# 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 and site conditions. It is intended to provide a road map for prioritizing and completing projects on campus, as funding becomes available. The Master Plan diagrams follow the narrative below to 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 (2023-25) includes Minor Improvement renovation projects, as well as campus site and signage improvement projects, guided by existing and potential initiatives. The Short-Term Plan may include minor renovations of classrooms and office space in Buildings 3, 4, 21, 22, and 23, in preparation for the upcoming two major capital projects of Welcome Center for Student Success and Academic Pathways & Technology.

The Mid-Term Plan (2025-29) prioritizes program growth and development through 2029, but primarily focus on the Welcome Center for Student Success major capital project, as well as any associated minor improvements. The Welcome Center for Student Success is currently in SBCTC's capital funding pipeline with anticipated project commencement in 2025.

The Long-Term Plan (2029-33) provides a framework for future development of the Academic Pathways & Technology Center, currently in SBCTC's capital funding pipeline with anticipated project commencement in 2029. As part of SBCTC capital project process, the Academic Pathways & Technology Center includes a potential of a locally-funded Student Activity Center. Both of these major capital projects may take until 2033 to complete, depending on timing and availability of funding.

### 4.1 MAJOR CAPITAL PROJECTS

**Mid Term Plan (2025-2029)**

- **Welcome Center for Student Success (includes demolition of Buildings 6, 13, 14, 15, 16 and 18)**

  The Welcome Center for Student Success is HC's first of two major capital projects currently in SBCTC's pipeline for funding. Based on its place in the pipeline queue, it is estimated to be allotted design & construction funding by the legislature in 2025. The project includes the demolition/replacement of Building 6 (Student Services Center), Buildings 13 & 14 (classrooms) Buildings 15 & 18 (faculty offices), and Building 16 (Art & Design and Engineering classrooms, faculty offices, and Print Shop).

  The new approximated 60,000-65,000 SF building is planned to be a two-to-three-story structure to minimize the building footprint and provide more open area for landscape and views. The design should be compatible with the character-defining features of the core academic campus. It will be highly visible from the new campus College Way entrance, serving as a focal point and integrating with planned pedestrian plaza improvements.

  The new building will be envisioned to incorporate all functions of the current Student Services division and add space for placement and testing, accessing resources, workforce education funding and advising, and ABE/ESL enrollment and advising. The space will be designed for both logical flow to address student needs and to increase the space needed to provide high quality service to HC's student body. The ultimate goal is to create a one-stop or all-service-in-one location to serve a diverse student population of Highline College. In addition, the new building will also house various curricular Art & Design and Engineering programs from the current Building 16.

Student Services Programs:

- Academic Advising
- Placement and Testing
- Admissions
- Registration and Records
- Career & Student Employment (CASE)
- TRIO Student Support Services
- Counseling Center
- Veterans Center/Services
- Financial Aid
- Women's Programs/WorkFirst
- High School Programs (Running Start)
- Workforce Education
- Public Safety

Curricular Programs:

- Art and Design
- Engineering

**Long Term Plan (2029-2033)**

- **Academic Pathways and Technology Center (Replacement of Buildings 12A, 12B, 17, 27 and 28)**

  The Academic Pathways and Technology Center is HC's second major capital project currently in SBCTC's pipeline for funding. Submitted as a PRR in 2021, based on its place in the pipeline queue it is estimated to be allotted design and construction funding by the legislature in 2029. The project includes the demolition/replacement of Building 17 (classrooms), Building 12B (unused greenhouse), Building 27 (locker rooms) and Building 28 (gym pavilion). The replacement of Building 12A (unused greenhouse) was also included, and it has already been removed by the college.

  The new approx. 64,000 SF building will support the diverse needs of HC students, from initial entry with pathways to bachelorette programs. The building will provide new, more efficiently designed space for the following programs:

  - ELCAP Program & Administrative Operations
  - BAS Administrative Operations
  - Computer and Information Technology:
    - BAS Cybersecurity and Forensics
    - AAS Digital Forensics
    - AAS Computer Information Systems

- Business:
  - BAS Global Trade and Logistics
  - AAS International Business
  - AAS Administrative Operations
  - AAS Business
- Faculty offices for instructors in related programs

- **Student Activity Center (Certificate of Participation)**

  As the largest, worst-condition buildings on campus, Building 27 (locker rooms) and Building 28 (gym pavilion) were two of the replacement buildings included in the SBCTC-approved PRR funding request for the new Academic Pathways and Technology Center. Buildings 27 and 28 are planned to be demolished after construction of the new building is complete. However, the state does not fund new buildings to house gym and locker room functions. To address this future need, as well as to provide space for other important student activities, the Long-Term Plan shows a proposed location for a new Student Activity Center. It is envisioned to be an inclusive, welcoming facility that encourages use by all students, providing a valuable and practical resource to support students and enhance the culture of Highline College.

  The Student Activity Center is conceived to be funded through a Certificate of Participation (COP) – a state financing process that allows the Associated Students of Highline College (ASHC) to procure a low-interest loan from the Washington Office of State Treasurer to fund the project and be paid through student fees over a 20-year period. Many of the state's community & technical Colleges have successful constructed Student Activity Centers in this manner. The COP funding for the Student Activity Center at HC will be subject to a vote from the Associated Student Body.

## 4.2 OTHER PROPOSED PROJECTS

### 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 Complete HVAC system replacement.
- Building 21- Minor remodel to convert abandoned Physical Fitness/Training (PFT) Lab into two large classrooms.
- Building 23 (1st and/or 2nd floors)- Interior remodel to convert existing spaces to classrooms or additional faculty offices.

Other remodels to be completed as funding becomes available.

### 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

| Mid Term Plan (2025 - 2029) | Building Area (square feet) | Notes |
|---|---|---|
| | | Excluding Mast Center located off campus = 3,871 sf |
| Existing Building Area Main Campus | 548,638 | |
| New Welcome Center for Student Success Building | 60,315 | |
| Building Demolitions | | |
| Building 6 | -22,795 | |
| Building 13 | -3,957 | |
| Building 14 | -6,060 | |
| Building 15 | -4,297 | |
| Building 16 | -22,879 | |
| Building 18 | -4,291 | Estimated end of 2029 |
| Subtotal Campus Buildings Mid Term Plan | 544,674 | |
| Net New Area Mid Term Plan | | No new net area |

| Long Term Plan (2029 - 2033) | Building Area (square feet) | Notes |
|---|---|---|
| Campus Building Area at end of Mid Term Plan | 544,674 | |
| New Academic Pathways & Technology Center | 64,239 | |
| New Student Activities Center | 35,000 | Estimate based on approx. total demolished area of Bldgs. 27 & 28 |
| Building Demolitions | | |
| Building 12B | -1,500 | |
| Building 17 | -11,426 | |
| Building 27 | -12,080 | |
| Building 28 | -22,687 | |
| Subtotal Campus Buildings Long Term Plan | 596,220 | Estimated end of 2033 |
| Net New Area Long Term Plan | 51,546 | |

## 4.4 CIRCULATION, PARKING, AND SITE IMPROVEMENTS

### Site Improvements: Short Term Plan

East Lot South Parking Improvements

Campus entry improvements and additional parking was completed in the summer of 2022 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 added approximately 80 parking stalls, and included landscape improvements and campus entry signage. Additionally, in the East lot project the college is planning to provide a pathway for a future fiber connection which will allow the college to securely connect the college network infrastructure to the leased Campus View facility located next to northeast corner of the campus.

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 and rename the street College Way in 2023 in association with the new transit center and link rail station being built 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 are planned in conjunction with the main entrance improvements.

The northern portion of East Lot will have improvements made to it in the summer of 2023 which will completely redesign this portion of east lot. This improvement will result in a completely new main entrance and revision to the existing parking. Parking will be available however no new additional parking spots will be created in this north portion project as a result of a city-owned round-about that will come onto the campus lot.

The college is also planning to conduct a blacktop and striping project to address the remainder of East Lot.

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 South 240th Street. The bike trail connection could potentially start by the existing asphalt trail near the tennis courts near South 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 the east parking lot to the new entrance improvements, connecting to the proposed bike lane by Sound Transit, leading towards the new Transit Center.

Signage and Wayfinding

Campus entrance signage Phase 1 has been completed with the placement of uniquely labeled monument signs at each entrance of the campus. After the Sound Transit project is completed, a large monument sign is planned at the new main entrance and two smaller monuments are to be located directly off of Pacific Highway South. Phase 2 signage will focus on the interior wayfinding in and around the campus to align with directional and informational improvements. These wayfinding signs will be of the same family design as the monument signs, but at a smaller vertical scale. Phase 2 campus informational signage/ directional/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.

Permaculture and Garden

A permaculture garden planted by HC's permaculture program is to be located near the existing stormwater pond. A community garden is also planned to be just off of the Northeast corner of the South Parking Lot.

**Site Improvements: Mid Term Plan**

Parking Improvements for West Lot

A gravel parking lot currently exists west of the north parking lot and the athletic fields, serving as overflow parking for the campus. The College plans to pave this West lot to provide additional parking for the campus. Once paved, the West Lot will also serve as a road linking the north and south lots.

Connector Road and South Parking Lot Improvements

This new connector road, through the West Parking Lot, will help to facilitate vehicular circulation and parking internal to the campus, by connecting the North and South parking lot. Additional parking could potentially be added on the north side of the South Parking Lot near the connector road.

Grandstand and Turf Replacement

The existing athletic field is envisioned to be upgraded and replaced with synthetic turf to official FIFA standards for a soccer field, and multi-sport use, including the surrounding track. In addition, a grandstand is to be constructed along with outdoor lighting and other improvements, including restroom facilities. Scope and timing will be determined by funding availability and feasibility. Due to Washington State capital funding restrictions on athletic facilities, however, it is anticipated that funding for the project is to come from other sources. Soccer is a global sport and the new field will serve our entire community. As the Seattle Metro Area prepares to be one of the Host Cities for the 2026 World Cup, Highline's new field will draw together students, prospective students and members of our diverse community to enjoy the 'world's game' and to connect with Highline College resources.

Accessibility Site Improvements

Accessible ramps will be studied to connect to the existing stair leading towards Buildings 27 and 28 on the west side of campus.

## 4.5 INFRASTRUCTURE AND MAJOR REPAIR PROJECTS

The following campus infrastructure and major repair projects are prioritized per availability of funding:

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

### 4.6 LONG TERM GOAL

It is the goal of the College to continue replacing small, aging, and outdated facilities with more efficient, high-quality, and sustainable buildings designed for modern teaching, learning, and working. Consolidation of multiple, smaller buildings into larger, state of the art facilities will help to improve building operation efficiency. 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 through 2029 for the Short and Mid-Term Plans and to 2033 for the Long-Term Plan. It was also intended to be applicable to SEPA and zoning permitting requirements for the future Welcome Center for Student Success (anticipated design commencement in 2025) and the Academic Pathways & Technology Center (anticipated funding in 2029). The College plans to review needs and priorities to update its campus master plan for development beyond 2033

Long term plans for existing cultural buildings include maintaining Building 7 as part of historical preservation. 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 is included in the Appendix.

| | SHORT TERM PLAN | | MID TERM PLAN | | LONG TERM PLAN | | |
|---|---|---|---|---|---|---|---|
| **Major Capital Projects** | 2021- 23 Biennium | 2023- 25 Biennium | 2025- 27 Biennium | 2027- 29 Biennium | 2029- 31 Biennium | 2031- 33 Biennium | 2033- 35 Biennium |
| WELCOME CENTER FOR STUDENT SUCCESS<br>Includes Demolition of Bldgs 6, 13, 14, 15, 16 & 18 | | | PREDESIGN & DESIGN | BID / CONSTRUCTION | | | |
| ACADEMIC PATHWAYS & TECHNOLOGY CENTER<br>Includes Demolition of Bldgs 12B, 17, 27 & 28 | | | | | PREDESIGN & DESIGN | BID / CONSTRUCTION | |
| **Alternative Financed/Other** | | | | | | | |
| STUDENT ACTIVITIES CENTER (C.O.P.) | | | | | PREDESIGN & DESIGN | BID / CONSTRUCTION | |
| MINOR IMPROVEMENTS/REMODELS | BLDG 21 & 23 RENOVATIONS | BLDG 23 PHASE 2 RENOVATION | | | | | |
| LOCALLY FUNDED PROJECTS | | COLLEGE WAY ENTRANCE IMPROVEMENTS<br>EAST PARKING LOT OVERLAY | NORTH PARKING LOT OVERLAY | WEST PARKING LOT PAVING & CONNECTOR ROAD | | | |

Major Capital Proejcts in SBCTC Funding Pipeline

Planned Alternatively Funded Project

Planned Minor Improvement/Local Funds

## Implementation Plan - Major Projects

HIGHLINE COLLEGE MASTER PLAN

DECEMBER 2022

HIGHLINE COLLEGE

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