages offer reasonable connectivity to each other to simplify the parking space hunting process.

The placement of buildings and the Loop Road is reasonably sympathetic to the slopes of the site. However, the southwestern portion of the developments will produce some significant filling and retaining wall conditions.

Concept One offers two distinctly different active open spaces. The Upper Loop Road “Mall” will be a primarily pedestrian environment space to accommodate the building to building flow of people throughout the course of the day. The Elevated Terrace, on the other hand, will offer a great outdoor space to be in, either as an individual or in a social or learning group. The western edge of the terrace will offer the amenities of furniture, weather protection and lighting to provide year-round enjoyment of the space. The primary interior student union space will project out onto the Elevated Terrace.

All of the 1,322 parking spaces in Concept One are provided in garages. This will be produced at some additional expense, but with the benefits of enhanced safety and convenience.

Concept Two – Summary Description

The developed site area of Concept Two occupies 15.3 acres, or 58.5% of the total 20 acre property. The six academic buildings are more widely dispersed than the building placements of Concepts One and Three. Concept Two also includes a stand-alone garage at the south end of the development. The site area between buildings is a contiguous collection of pedestrian plazas that offer a variety of sizes and characters. The southern leg of the plazas will include a north-south ramp to facilitate wheeled access. Garages are located below only three academic buildings.



Concept 2 Plan View - North is Up

All plaza areas are developed on grade, providing better landscaping options than the other two concepts. Planting full scale trees will be no problem. However, the plaza system is located on the most steeply sloped part of the site and will require extensive retaining walls, ramps and stairways. The character will be more to celebrate the slopes than to mitigate them.

The academic building placements of Concept Two are the most widely dispersed of the three concepts. That dispersion gives each building good access to daylight and views. It also offers some challenges to the movement of disabled persons and material throughout the campus due to the greater topography change within the developed area of the site, compared to the other concepts. Topography will also offer challenges to garage interconnectivity.

The academic building placement will give the plazas of Concept Two a pedestrian scaled “townscape” character. The vertical character invites the creation of special places for academic and social gathering. Views of people and places within the campus, as well as views beyond the campus will make the campus environment memorable.



Concept 2 Looking East

Of the 1,322 parking spaces provided in Concept Two, 80% will be in garages and the other 20% will be in a surface parking lot to the east of the Upper Loop Road.

Concept Three – Summary Description

The developed site area of Concept Three occupies 10.61 acres, or 53.0% of the total 20 acre property. Concept Three is planned to conform to the site's existing topography, and to create a relatively dense collection of academic buildings, leaving as much of the site as possible in its natural state.

Four of the six academic buildings sit atop a level, elevated plaza. Upper Loop Road to the east of the plaza, and Lower Loop Road to the west of the plaza both extend along the natural contours of the site, requiring minimal grading. The four buildings atop the plaza are oriented perpendicular to the Loop Roads, providing 3 sub-plazas between them. A garage is located below the plaza for each building. The garages will be easily interconnected. At the lower Loop Road a limited amount of occupied space will offer access to the building and interest to pedestrians.



Concept 3 Plan View - North is Up

The other two academic buildings are located to the east and south of Upper Loop Road.

Of the six buildings, five are built with identical first floor elevations, making the movement of all people and material unchallenging. The second floor of the sixth building is at the same elevation as the main plaza, and is accessible via a flat pedestrian bridge.

The plaza areas of Concept Three are woven together by north-south pedestrian routes, including an open breezeway at the “T” of buildings 2 and 4.

Of the 1,322 parking spaces provided in Concept Three, 93% will be in garages and the other 7% will be in a surface parking lot along the eastern property line.



Concept 3 Looking East

Strengths/Weaknesses of Each Concept

Each concept has strengths and weaknesses compared to the other concepts. Following is a discussion outlining some of these.

Concept 1

Strengths

- Generally has smaller footprint on the site, smaller than Concept 2 but larger than Concept 3.
- Shading from buildings is less than Concept 3.
- Larger open plaza area within well-defined space.

Weaknesses

- All parking is structured, either under building or in free standing parking garage.

- Requires extensive excavation and filling for fitting the buildings onto the site, although less than Concept 2.

Concept 2

Strengths

- Provides the most open/plaza space.
- Plaza spaces less shaded than other concepts.
- Provides the most surface parking spaces at build out.

Weaknesses

- Requires extensive excavation and filling for fitting the buildings onto the site.
- Has largest footprint on site, requiring more clearing and grading than the other concepts.

Concept 3

Strengths

- Smallest site footprint, requires least clearing and grading.
- Building placement results in all buildings except Building 6 being placed at the same finish floor elevation.
- Requires the least extensive excavation and filling for fitting the buildings onto the site.

Weaknesses

- Most parking is located in under-building parking spaces, the most expensive
- Open/plaza spaces are the smallest of the three concepts
- Shading from buildings is most extensive