



Bellevue College  
**Student Housing  
Pre-Design Report**





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# Section 1

Executive Summary



## Pre-Design Report // Executive Summary



# Executive Summary

Bellevue College is an open access, community based, public institution. With an enrollment of over 33,000 students annually, it is the largest of the 34 institutions that make up the Washington Community and Technical College system. It is also the third largest institution of higher education in Washington State.

Founded in 1966, the college celebrates its 50th anniversary in 2016. Since its founding the institution has changed dramatically, culminating in its official name change from Bellevue Community College to Bellevue College in 2009. This transformation reflects its recent offering of four-year bachelor degrees along with its traditional two-year associate degrees and certificates.

Currently, Bellevue College is investigating the possibility of

developing student housing on campus. Studies around the country have confirmed the value in offering students on-campus housing to improve academic success, recruitment, and a positive campus climate. In 2014 Bellevue College (BC) engaged Spectrum Development Solutions to examine the feasibility of student housing on campus. Subsequently, NAC Architecture has been commissioned to review and confirm the findings of Spectrum's work and to prepare alternative site options for review and confirmation by the BC stakeholder team.

After approval of this pre-design document, stakeholders and the design team will proceed into the schematic design phase with the anticipation that the project will move ahead with substantial completion in the spring of 2018.



Goals stated by the College for on-campus student housing include the following:

- > Minimum disruptions to College Operations.
- > Maximum efficiency for college staff.
- > Consistent planning and design standards.
- > Coordinated program schedule.

In addition, the College's goals and objectives for residential life are:

- > The creation of a safe, affordable, and inclusive live/learn residential community that fosters social, cultural and personal growth for residents.
- > The enrichment of the entire campus community, encouraging diversity and promoting civility and good citizenship among residents and the student body at large.
- > The development of an effective, efficient, and sustainable facility.

Critical to the success of on-campus student housing will be its relationship to the existing campus and the master plan currently being designed by Perkins + Will. Because this project is moving ahead of the schedule for the master plan, there continues to be careful coordination between NAC, Perkins + Will, and stakeholder groups to ensure that decisions made for the student housing component will integrate seamlessly into overall campus planning.

As part of this study, NAC was asked to look at a full four phase build out that could include an 85,000 SF student services building and 3 phases of student housing with dining. Our conclusions show this can be accomplished using Type V construction in a fairly dense master plan, where the first phase of housing can be constructed without having to purchase adjacent properties. Future phases will require that two dead-end streets on the site be vacated, and that 145th Avenue be extended to reconnect with SE 24th Ave. to the north.

The program anticipated for the new development in Phase 1 includes 350 beds of housing distributed among studios, 2 bed/2 bedroom/1 bath apartments, 4 bed/2 bedroom/2 bath apartments, and 4 bed/4 bedroom/2 bath apartments in addition to approximately 12,000 of common space, for a total square footage of 130,000-140,000 SF.

With the current levels of demand in the Seattle area construction climate, it is imperative during schematic design to pay close attention to the budget. To assist in cost estimating and pre-construction services, engagement of a General Contractor Construction Manager (GCCM) as early as possible in design is desired..

There is great anticipation that this student housing project will mark a new chapter in the history of Bellevue College. As it grows from a commuter campus into a residential community, NAC is excited to bring the design team and stakeholders together to make this vision a reality.

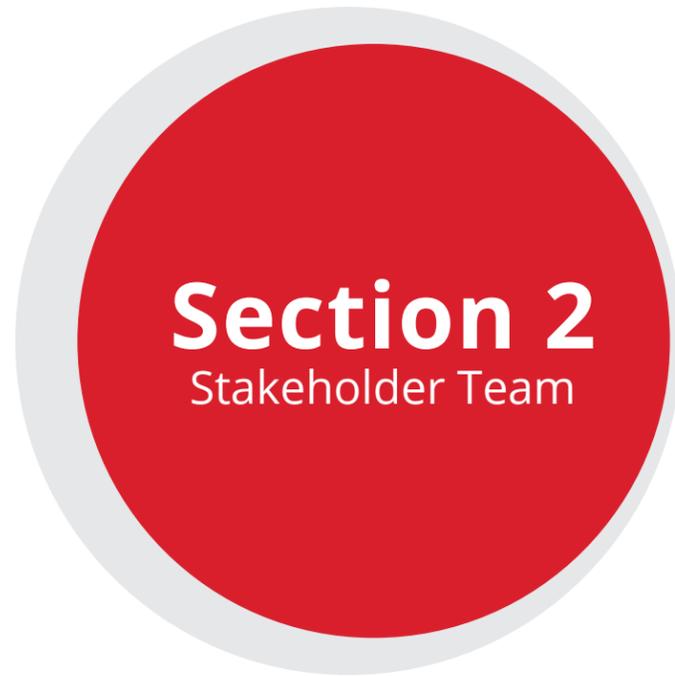


## Section 2

### Stakeholder Team

## The Team

Faculty, students, and staff kicked off the pre-design process by gathering to envision how new student housing on campus will transform the identity of Bellevue College. Since then, NAC has been working with stakeholders to refine this vision.



“Bellevue College is a large campus with a **small campus feel.**”

*Faisal Jazwal, Assistant Dean of Student Programs  
Bellevue College*

### Bellevue College Core Team

**Ray White**, Vice President Administrative Services

**Dexter Johnson**, Executive Director of Campus Operations

**Vidya Ramachandran**, Director of Campus Operations

**Patrick Green**, Director of Sustainability

**Bob Colasurdo**, WA Department of Enterprise Services

**William Tribble**, Bellevue College

**Patrick Green**, Bellevue College

### NAC Design Team

**Dana Harbaugh**, NAC, Principal-in-Charge

**Tom Golden**, NAC, Principal & Project Manager

**Ron van der Veen**, NAC, Principal & Lead Project Designer

**Lauren Scranton**, NAC, Student Life Thought Leader

**Jason Bentley**, NAC, Project Architect

**Vincent Montesano**, NAC, Designer

**Keith Kruger**, PCL, Civil Engineer

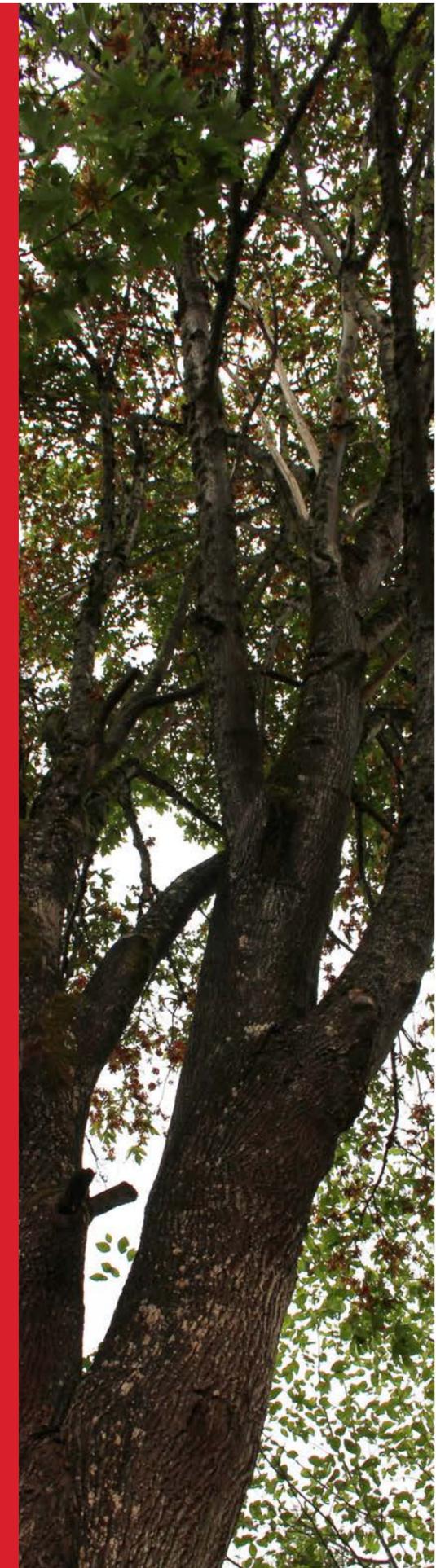
**Noelle Higgins**, Communita Design, Landscape Architect

**Lisa Folkins**, Communita Design, Principal-in-Charge



# Section 3

Existing Site



# Section 3

Existing Site

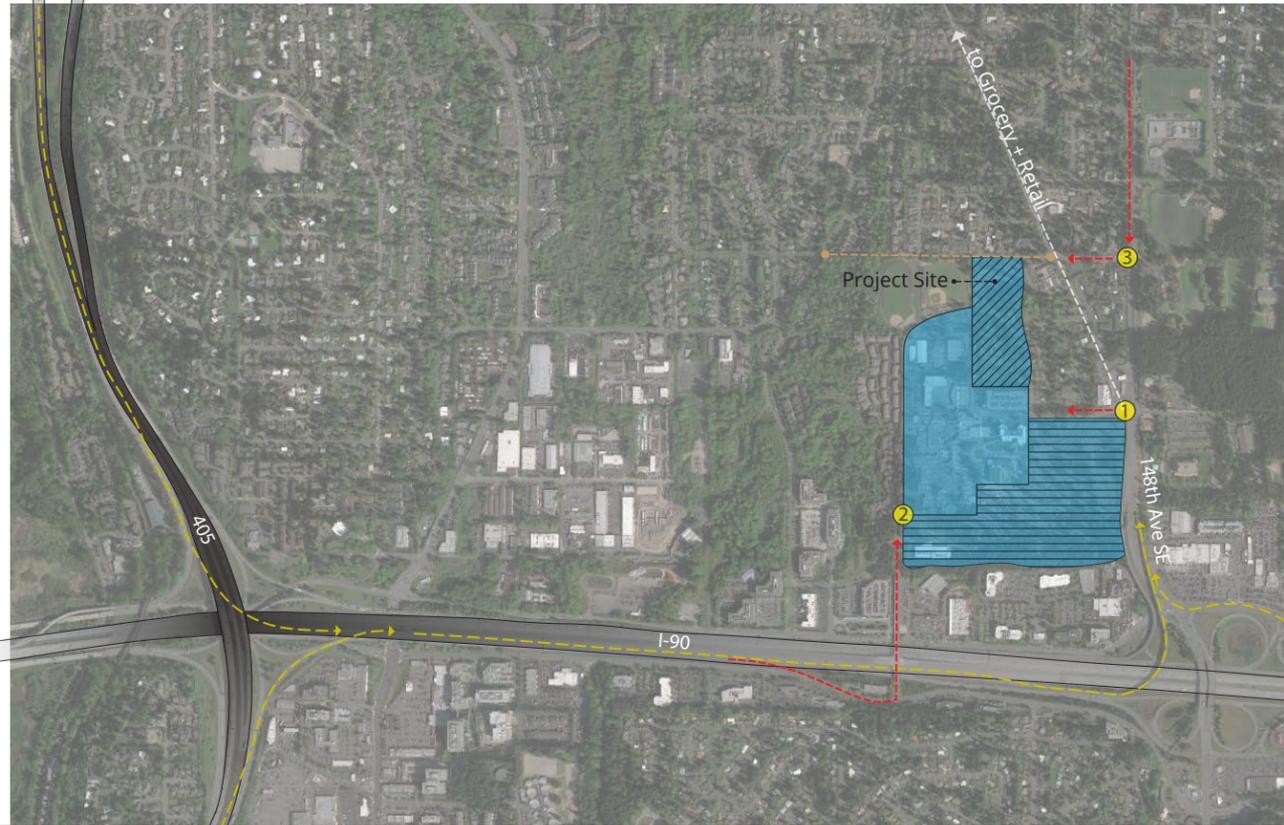
“Students having a presence on campus in the evening really matters. Right now, not as many students stick around to watch athletics. **Student housing on-campus will change things.**”

- Bellevue College faculty member



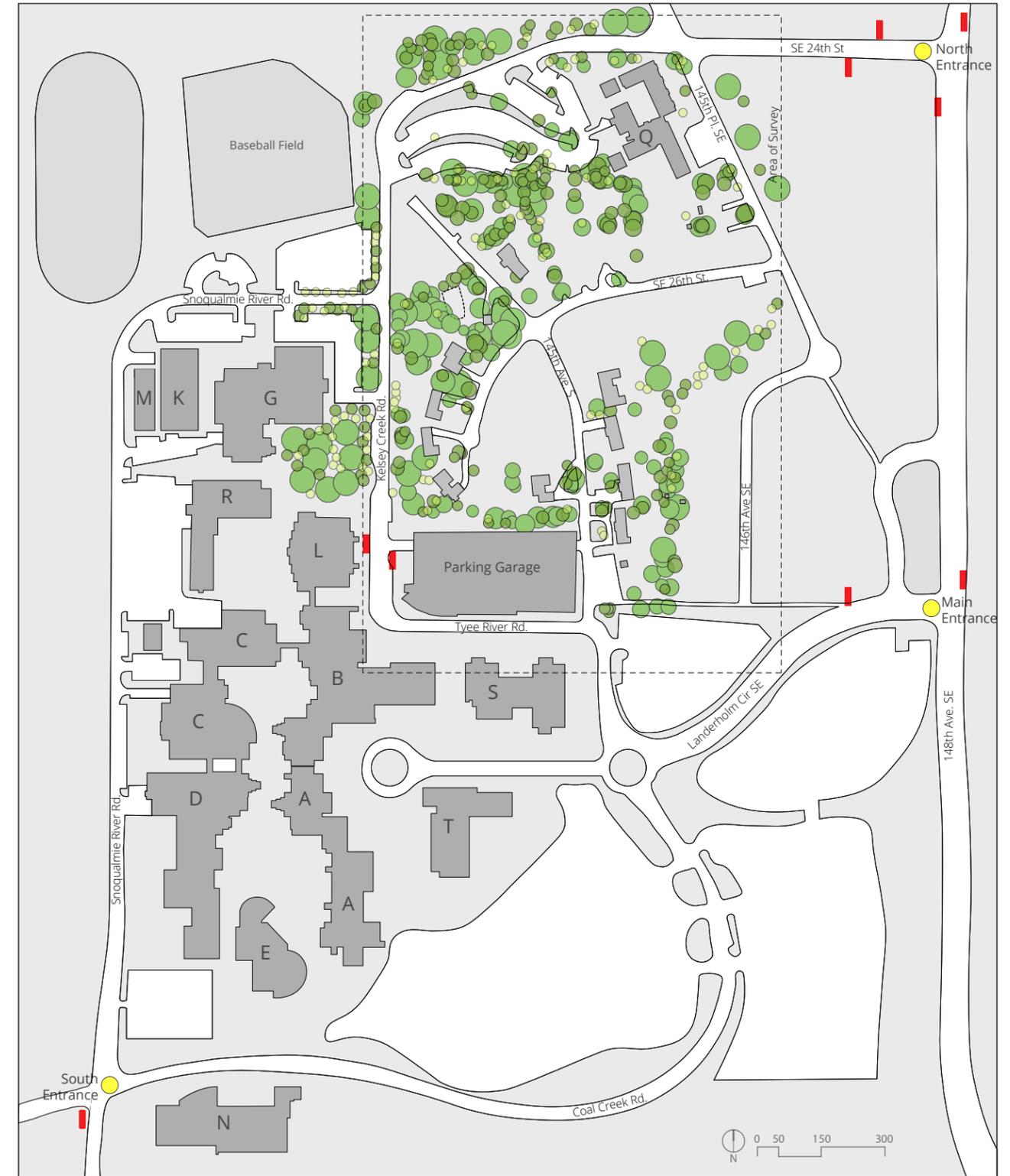
## Existing Site

- > Located on the northern edge of campus overlooking the baseball and track fields, the site for phase 1 is currently home to a large parking lot. This property is highlighted by panoramic views towards the west to Bellevue and Seattle downtowns, Lake Washington and the Olympic Mountains beyond. There will also be opportunities for views of the foothills to the south of the main campus and I-90 freeway.
- > With a slope of close to 12 feet west to east, development of the first phase on this site will include stepping of buildings to mitigate topography. There are currently no large trees on this site, but a number of medium height evergreens on the eastern edge. Moving the project towards the west will allow the opportunity to save many of these.
- > The master plan indicates that future development will occur towards the south along Kelsey Creek Road and includes wrapping the current central garage with a student services or academic building. These subsequent projects will encounter some dense growths of significant trees and areas of steep topography. The main buildings of the master plan mitigate these issues by running parallel to the slope and feature a number of open spaces.
- > Preserving the views and trees, while placing the buildings organically in the landscape will give the project more natural community atmosphere and save money on construction costs.



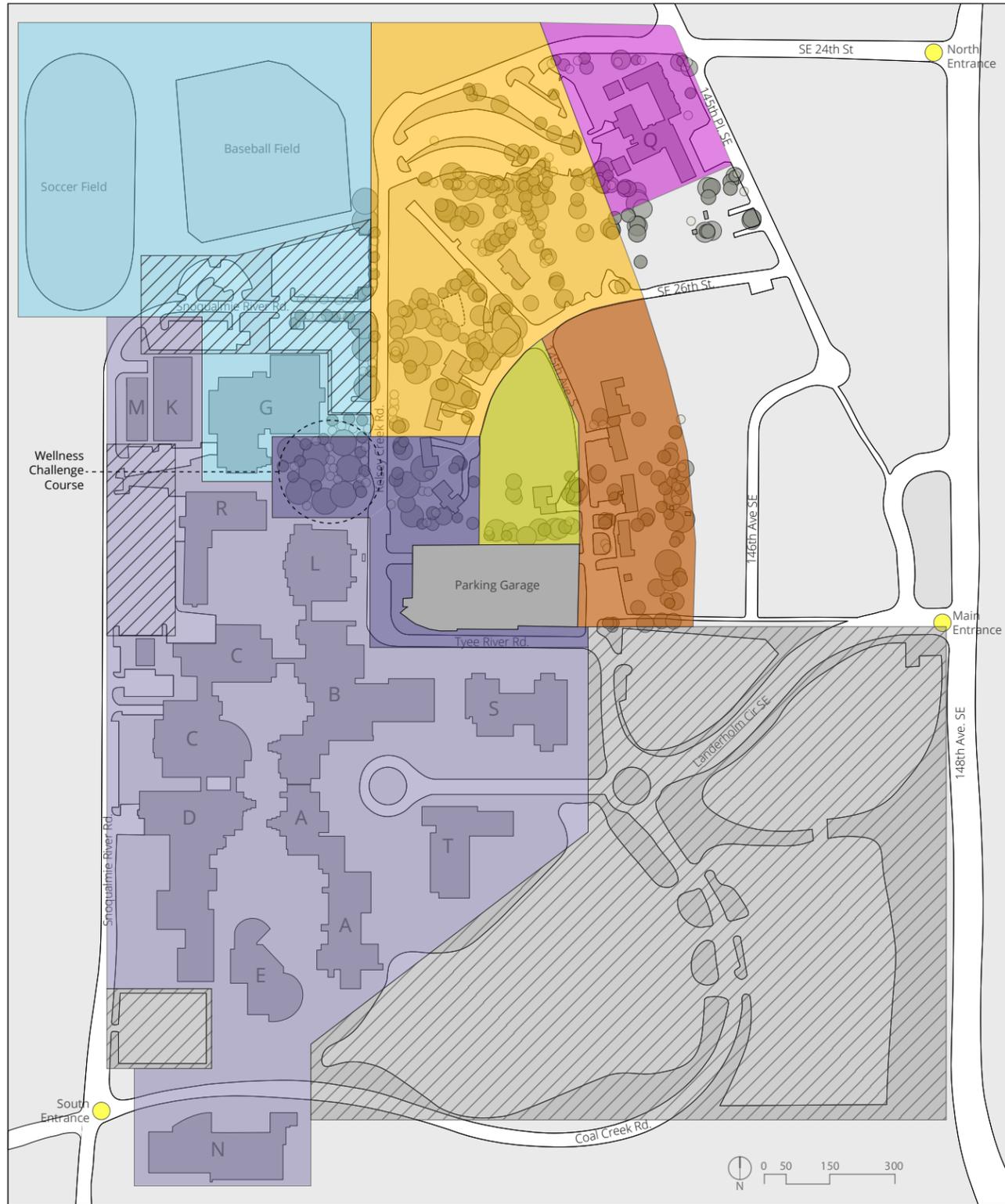
- Bellevue College Campus
- Campus Entrances
- Projected Site
- 1. Main Entrance
- 2. South Entrance
- Parking
- 3. North Entrance
- Proposed Trail Connection
- Commuter Access

a. Vicinity Map



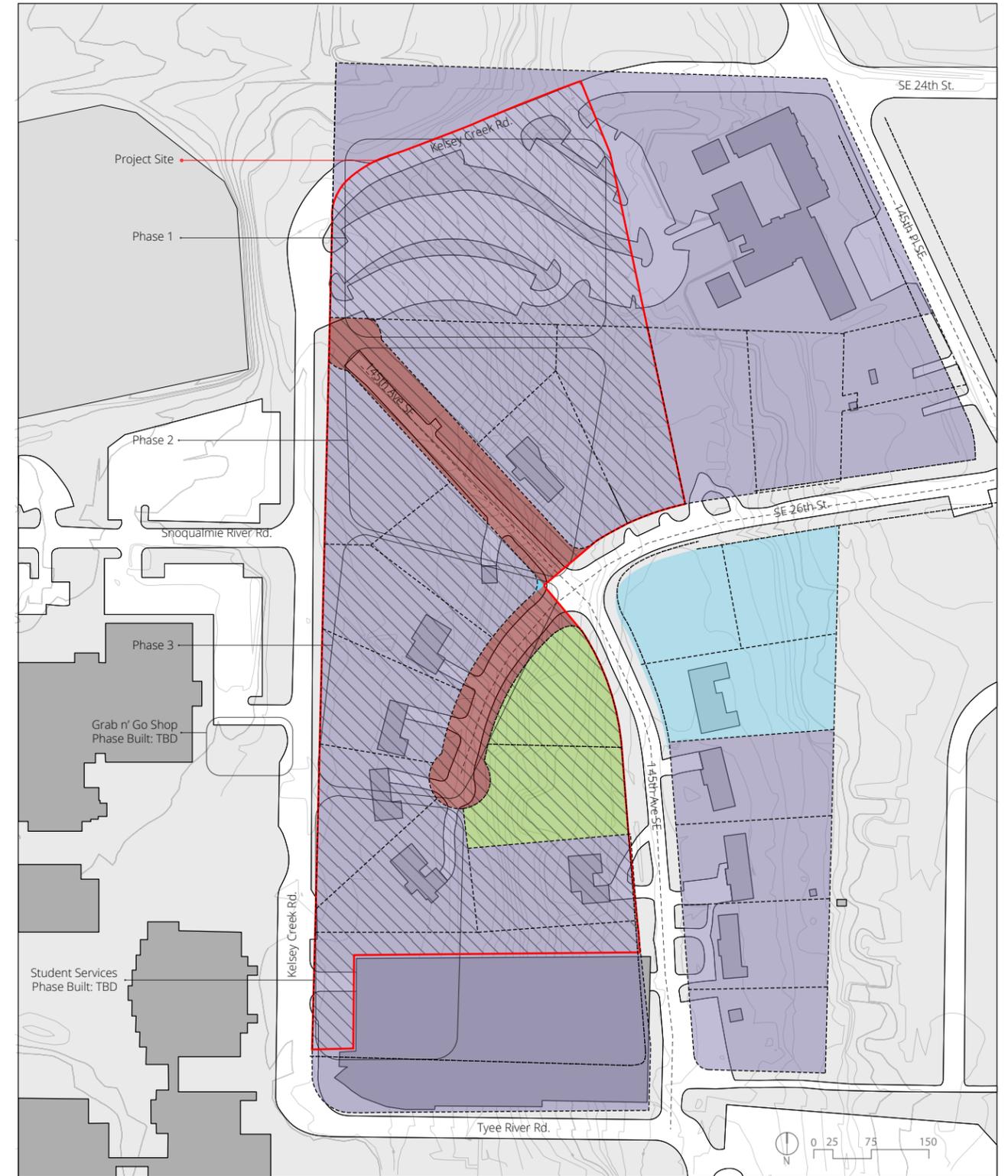
- A - Administration
- B - Student Services / BC Store
- C - Cafeteria / Student Union
- D - Library
- E - Stopgap + Carlson Theater
- G - Gymnasium
- K - Public Safety / Campus Ops
- L - Science Division Office
- N - Computer Labs / Archives
- Q - Early Learning Center
- S - Science Building
- T - Under Construction
- - Bus Stops

b. Campus Map



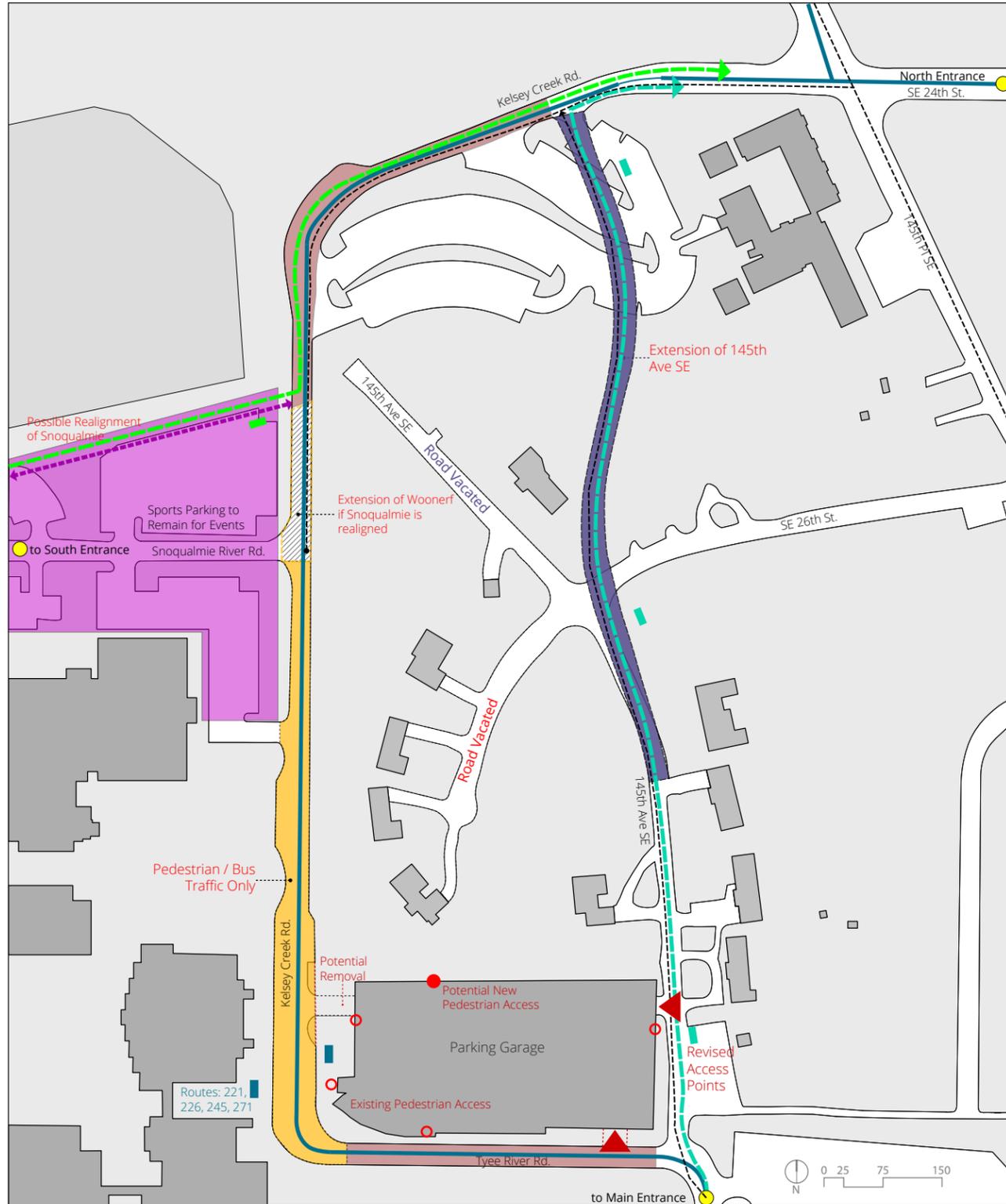
- Academic
- Early Learning Center
- Proposed Academic Extension
- Future Acquisition
- Athletics
- Proposed Acquisition
- Residential
- Main Surface Parking

c. Campus Zoning



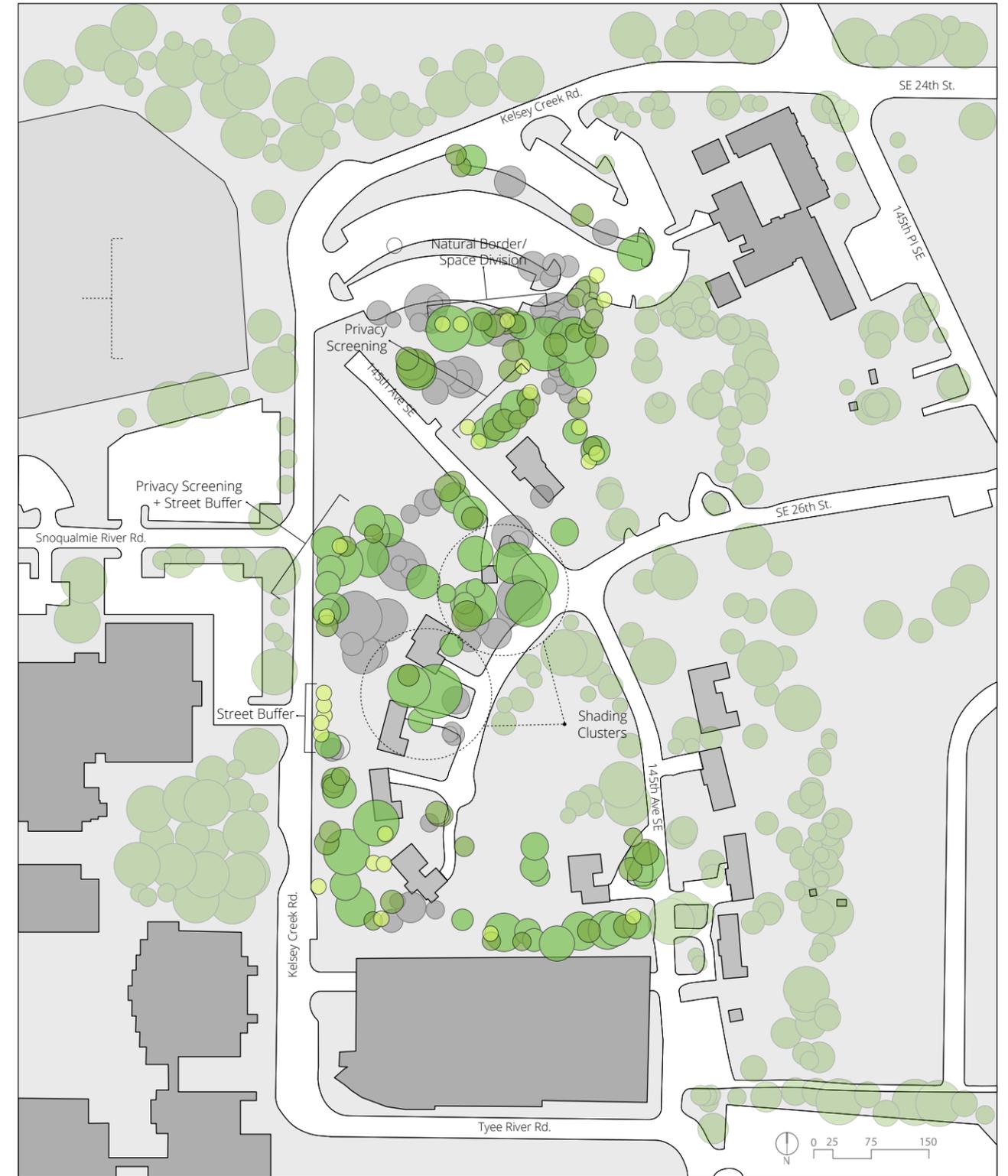
- College Owned
- Potential Future Acquisition
- Required Acquisition
- Project Site
- Suggested Acquisition

d. Project Site with Property Ownership



- - 145th Ave SE Extension
- - Parking Garage Revisions
- - Sports Parking
- - Kelsey Creek Rd "Woonerf"
- - Bike Routes
- - Entrance Locations
- - Current Bus Routes + Stops
- - Alternate Bus Route No. 1
- - Alternate Bus Route No. 2
- - Restricted Vehicular Access

e. Roads and Pedestrian Access



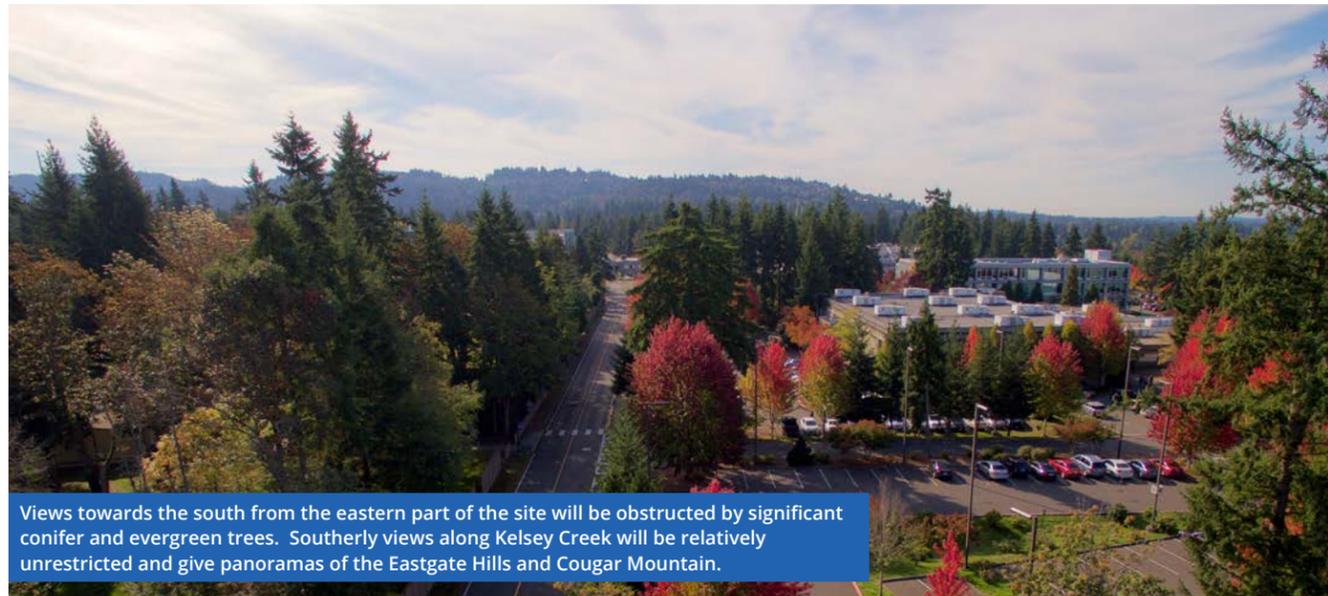
- - Significant Trees
- - Off-Site Trees
- - Considered for Removal

f. Significant Vegetation

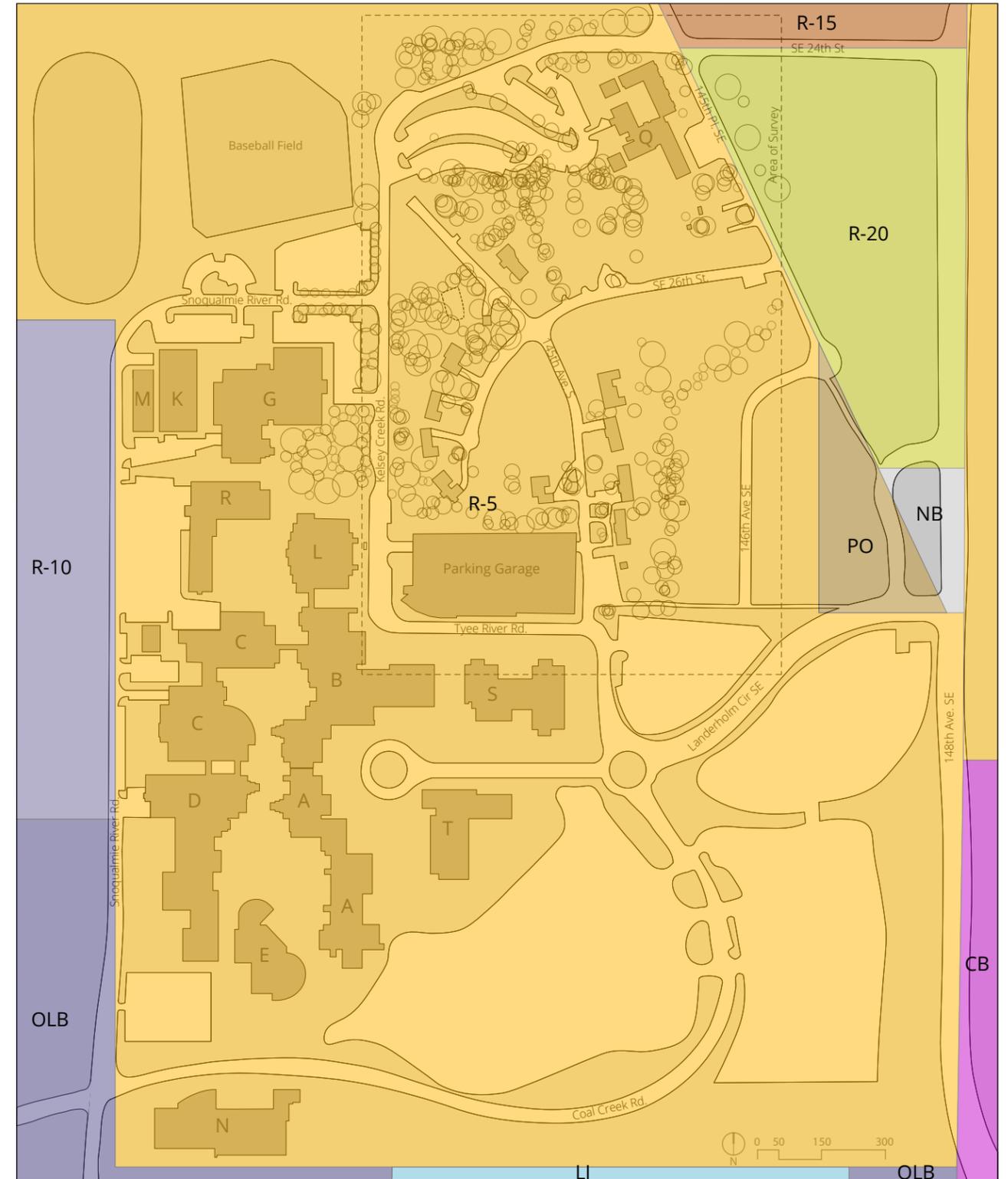
### g. Views



Unobstructed views towards west include Bellevue downtown, Lake Washington, Seattle and its downtown, and the Olympic Mountains beyond. There will be partial views of the residential neighborhoods towards the north.



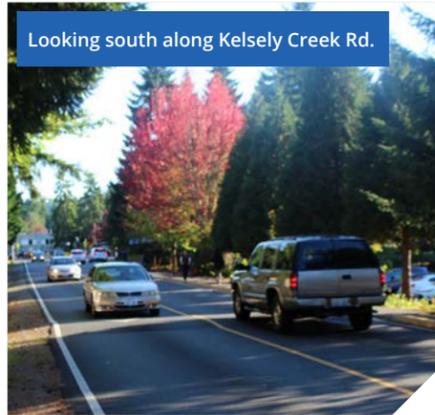
Views towards the south from the eastern part of the site will be obstructed by significant conifer and evergreen trees. Southerly views along Kelsey Creek will be relatively unrestricted and give panoramas of the Eastgate Hills and Cougar Mountain.



The 1985 Memorandum of Understanding states that Bellevue College may exceed zone density.

### h. City Zoning

# i. Site Photos



## Section 4

Initial Program +  
Costing Constructs



## Section 4

### Initial Program + Costing Constructs

## Pre-Design Report // Initial Program + Costing Constructs



## Initial Program + Costing Constructs

The feasibility study prepared by Spectrum Development Solutions anticipated approximately 168,000 SF of program area with a construction estimate of approximately \$30 million (under \$220/SF). The study made the assumption that the project could be built using state L&I residential prevailing wages (RPW). While offering rule-of-thumb savings of up to 20% in construction cost, it would be highly problematic to meet the criteria for this. Among other restrictions, RPW limits construction to four total stories and does not allow for mixed-use program in buildings that can be shared with the larger campus.

Following this study, the construction climate of Seattle has accelerated, exasperating multi-family building costs. Early on, NAC engaged Walsh Construction for feedback on current construction prices. They gave the team a range of \$218-\$226/SF which includes sales tax and commercial prevailing wage.

With this in mind, NAC approached the pre-design with two objectives:

- > Find significant square footage reductions in the Spectrum study without sacrificing the quality of the student experience.
- > Prepare two master plans: one assuming typical Type V construction over up to two stories of Type I construction, and the other using the restrictions associated with RPW.

After reviewing the implications of RPW the decision was made by the college to no longer pursue the second option. By taking an aggressive approach to reducing the size of the unit types and community spaces, the team was able to reduce the over-all square footage to approximately 132,000 SF. This reduction of over 20% could neutralize the impact of elevated construction costs.



**Space Planning Program**

**Project** Bellevue College Student Housing - Phase 1, Option B  
**Date** 11/2/2015  
**NAC No.** 121-15026

**RESIDENTIAL UNITS**

2 Bedroom/4 Bed Apts @ 950 SF each	950	31	4	124	29,450
4 Bedroom/ 4 Bed Apts @ 1150 SF each	1,150	30	4	120	34,500
2 Bedroom Apts / 2 Beds @ 525 SF each	525	24	2	48	12,600
Studio Apts @ 320 SF each	320	56	1	56	17,920
2 Bedroom Apts @ 700 SF each *	700	<u>3</u>	2	<u>6</u>	<u>2,100</u>
		<b>144</b>		<b>354</b>	<b>96,570 **</b>

**COMMON SPACES, RESIDENTIAL FLOORS 2 THROUGH 5**

Circulation (assignable to units, assuming 6'-0" double-loaded corridor)	14,700
<i>Subtotal</i>	14,700 <i>for floors 2-5</i>
Circulation (assignable to common spaces on res. floors 2-5, w/6'-0" double-loaded corridor)	400
Floor Lounge	600
Study Lounge	600
Building Service	300
Electrical	300
Custodial	100
Recycle/Trash	<u>200</u>
<i>Subtotal</i>	2,500 <i>for each floor, floors 2-5</i>
# Floors 2-5:	3.5
	8,750 <i>for floors 2-5</i>

**TOTAL AREA (SF)**

**COMMON SPACES, GROUND FLOOR**

Lobby	700
Residential Director Office	300
Laundry (1W/D per 20 beds = 18 W/D)	600
Building Lounge	2,000
Group Kitchen	200
Mail	400
Meeting Room (20 person)	600
Restroom (Men's)	120
Restroom (Women's)	120
Custodial Office	120
Custodial Storage	360
Recycle/Trash	500
Vending	300
Mechanical/Electrical	2,300
Storage	<u>500</u>
<i>Subtotal</i>	9,120 <i>for ground floor only</i>
Circulation	15%
	<u>1,368</u>
<i>Subtotal</i>	1,368 <i>for ground floor only</i>

**BUILDING TOTALS**

Residential Units, Option B-3	96,570	<i>for all floors</i>
Circulation (assignable to units, assuming 6'-0" double-loaded corridor)	14,700	<i>for all floors</i>
Common Spaces (Floors 2-4)	8,750	<i>for floors 2-4</i>
Circulation (Ground Level)	1,368	
Common Spaces (Ground Level)	<u>9,120</u>	
<i>Subtotal</i>	130,508	
Space planning contingency	1.0%	<u>1,305</u>
		1,305
<b>Total Floor Area</b>		<b><u>131,813 ***</u></b>

\* Three 2BR apartments total - One (1) for Resident Director and two (2) for Guest Lecturers  
 \*\* Original program area total from Spectrum "Student Housing Feasibility Study," Appendix 5, pg. 41 = 110,557 SF  
 \*\*\* Original total floor area from Spectrum "Student Housing Feasibility Study," Appendix 5, pg. 42 = 167,338 SF

**HARD COSTS (\$/SF)**

**CONSTRUCTION HARD COSTS**

Spectrum Cost/SF (without sales tax) ****:	\$ 30,064,620	for	167,338 sf	=	\$ 179.66 /sf
NAC Cost/SF (without sales tax):	\$ 30,064,620	for	131,813 sf	=	\$ 228.09 /sf
Range of Cost/SF comparisons (as of 09/28/2015): (without sales tax)					\$ 218 - 226 /sf

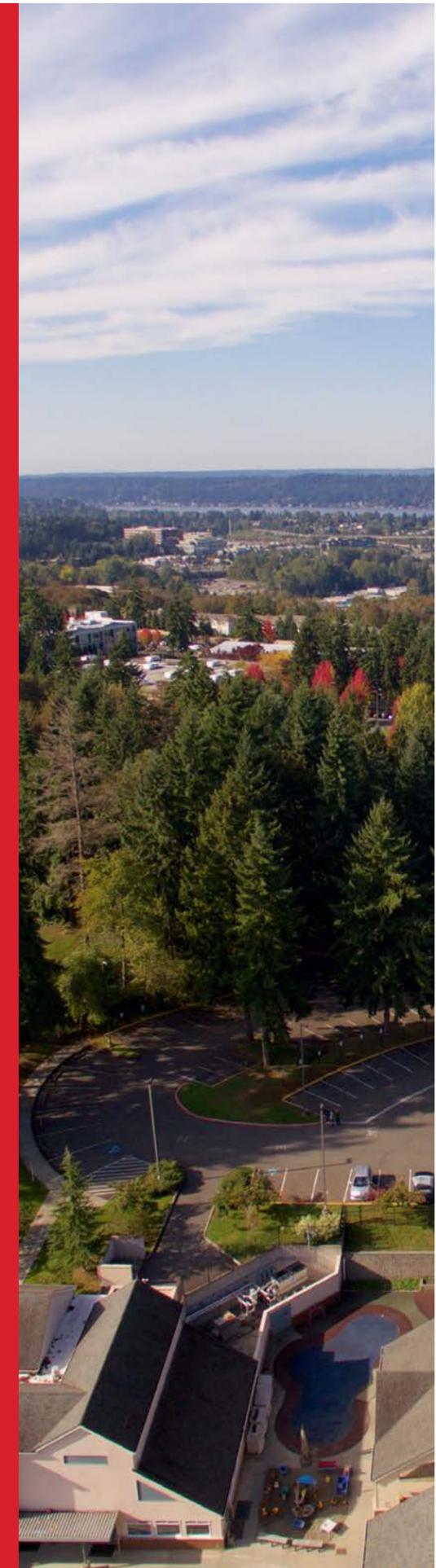
Quality of Materials -\*\*\*\*\*  
 @ 218/sf: Vinyl windows with cement fiber board and some brick or metal siding on first floor only.  
 @ 223/sf: Vinyl windows with brick and metal facade.  
 @ 226/sf: Fiberglass windows with brick and metal facade.

\*\*\*\* Derived from Spectrum Feasibility Study and includes Sitework, Building Construction Cost, Permit, and Builder's Risk Insurance.  
 \*\*\*\*\* Estimates given to NAC by Walsh Construction based on recent Seattle student housing projects.



# Section 5

Student Housing  
Master Plan



**Section 5**  
Student Housing  
Master Plan



**Student Housing Master**

effortless transition across the street from the academic/fitness zones to the residential village. The decision was made to extend the forest area just north of Building L across Kelsey Creek Road to form a new campus green for the residential zone and student affairs building (which is conceived to obscure the east and north facades of the parking garage).

- > Constructing all phases of the master plan without the need to purchase additional parcels.
- > Having the opportunity to create an active, pedestrian-oriented "paseo" along Kelsey Creek road.
- > Obscuring the visual impact of the parking garage at the center of campus.

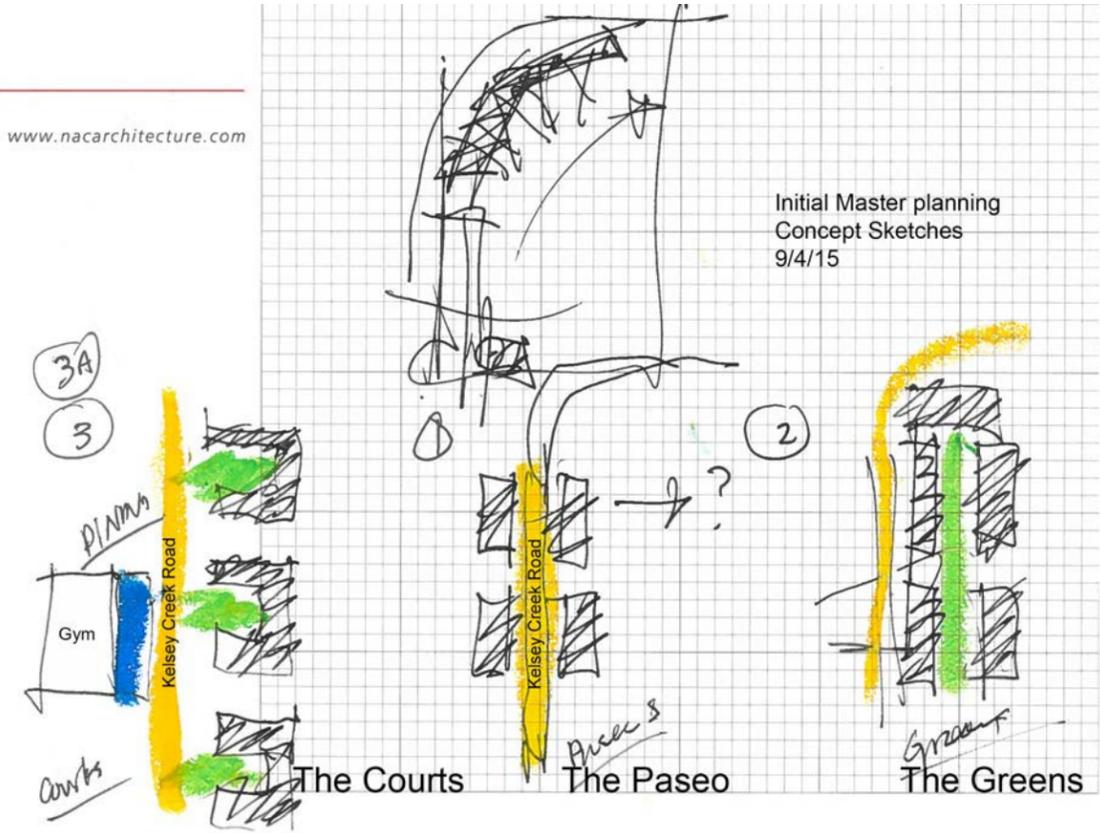
A number of potential master plans were studied before this more organic approach was selected (see appendix) for further analysis. The benefits of this master plan include:

- > Integrating with the organic nature of the residential communities and parking lots surrounding the main campus.
- > Offering a counter point to the orthogonal grid of the main campus.
- > Focusing on the interaction with the sports fields and views beyond.
- > Integrating the existing topography and significant trees into

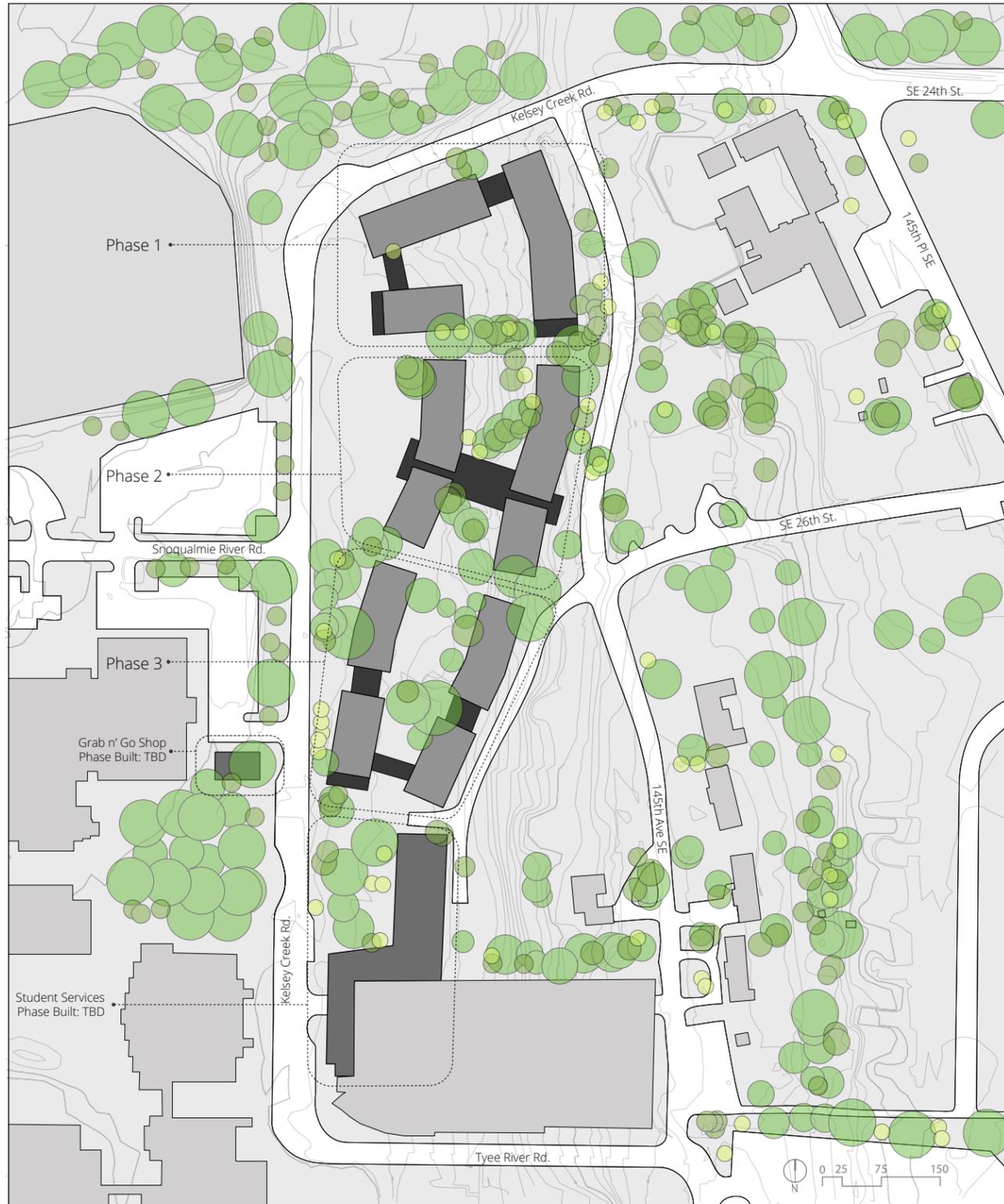
The concept for this master plan centers around the idea of a 24/7, vibrant live/learn community where the public spaces present themselves along Kelsey Creek Road and are open to the whole campus. The inner secondary path through the village emphasizes green spaces and connectivity between the residential communities. The center of the whole development will be the dining area and sun filled plaza with views towards the city, anticipated in Phase Two. The end result of the all phases will be state-of-the-art facilities for modern student housing living with a wide variety of indoor and outdoor public places.

Concurrent with this pre-design study, Perkins+Will was retained by Bellevue College to create a new master plan for the campus. The student housing and Bellevue College stakeholder team continues to work closely with them to ensure that the new residential zone integrates seamlessly into the fabric of the campus.

The site for the new student housing village is along Kelsey Creek Road at the northern edge of campus. Four phases of development are part of the strategy: three for student housing and up to an 85,000 SF student services building. A major focus of the plan is to make an

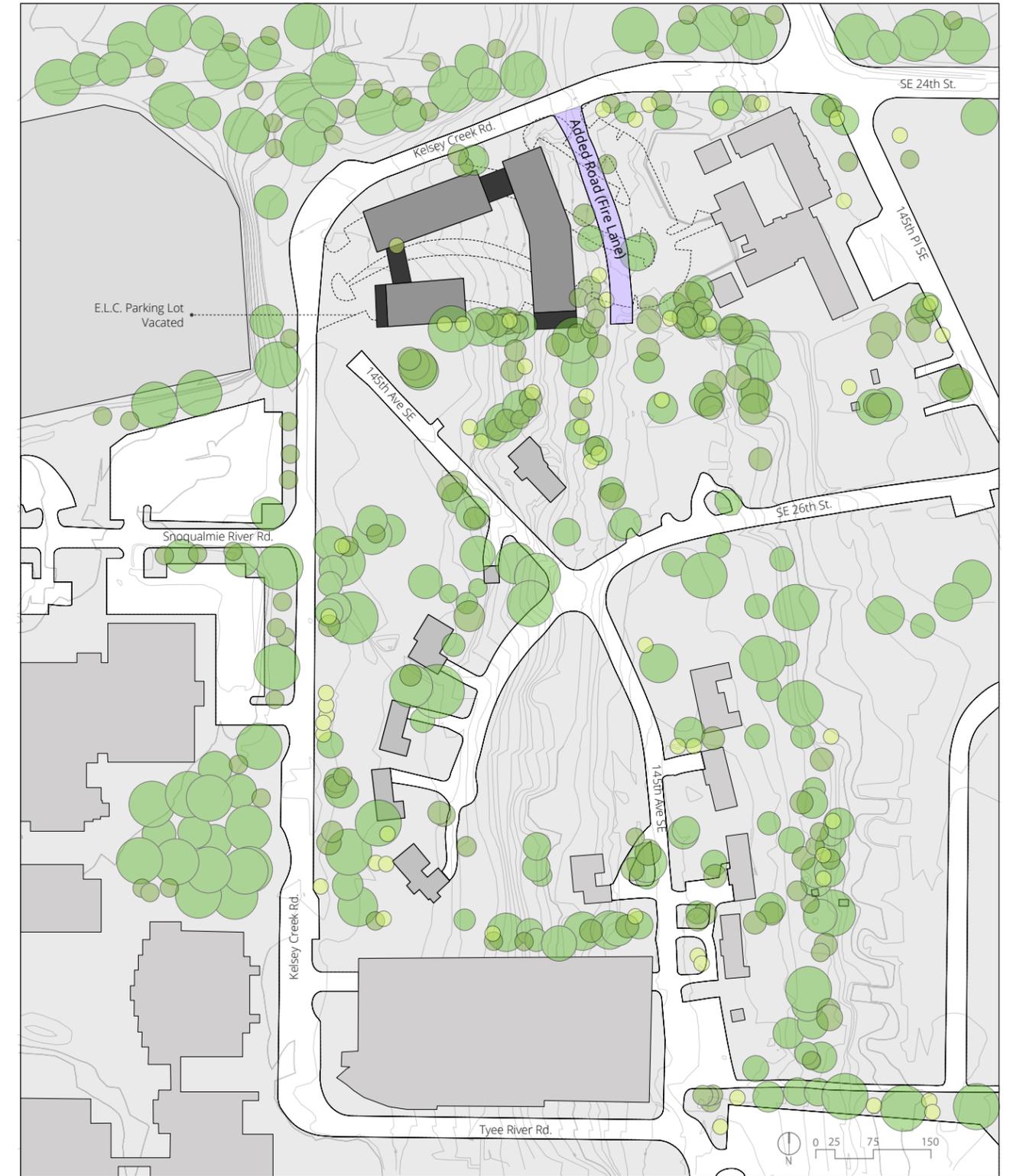


www.nacarchitecture.com



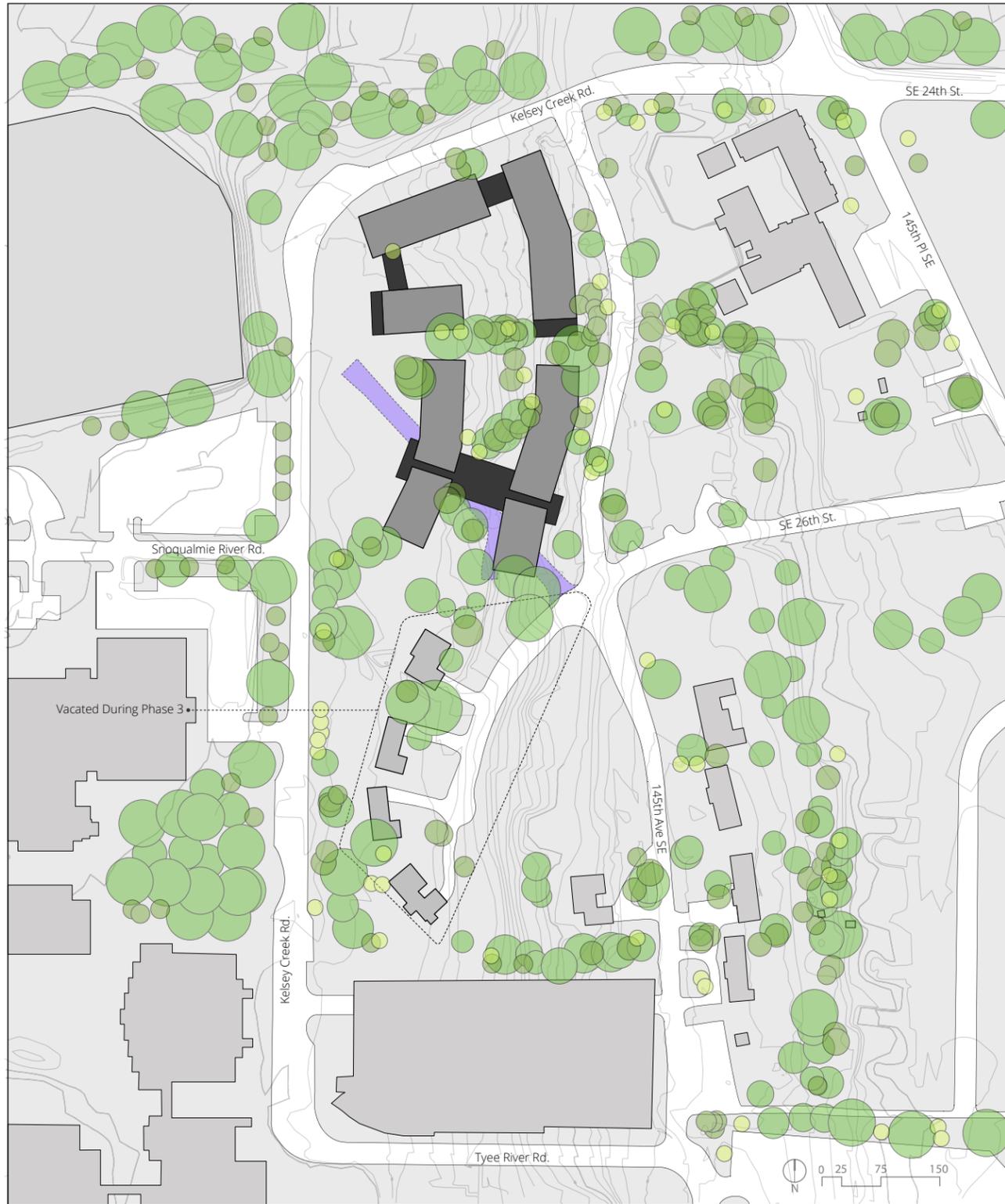
a. Overall Plan

- - Private/ Semi-Private
- - Additional Program
- - Common Spaces (Lounges)
- - Existing



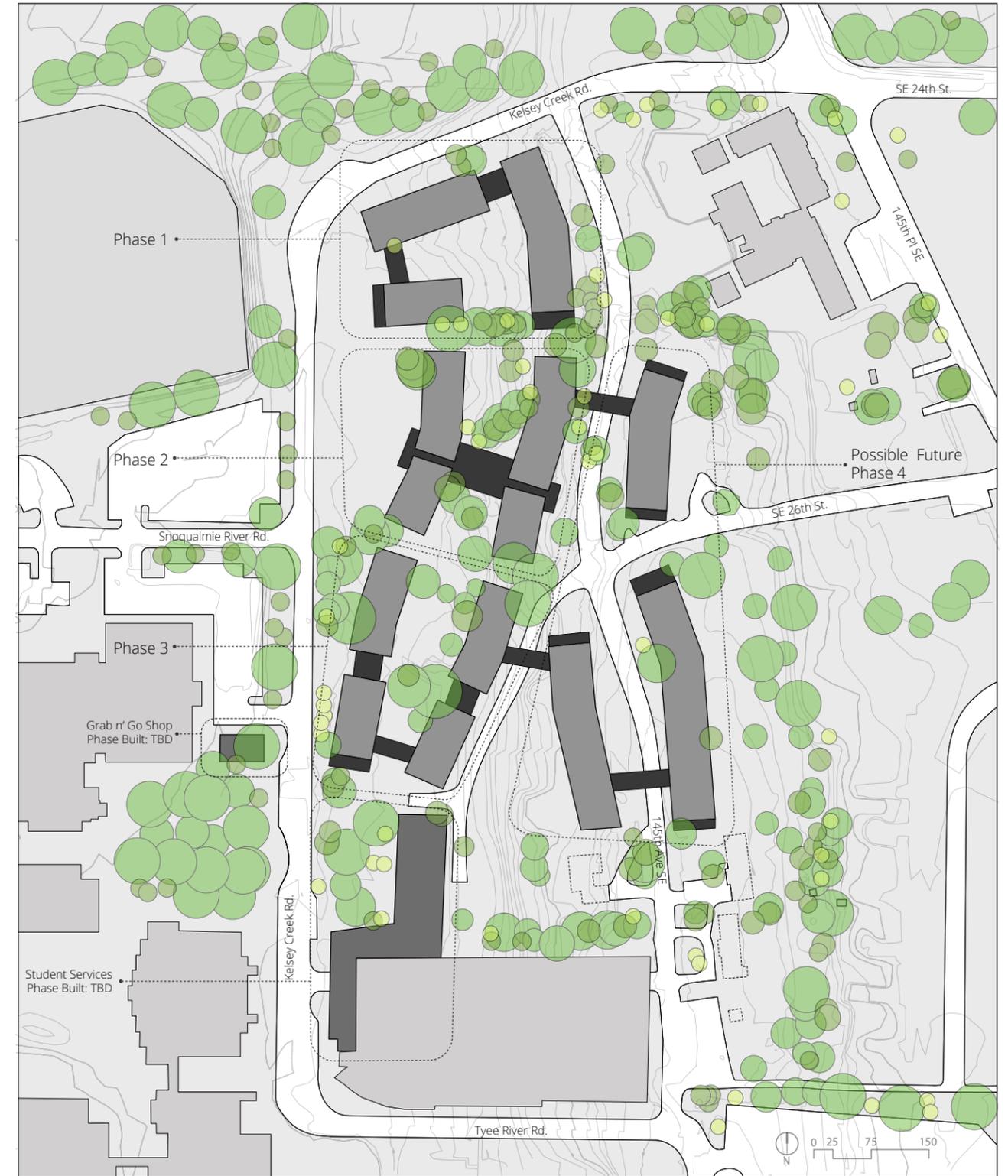
b. Phase 1

- - Private/ Semi-Private
- - Additional Program
- - Common Spaces (Lounges)
- - Existing
- - Road Addition



c. Phase 2

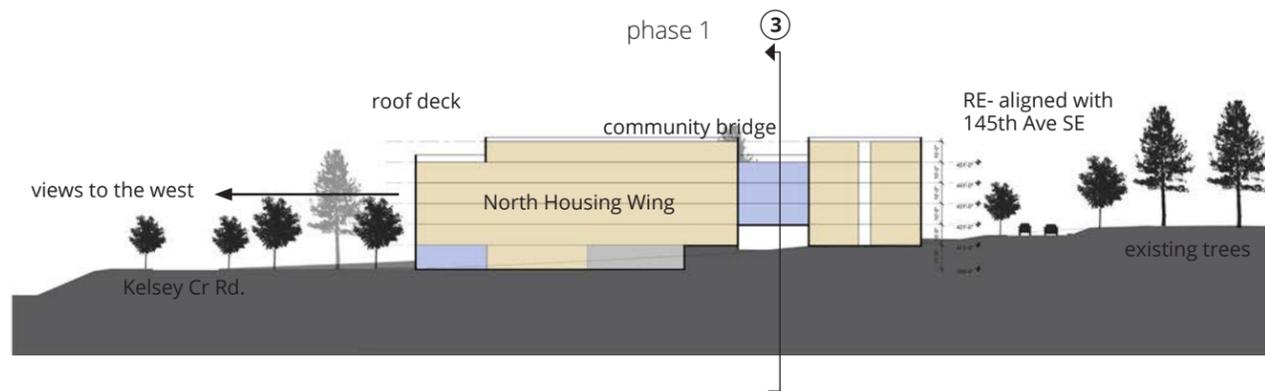
- - Private/ Semi-Private
- - Additional Program
- - Common Spaces (Lounges)
- - Existing
- - Vacated Road



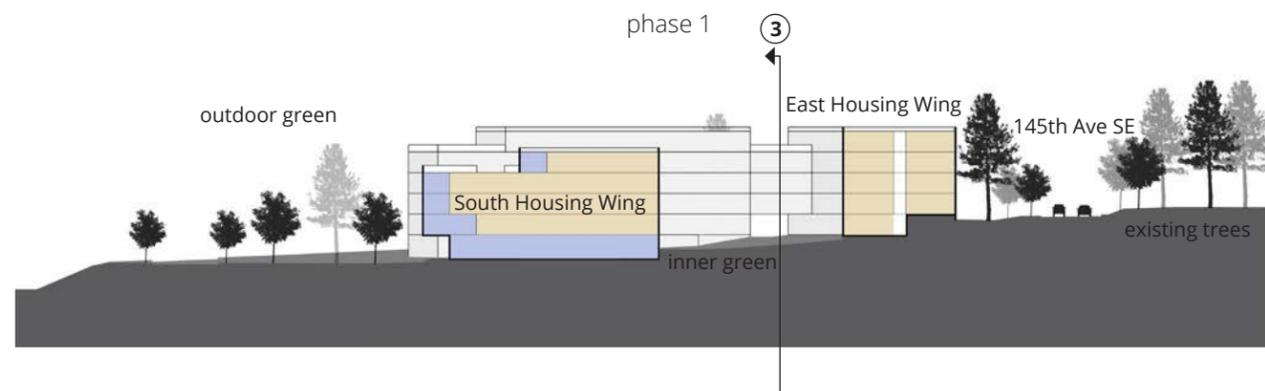
d. Full Build Out

- - Private/ Semi-Private
- - Additional Program
- - Common Spaces (Lounges)
- - Existing

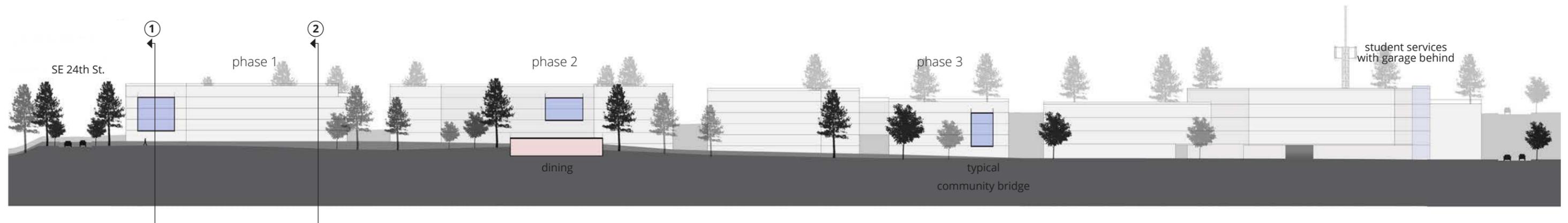
## f. Site Sections



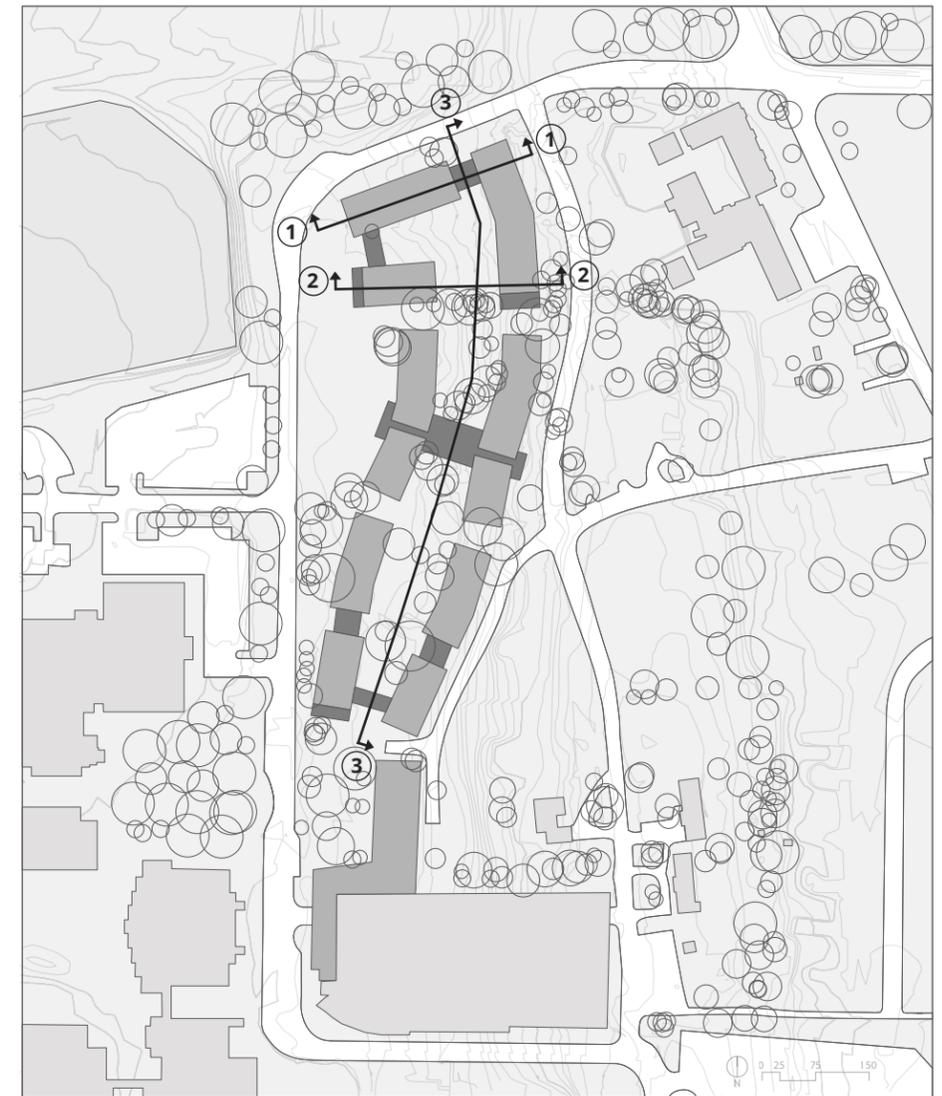
### i. Section 1



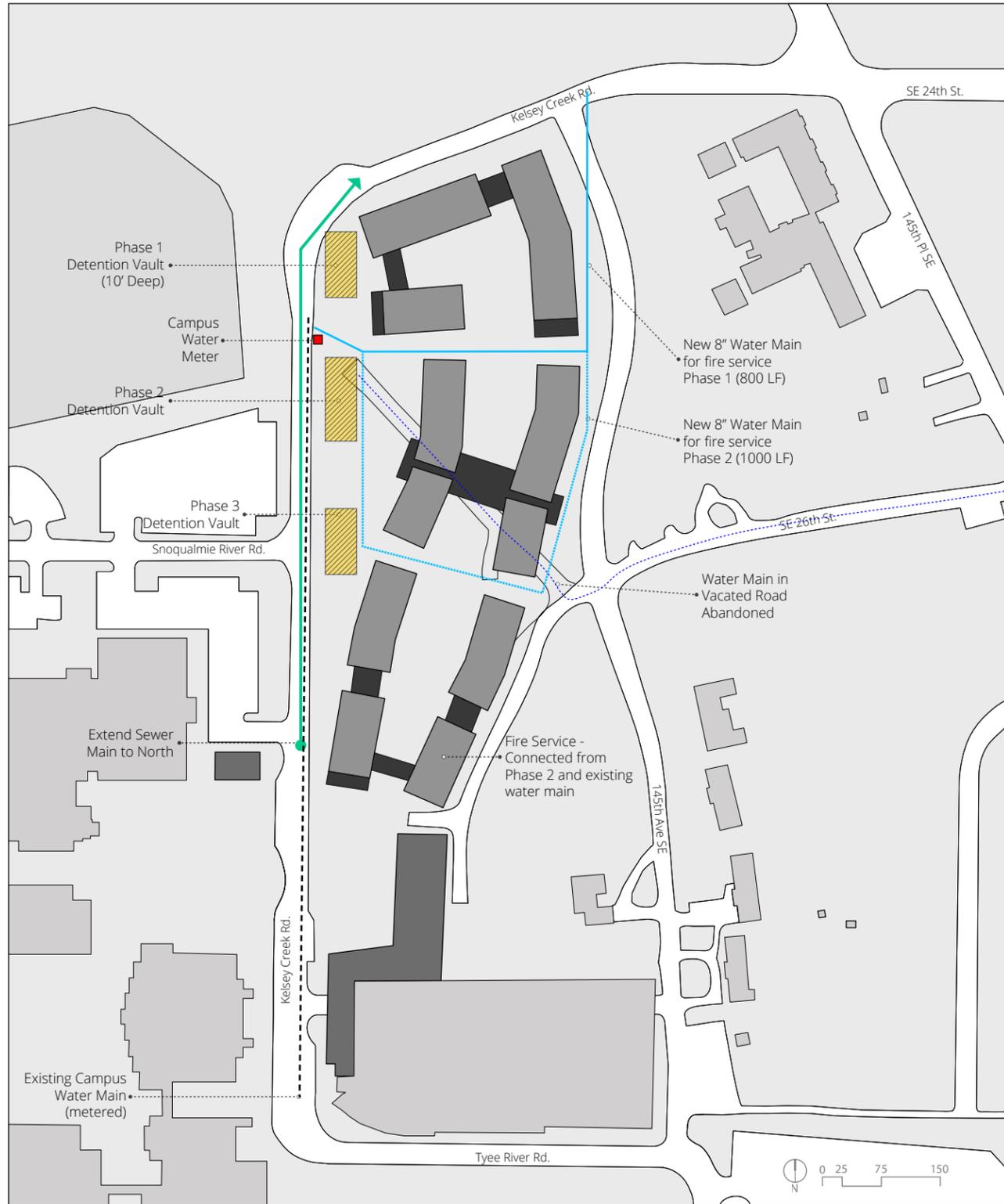
### ii. Section 2



### iii. Section 3



site plan: section cuts



Information provided by Keith Kruger of Coughlin, Porter, and Lundeen engineering.

### e. Preliminary Site Utilities

## g. Perspectives



i. Along Kelsey Creek



iii. Aerial 2

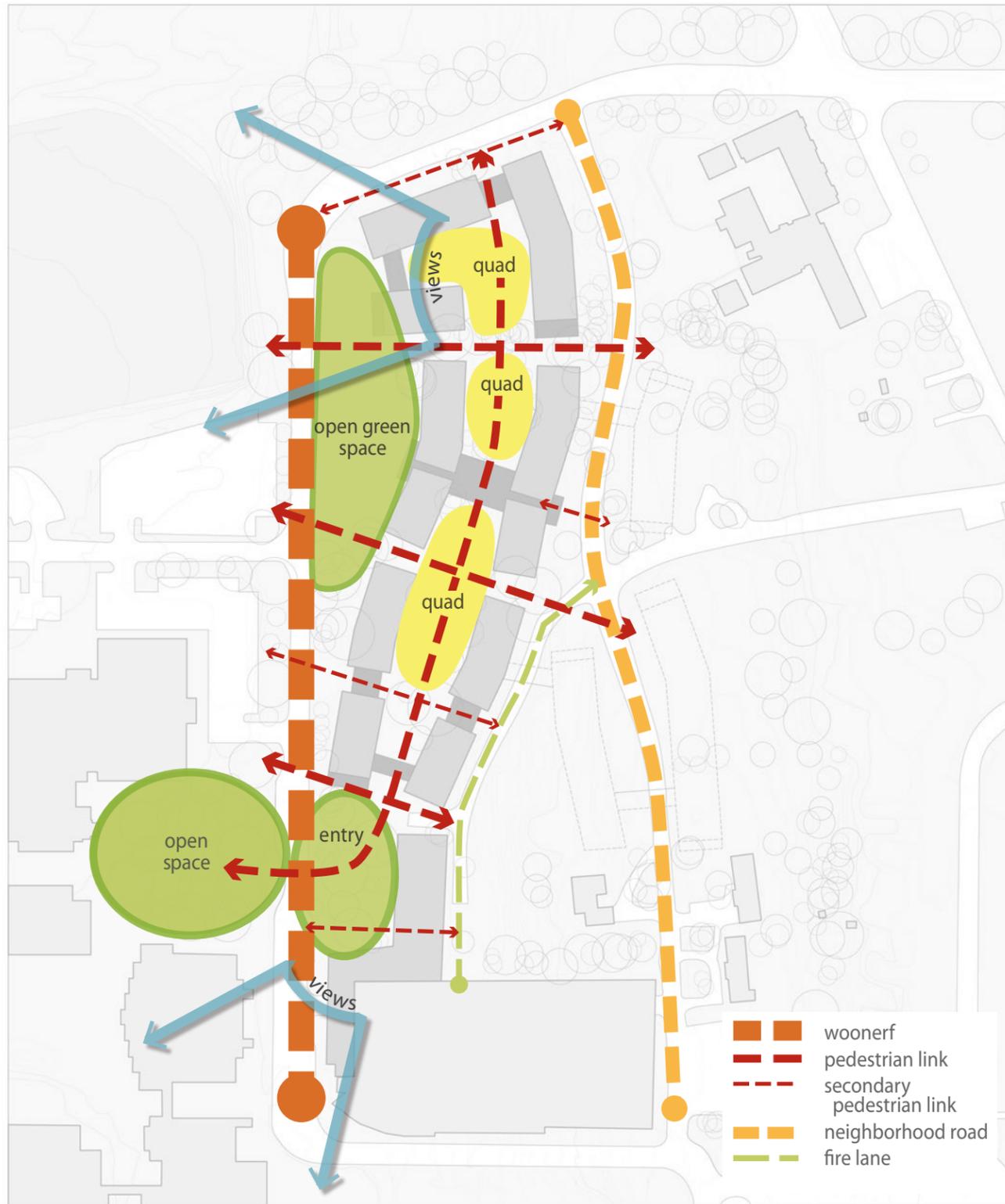


ii. Aerial 1

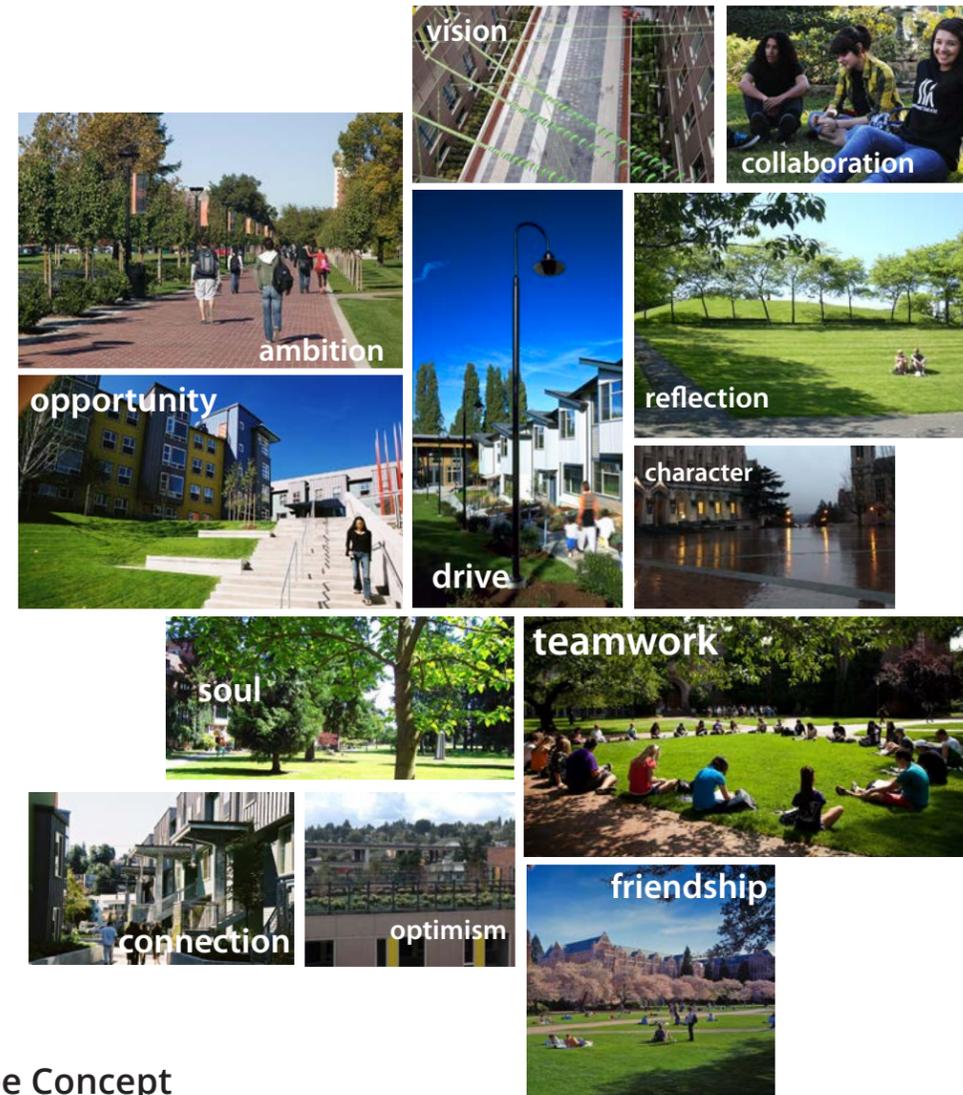


iv. Aerial 3

## h. Landscape Concept



communita • atelier ps



### Landscape Concept

The student housing design will support the continued growth of the campus through flexibility and adaptability, occupying a space which currently is chiefly parking and thoroughfares. The design goals include reinforcing the existing campus virtues and addressing the deficiencies; through enhancing campus connectivity, improving the existing outdoor space network and addressing student life. The location of the student housing will result in a new pattern of campus growth and opportunities for improved campus connections to athletics and recreational areas.

The landscape design plays an important role in creating a campus “sense of place”. The student housing site design will prioritize outdoor spaces that support academic success and human scale spaces; protect existing evergreen and canopy trees and keep views open for everyone’s enjoyment. Creating connectivity that is multi-modal but pedestrian focused, and minimizing conflicts between pedestrians and automobiles is a priority.

A mosaic of courtyards, quads, open lawns and semi-private patios will be organized around and between the buildings to activate the streetscape and pedestrian corridors, and provide a lively complete street along Kelsey Creek Road. Outdoor spaces will vary in size and function to incorporate the needs of students; for quiet time, space to collaborate and opportunities for student to meet friends and to have fun.

Incorporating design strategies for low impact site development, drought tolerant and native planting, best practices for storm water management and designing site to USGBC’s LEED standards creates opportunities for didactic landscapes, which enhance the academic environment.



# Section 6

Unit Plans

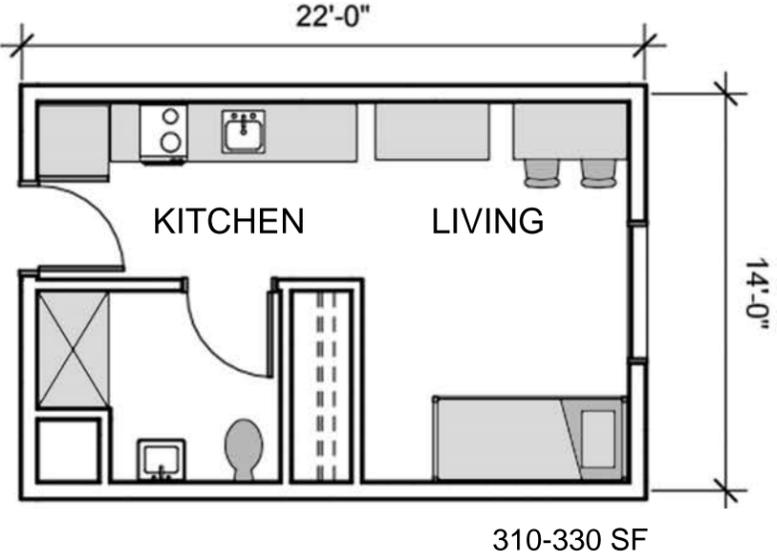


# Unit Plans

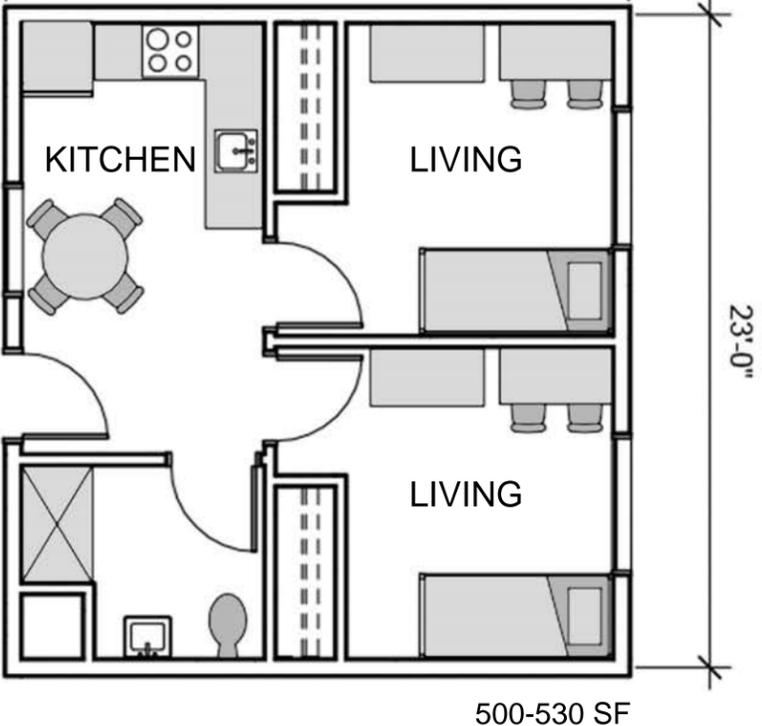
As the design team studied ways to reduce program square footage for Phase One, a close look was given to the apartment floor plans. The team found significant savings by reducing the bedroom and living room sizes of the units, and by adding double occupancy, two bedroom apartments into the unit mix. The "Jack and Jill" two bed units proved to be unrealistic and were replaced by a two bedroom apartment. All of the generic floor plans reflect student housing concepts used in projects around the Northwest, and provide the 350 beds anticipated in Phase One.



a. Studio



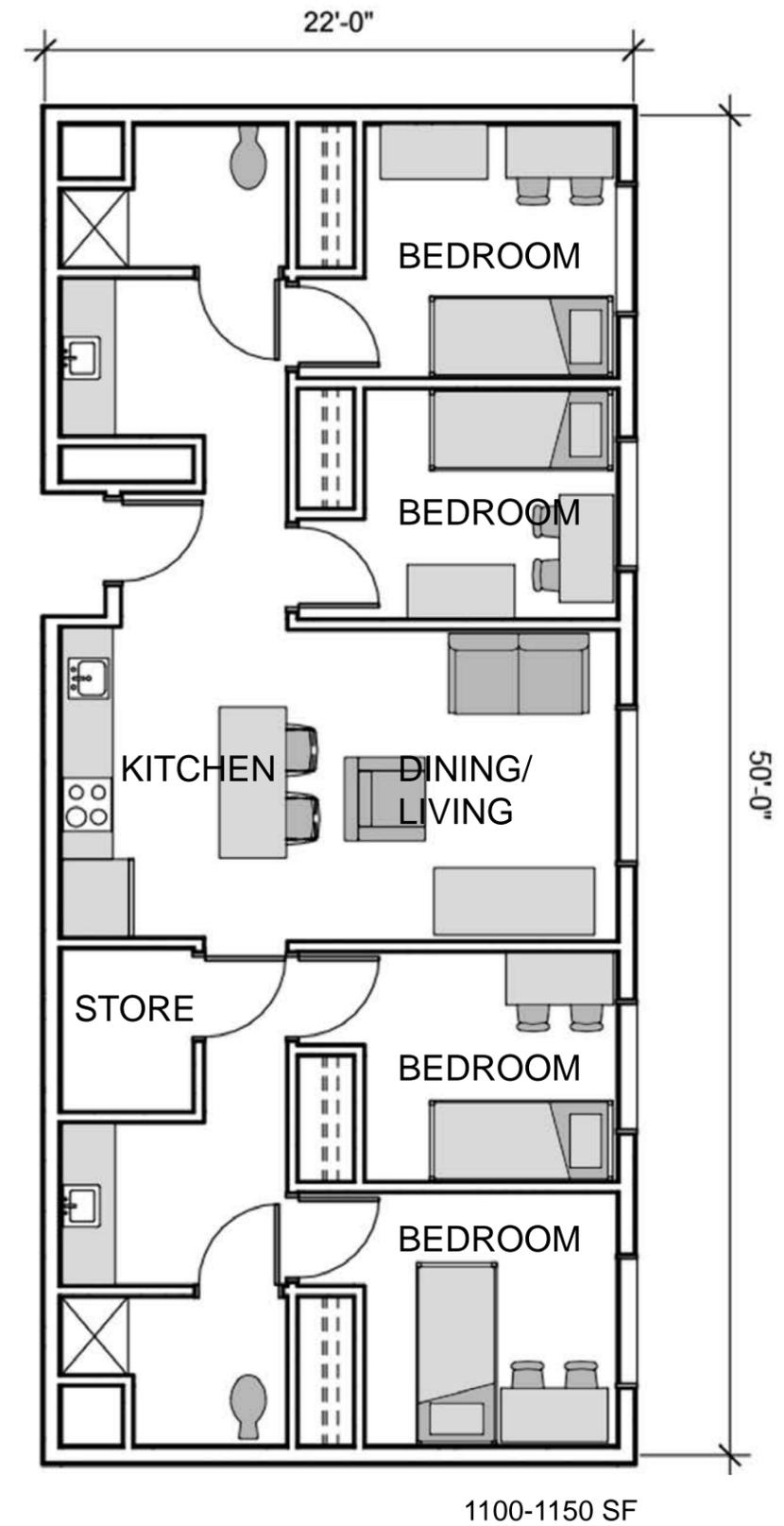
b. 2 Bed/2 Bedroom/1 Bath



c. 4 Bed/2 Bedroom/2 Bath



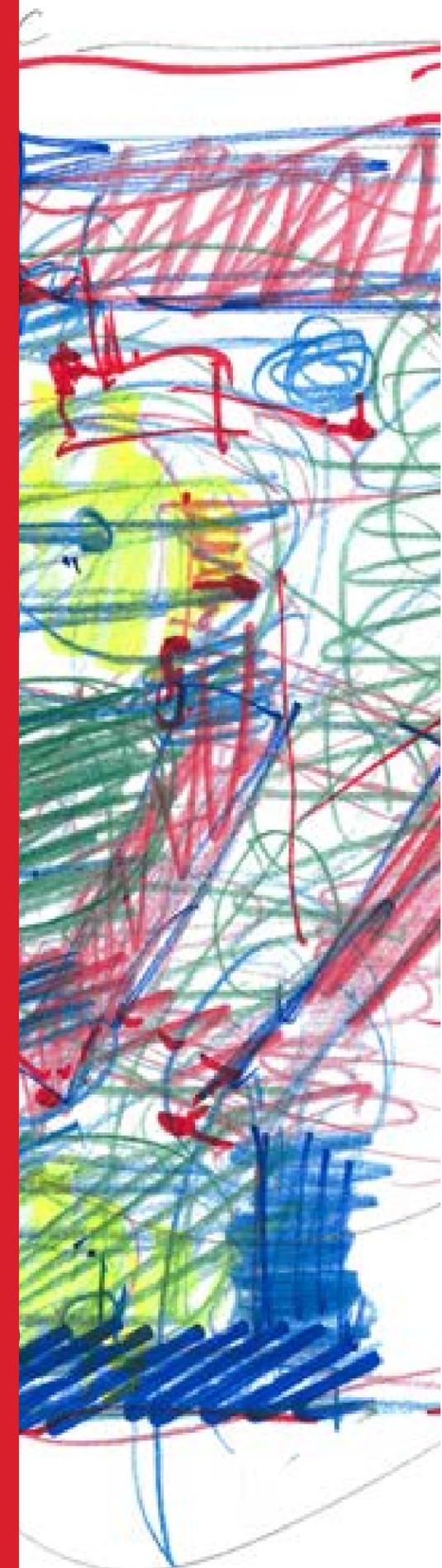
d. 4 Bed/4 Bedroom/2 Bath





# Section 7

Appendix



a. Meeting Notes

i. Meeting 1

**Section 7**  
Appendix

**Project Design Meeting Minutes**

**Project:** Bellevue College, New Residence Hall  
**Project No.:** 121-15026—02D  
**Owner Project No.:**  
**Meeting:** Pre-design Meeting #1  
**Meeting Date:** June 25, 2015  
**In Attendance:** Vidya Ramachandran, Bellevue College  
Dexter Johnson, Bellevue College  
Will Tribble, Bellevue College  
Christopher Butler, Bellevue College  
Ray White, Bellevue College  
Bob Colasurdo, WA Dept. of Enterprise Services  
Ron van der Veen, NAC Architecture  
Tom Golden, NAC Architecture  
Dana Harbaugh, NAC Architecture

**Discussion Items**

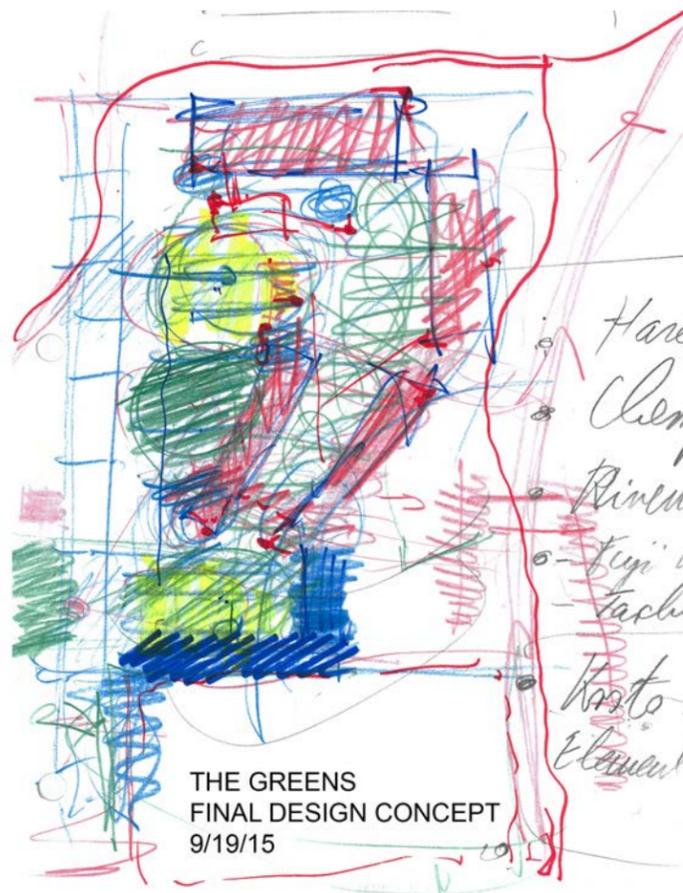
Schedule:

1. Bellevue College is targeting a June 2018 substantial completion date for the construction.
2. NAC will build a proposed schedule with the following approximate allowances for each phase of the design process:
  - a. Three (3) months for Pre-design
  - b. Three (3) months for Schematic Design
  - c. Three (3) months for Design Development
  - d. Five (5) months for Construction Documents
  - e. Four (4) months for Permitting
  - f. 18 months for Construction

Adequate time will also be built into the schedule for owner review at the completion of each phase of the design process.

3. NAC recommends Bellevue College consider selecting the GC/CM early so they are on the design team during the schematic design phase of the process.
4. It was requested that NAC contact the geotechnical consultant (GeoEngineers) who will then contract directly with NAC.

Overall Project Goals:



**Project Design Meeting Minutes (cont.)**

1. The live-learn component of the project is targeting student study, tutoring and support spaces for both residents and non-residents of the building. Programmed and scheduled classrooms are not envisioned within the project.
2. Consideration should be given to zoning the building security for use by residents and non-residents of the building.
3. The building will likely house a large population (as much as 90%) of international students and student athletes all which are likely in the 18-20 year old demographic, younger than the average Bellevue College student. That said, the design should not be overly targeted toward international students.
4. Bellevue desires self-contained apartment style units for the first phase of student housing. Future residence halls might move towards a more traditional residence hall unit type (single and double occupancy, semi-suites, etc.).
5. Sustainability should be on display throughout the project. Bellevue College's Sustainability Officer, Patrick Green, will be an important stakeholder for the project.
6. Bellevue College intends to charge full-market rate for housing.
7. This project is seen as a potential catalyst for 24/7 type services on campus.
8. A roof top patio with views to the west is a must!

Building Site Considerations:

1. NAC will coordinate with the on-going work of Perkins & Will, the college's campus master plan consultant, for how the student housing district integrates into the campus. Perkins and Will's work begins in the summer of 2015 and is expected to be complete in the spring of 2016.
2. NAC should coordinate public out-reach efforts with those being planned by Perkins & Will during their campus master planning effort.
3. The student housing district needs to work with the new north campus entrance and recently completed transportation studies.
4. Enhancements for bike and pedestrian circulation should be part of the project.
5. Bellevue College will likely consolidate student services at the south end of the resident housing district.
6. Site utilities and their impact need to be accounted for in master planning effort.
7. The Phase 1 student housing will displace existing parking which needs to be addressed in the campus and housing district master plan. Adequate parking for the existing Child Care Center will need to be maintained and/or provided.

Next Steps:

1. NAC will prepare a fee proposal for pre-design services that includes Program Verification and Resident Hall District master planning.

**Student Housing Coordination - Meeting Notes**

By:	Jaclynn Treat	Date:	August 21, 2015
Meeting Date:	August 20, 2015	Project Name:	Bellevue College Master Plan
Meeting Time:	10:00 am	Project Number:	161517.00
Meeting Location:	Building K, K100	Attendees:	Vidya Ramachandran Bob Colasurdo Ray White Ron van der Veen Brodie Bain Jaclynn Treat
Next Meeting Date:	Oct 8, 2015	Cc:	Patrick Green

**CALENDAR/SCHEDULE**

- August 25, Master Plan Visioning Session
- **September 24<sup>th</sup>, Initial Student Housing Review Meeting**
- October 8, Second Student Housing Review
- October 22, Final Student Housing Presentation
- November 20, Final Report

**NOTES**

1. Beyond the student housing, several new buildings are planned, not all are state funded, including a \$30M, Student Services building (reference **Mahlum** feasibility study to be sent immediately following the meeting from Vidya).
  - a. A new student hub (student services/student life/athletics center) with 24hr operations would be ideal in a central location (likely north of the parking garage), and stacking program would provide top floor views of the region.
    - i. Student Services estimated at 60k gsf (\$28M). This will house program displaced from C Building classroom renovations (est. at \$40M).
    - ii. Student Life estimated at **25k** gsf.
2. The College's debt capacity is \$100M.
3. Three phases of housing will be studied, with phases 1 and 2 planned for near-term completion.



- a. An overall target of 1,000-1,050 bed count with 3 phases of new student housing will also need to include amenities like dining services.
  - b. Phase 1 will include **apartments** and house approx. 350 beds.
  - c. Phase 2 is estimated at \$45M, **and could include dining**.
  - d. Bellevue College sees a future international student population at 20% of total, and programs offered to high school students adds to the student diversity. Neither of these should drive the student housing design.
4. Parking supply is currently adequate.
- a. Q building is undergoing renovation, House 99 could become a parking lot for the daycare.
5. Generally, the campus can be divided into four zones: Athletic, Academic, Residential, and Enterprise.
6. Be creative with transit recommendations. Focusing on the "Bellevue College Connector" project, a 7-15 year partnership with the City of Bellevue and local transit, specifically identifying Snoqualmie River Road as an arterial. The College owns up to the centerline of the road.
7. Provide Dave Rule (BC President) regular updates when possible, even if it means stopping by his office before/after meetings.
8. Patrick Green (Director, Office of Sustainability) will be included in future meetings for input on BC's sustainability goals.



**Project Design Meeting Minutes**

Project: Bellevue College Student Housing - Programming and Site Master Planning  
 Project No.: 121-15026  
 Owner Project No.: None  
 Meeting Date: September 28, 2015; 3:00 PM  
 In Attendance: (VR) Vidya Ramachandran, Bellevue College, campus operations director  
 (DJ) Dexter Johnson, Bellevue College, campus operations executive director  
 (PG) Patrick Green, Bellevue College, sustainability director  
 (BC) Bob Colasurdo, Bellevue College, WA department of enterprise services  
 (WT) Will Tribble, Bellevue College, campus ops construction project supervisor  
 (JC) Jean D'Arc Campbell, Bellevue College, dean, international education & global int.  
 (BB) Brodie Bain, Perkins+Will, campus planning director  
 (JT) Jaclynn Treat, Perkins+Will, campus planner  
 (BS) Barbara Swift, Swift Company, campus planner and landscape architect  
 (AO) Anna O'Connell, Swift Company, campus planner and landscape architect  
 (MS) Michael Swenson, Transpo Group, transportation engineer  
 (DH) Dana Harbaugh, NAC Architecture, principal-in-charge  
 (TG) Tom Golden, NAC Architecture, project manager  
 (RV) Ron van der Veen, NAC Architecture, principal student life designer  
 (LS) Lauren Scranton, NAC Architecture, student development thought leader  
 (JB) Jason Bentley, NAC Architecture, project architect

**Discussion Items**

No.	Item	Action
1.1	DH presented phase 1 student housing program options, leading off with a discussion of <u>unit plan types</u> . VR clarified that 2-BR suites share a "jack and jill" bathroom but do not offer a shared living room (this unit plan is not shown in attachments -- NAC to refine unit plans based on comments). Meanwhile, the 4-BR apartments offer a full kitchen and living room.	NAC
1.2	DH presented options for unit mix options, framed around a conversation about creating smaller <u>live-learn communities</u> within each building construction phase.	NAC
1.3	VR raised the issue of <u>market demand</u> and <u>cost-effectiveness</u> of various unit types and how this figures into the overall <u>unit mix</u> .	



### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.4	Following on to the conversation about live-learn communities, DH asked about the expected <u>ratio of RA's to students</u> and how this correlates with the size and composition of live-learn communities. JC answered that initially, as Bellevue College transitions to a residential campus, a ratio of about 1 RA to 70 students is appropriate, but that this ratio could be as low as 1 to 35.	NAC
1.5	DH reviewed the program for the residential <u>common spaces</u> in the context of live-learn communities, where common spaces include the smaller social lounges and study lounges on each floor, as well as the larger and more public building lounge, meeting room, and group kitchen on the main level. The conversation focused on the <u>public vs. private</u> quality of these spaces, and that some main level public space should be accessible to commuter students who are not residents of the student housing.  <i>Note –“Public” here means open to the entire campus (including commuter students), while “private” here means accessible to student housing residents only.</i>	NAC
1.6	Regarding public vs. private common spaces, VR described a <u>paid “club” membership</u> for commuter students, which offers more comfortable amenities for those who are on campus all day but do not live in student housing. However, since this type of club excludes students, staff, faculty, and other stakeholders who are not paid club members, this concept may not be preferred by Bellevue College.	
1.7	RV also mentioned the potential for <u>indoor-outdoor connections</u> between public and private live-learn spaces.	NAC
1.8	Following up on the topic of indoor-outdoor connections, the question was asked about the importance of <u>views</u> from the units and whether better views increase the rent in the same way it would for market-rate housing. DH replied that typically student rent is set based on unit type and does not vary based on the view. RV followed up that many of the phase 1 housing units will offer exceptional west-facing views regardless, and that the best views can be reserved for common spaces. JB suggested that common <u>roof decks</u> can offer views as well as indoor-outdoor connections between public and private spaces.	NAC

### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.9	TG transitioned the discussion from program area to construction hard costs, describing preliminary <u>cost per square foot estimates</u> obtained from Walsh Construction based on quality of exterior windows and cladding. If the overall project budget is fixed, TG reiterated that during the programming phase the cost per square foot can be controlled by adjusting either the amount of building area or the quality of materials (or both).	NAC
1.10	After discussing construction costs, LS asked a few questions to the group about <u>residential student life</u> . In response, DJ offered to send LS information about Title IX, and VR suggested a questionnaire be distributed to students.	NAC (LS)
1.11	Next, RV launched into the explorations of <u>site master planning</u> that NAC has conducted to date. RV started by reviewing the aerial photo map of Bellevue College marked up during the master planning exercise with staff. He shared some of the things learned from that exercise, such as the significance of the “protest court,” the locations of campus gathering spaces nearby, and areas of safety concern in the south surface parking lots.	
1.12	Based on the staff master planning exercise, RV and JB diagrammed where the major campus north-south circulation axis appears to intersect a proposed <u>“campus green”</u> just south of the gym. This proposed open space includes the current “Wellness Challenge Course” and crosses the Kelsey Creek Road just north of the parking garage. RV proposed various options for bounding this campus green to the east with a new student services building. The preferred student services location partially wraps the parking garage on the north side and the northwest corner, with the remaining portion of the student services building framing the east side of the campus green.  <i>Note - This proposed location for a new student services building is most similar to Site Option #1 as described on page 20 of the Mahlum Student Services Programming Study dated June 30, 2015. NAC has modified this scheme significantly to improve the connection between the campus, student services, dining, and student housing.</i>	



### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.13	<p>RV and JB also described how Kelsey Creek Road can be reimagined as a pedestrian-friendly "Paseo"-style street (or in Dutch, also called a "Woonerf"). A few site master plan options were briefly mentioned for how this might be accomplished * :</p> <ol style="list-style-type: none"> <li>1. First, Kelsey Creek Road can remain open to cars and busses. This allows SE 24<sup>th</sup> Street to remain a <u>vehicular entrance to the campus</u>. In this option, the <u>paving and texture of the road</u> can be redesigned to slow traffic. Alongside the road, a wider <u>multi-use path</u> can be created for shared use by bikes and pedestrians. A tree-lined <u>landscaped edge</u> on the west side of this multi-use path can help focus pedestrians onto this paseo between the campus, new student housing, and possible dining and student services facilities.</li> <li>2. Second, two (2) new <u>roundabouts</u> can be constructed at either end of the Paseo to allow vehicular traffic to flow through when needed for resident move-in, move-out, fire access, building service, and other needs, and then closed to non-bus traffic otherwise. If pursued, the locations of these roundabouts would be aligned with possible modifications 145<sup>th</sup> Ave SE (please see item 4 below).</li> <li>3. Third, Bellevue College and the City of Bellevue can pursue the "<u>Bellevue College Connection</u>" plan, where busses are rerouted off the south section of Kelsey Creek Road and onto 142<sup>nd</sup> Place SE and Snoqualmie River Road, rejoining SE 24<sup>th</sup> Street at the northeast end of the proposed "Paseo." In this case, vehicular traffic could either pass through, be restricted to one-way, or be diverted with improvements per item #1 above.</li> <li>4. Fourth, both cars and busses can be diverted from Kelsey Creek Road. In this scheme, no roundabouts would be required. Instead, both modes could be rerouted in a possible reconfiguration of 145<sup>th</sup> Ave SE Road, heading east of the parking garage before reconnecting with SE 24<sup>th</sup> Street to the north. This would involve <u>vacating dead-end sections</u> of both 145<sup>th</sup> Ave SE and SE 26<sup>th</sup> Street (which would be necessary for future phases of student housing). This option requires reducing the <u>access to the parking garage</u> from three (3) entrances down to two (2), where the west garage entrance is closed off and the south and east entrances remain open. One tradeoff to this scheme is that the experience for a commuter entering the campus from SE 24<sup>th</sup> Street might feel more peripheral. On the other hand, this new route can actually offer more direct access to the parking garage and the surface parking lots.</li> </ol> <p><i>* Note – Campus master planning and traffic engineering studies would need to be performed for any these options. The intent here is to consider site planning approaches for a Paseo that can create a pedestrian-friendly connection between the campus and the new student housing, dining, and student services facilities.</i></p>	<p>Brodie Bain, Barbara Swift, Michael Swenson</p>

### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.14	<p>Reacting to the discussion about street configuration and traffic flow to create a pedestrian-friendly paseo, BS offered some insightful interpretations of the overall landscape and campus master plan:</p> <ol style="list-style-type: none"> <li>1. BS mentioned the three different entry experiences for automobiles to the campus, asserting the importance of creating a strong <u>sense of arrival</u>.</li> <li>2. BS discussed the topography of the campus, and how the <u>high ridgeline</u> east of the campus is a key organizing feature.</li> <li>3. BS expressed an appreciation for the wooded nature of the site, and for preserving the forested quality of <u>established trees</u> as much as possible.</li> </ol> <p><i>Note – The NAC design team understands the importance of preserving existing significant trees while addressing the need for housing density. The mature trees not only complement the architectural quality of courtyard spaces, but also provide shading for east and west facades. Trees that are preserved will likely be <u>pruned up</u> to a sufficient height so that pedestrian-scale lighting and open sightlines can address safety concerns while enhancing campus connections across open spaces.</i></p>	<p>Brodie Bain, Barbara Swift, Michael Swenson</p>



### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.15	<p>In addition to the <u>Paseo</u> and <u>Campus Green</u> site planning concepts, RV and JB introduced a third organizing feature of semi-public <u>Residential Courtyards</u> that are created by the three successive phases of student housing. The rest of the conversation focused on <u>four (4) different schemes</u> that explored various configurations of the Paseo, Campus Green, and these Residential Courtyard concepts. All studies assume a new <u>Campus Dining Facility</u> as part of the phase 2 housing development, along with a new <u>Student Services Building</u> that frames the campus green:</p> <ol style="list-style-type: none"> <li>1. <u>"The Bridges"</u> – This option was presented in the most detail, showing a <u>network of pedestrian pathways</u> moving through the courtyard spaces. In addition, all three <u>phases</u> (and a possible future fourth phase) were broken out so that the relationship to campus could be seen over time.</li> <li>2. <u>"The Courts"</u> – This option arranges the residential courtyards in a rectilinear layout of urban blocks, where the courtyards all face into the paseo. Smaller connections do allow students to move between housing blocks off the paseo and toward the middle dining facility, but these connections are much more private in nature. The new student services building still frames the campus green, but it is set back further to create a bigger open space.</li> <li>3. <u>"The Paseo"</u> – Here, the new student services building is stretched out along the paseo in a more urban, street-fronting fashion. The longer footprint of the student services building allows it to be lower in height, so that taller student housing behind it can still be seen from a smaller campus green.</li> <li>4. <u>"The Bars"</u> – Lastly, this option attempts to bring all the public residential courtyard space close as possible to the paseo. Longer bars stretch out and step up into the landscape among the trees to the east. This is the most urban scheme presented.</li> </ol>	
1.16	<p>Reacting to the four schemes presented, "The Bridges" option was selected by Bellevue College as the preferred student housing option for further programming and site planning studies.</p>	NAC

### Project Design Meeting Minutes (cont.)

No.	Item	Action
1.17	<p>Regarding <u>phasing</u> for "The Bridges" concept, the first three phases were assumed to proceed from north to south as outlined by the Spectrum study. However, if all of the first three phases can be completed by vacating the dead end sections of 145<sup>th</sup> Ave SE and SE 26<sup>th</sup> Street, and <u>not</u> by purchasing any privately owned parcels, then the phasing could also occur from south to north. The advantage of this approach is to grow the residential phases out from the central campus core. This alternate phasing approach can activate the campus green and the paseo much earlier, offering a more inclusive feel for the student housing courtyards in relation to the larger campus.</p>	NAC

#### Next Meeting:

TBD.

If there are any corrections to these minutes, please notify the Architect within (7) days of receipt.

Prepared by Jason Bentley.

cc: Vidya Ramachandran, Bellevue College, campus operations director  
Brodie Bain, Perkins+Will, campus planning director  
NAC

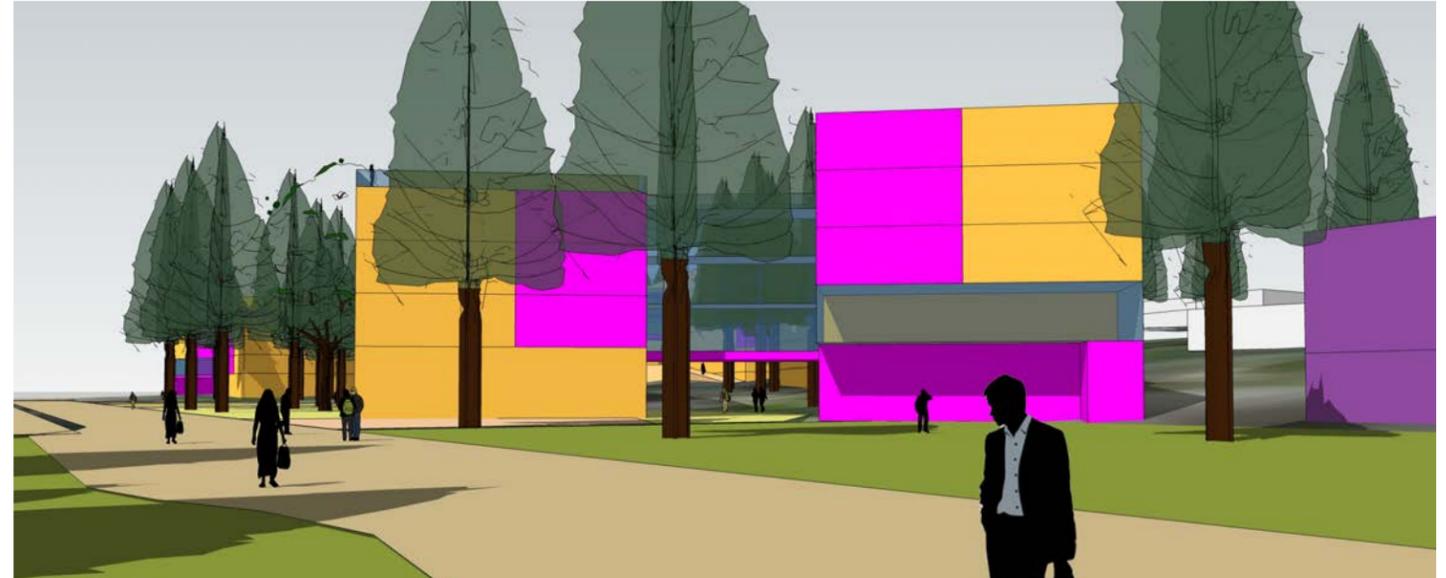
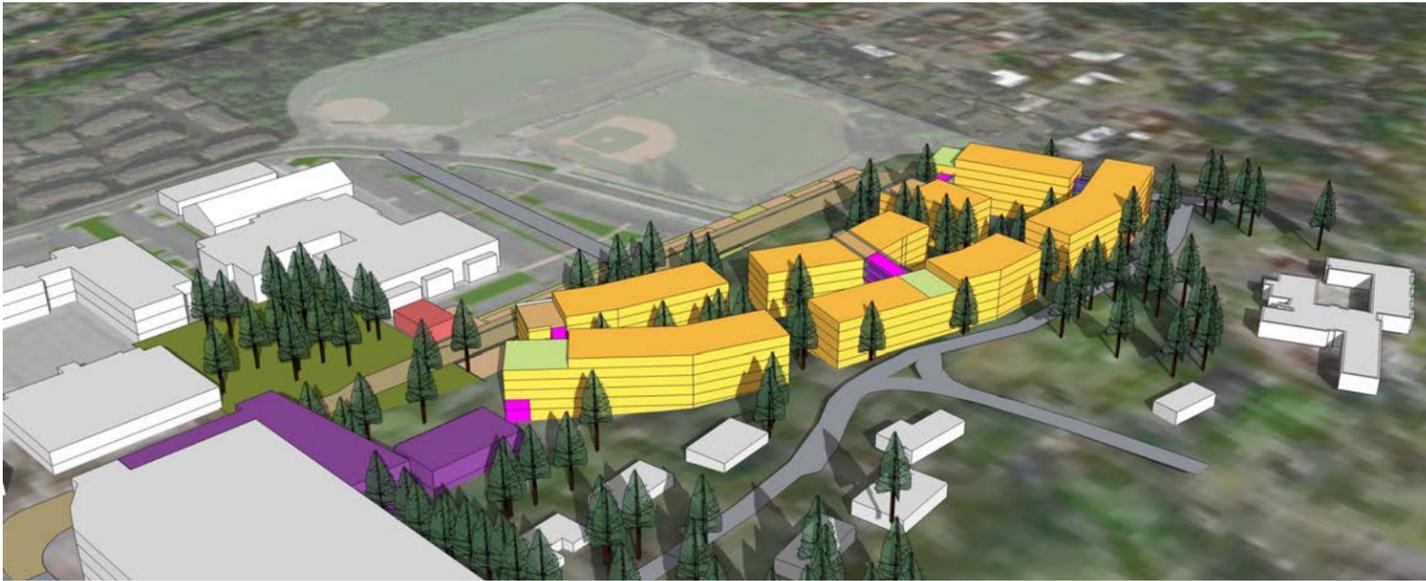
Encl:

Draft Space Planning Program  
Draft Unit Plans  
Marked up aerial campus map  
Pedestrian connections diagram through residential courtyards, dining plaza, and campus green  
Phasing diagrams for "The Bridges" scheme (including a possible phase 4)  
Aerial perspectives of "The Bridges" scheme from the southwest and the southeast  
Paseo concept perspective  
A series of walkthrough perspectives of "The Bridges" showing character of residential courtyards  
Site plans for the remaining 3 schemes that were rejected ("The Courts," "The Paseo," and "The Bars")

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iii. Meeting 3 - Alternate Schemes





iv. Meeting 4

b. Staff Summit Meeting Notes

**Project Design Meeting Minutes**

Project: Bellevue College Student Housing - Programming and Site Master Planning  
 Project No.: 121-15026  
 Owner Project No.: None  
 Meeting Date: October 16, 2015; 10:00 AM  
 In Attendance: (VR) Vidya Ramachandran, Bellevue College, campus operations director  
 (DJ) Dexter Johnson, Bellevue College, campus operations executive director  
 (BC) Bob Colasurdo, Bellevue College, WA department of enterprise services  
 (RW) Ray White, Bellevue College, vice president administrative services  
 (RV) Ron van der Veen, NAC Architecture, principal student life designer  
 (JB) Jason Bentley, NAC Architecture, project architect

**Discussion Items**

No.	Item	Action
2.1	<u>Master Plan Concepts</u> a. Future road vacations (after phase 1) b. Roadway extension of 145 <sup>th</sup> Ave SE to SE 24 <sup>th</sup> Ave c. Create pedestrian-friendly campus connection	
2.2	<u>Civil Engineering</u> a. Review utilities b. Discuss 145 <sup>th</sup> Ave street alignment c. Show drainage and detention vaults	
2.3	<u>Unit Plans</u> a. Alternative Unit options b. 4 bed/2 bedroom option	NAC
2.4	<u>Budget</u> a. Cost/sf based on residential vs. commercial prevailing wages	NAC
2.5	<u>Site Plans</u> a. 5-story phasing b. 4-story phasing	NAC
2.6	<u>Residential Life</u> a. Size and layout of learning communities b. Arrangement of public vs. private lounge spaces	NAC



On September 17, 2015 NAC engaged Bellevue College staff in a brain storming session to better understand how the new student housing community should integrate with the campus. The team was also interested in getting ideas about what staff and students will most value in a new housing facility. The center of this meeting was a mapping exercise where staff were asked to place stickers on a large map of campus indicating sacred and memorial places on campus, gathering places, areas of safety concerns and other special areas. In addition to this exercise, staff were asked to answer a number of open ended questions indicated in the notes on page 75.





Description: Campus aerial used for mapping exercise showing stickers indicating important places on campus.

> **1) Staff Suggestions for Student Housing Site Master Planning and Programming:**

- » a) Affordable housing with accommodations for families and international students.
- » b) A large, common kitchen for students, reducing student reliance solely on food services.
- » c) "Quiet dorms" with break-out study spaces.
- » d) Common meeting spaces or lounge areas (living room).
- » e) Game room that allows for student and faculty interaction.
- » f) Non-denominational space for reflection and meditation.
- » g) Outdoor, covered and secure bike storage.
- » h) Laundry facilities.
- » i) Accessible entrances.
- » j) Gender neutral bathrooms.
- » k) Compost and recycling access.

> **2) Campus Master Planning and Program:**

- » a) Preservation of significant trees and the forested quality of the site.
- » b) The want/ need for student access to large "quad-like" green spaces for passive recreation.
- » c) Active and passive recreational spaces.
- » d) Common garden space.
- » e) Suggested services such as: a coffee shop, library, food services, health services, and a gym.

> **3) Safety Issues:**

- » a) Ways to increase knowledge on public safety.
- » b) Accessibility to public spaces vs. private floors (keyed entry or staff monitored).
- » c) Times when public amenities might not be accessible (e.g. weekends or after hours).
- » d) Appropriate lighting and sightlines for the site and building.
- » e) Public restrooms are a concern.



> **4) Parking:**

- » a) Parking areas suggested to accommodate increase in traffic for students and faculty.
- » b) Possibility of having some on-site surface parking in addition to loading, handicapped spaces, and service parking.
- » c) Suggested electric vehicle parking and charging.

> **5) Social and Cultural:**

- » a) Opportunity for interaction between on and off-campus students.