Oklahoma City Community College 2020 Campus Master Plan Report

Approved by the OCCC Board of Regents on March 10, 2009.

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Oklahoma City Community College 2020 Campus Master Plan Report

Introduction

Since its inception in the early 1970s, Oklahoma City Community College (OCCC) has primarily followed the original campus plan—that of a single building physically located at the center of the college property in Southwest Oklahoma City. In order to accommodate growth, the facility has been repeatedly expanded, with wings extending from a central core section. This approach has been generally successful in the past, particularly based on the conventional commuter college concept—that the students would drive to and from campus, arriving and departing continuously throughout the day and evening hours. Therefore, ease of automobile access was given primacy.

Over the past three decades, however, the character and nature of the College—the student body, in particular—has changed. While the mission is fundamentally the same, the profile of the students and what they are looking for in an institution of higher education has shifted. The student body today is comprised of more traditional students, who frequently arrive on campus in the morning and remain all day. In addition to their core academic course work, they have greater expectation for extracurricular and social opportunities on campus and desire the facilities to support them.

Recent physical additions to the campus, such as the Keith Leftwich Memorial Library, the Health Professions Education Center, and the new Visual and Performing Arts Center, highlighted the need to develop a long-range plan for the placement of future buildings and supporting infrastructure (such as parking), particularly in light of the finite land area of the campus today and the College's limited ability to expand in its current location.

The College established a general strategic facilities planning scope that included four basic physical planning goals—the campus should:

- *be memorable and uplifting*
- *enhance social interaction*
- *plan for growth and change*
- *have an on-going planning process*

A plan to fulfill these goals should be framed to support the mission of the College in the areas of: academic excellence; recruitment and retention of students; sense of place; health, safety, and compliance; and deferred maintenance.

With these issues and goals in mind, the OCCC Board of Regents engaged Triad Design Group, an Oklahoma City engineering and architecture firm, and Ferrell Madden Lewis, a Washington, DC-based urban design and planning firm, to rethink the campus master plan and envision growth and change at the 74th and May Avenue location for the coming decade and well into the 21st Century.

The project was initiated in the summer of 2008 with a campus planning workshop for the OCCC Board of Regents. The consultant team delivered a "food for thought" presentation about traditional campus master planning and basic principles of placemaking. The Board provided feedback concerning their vision and priorities for the College.

The Process

Overview

The 2020 Campus Master Plan has been developed over several months, through an iterative process of input, analysis, and design. The team moved through each of the following stages—working with administration, faculty, staff, and students—to produce this Campus Master Plan.

- *Principles*
- *Observations*
- *Concepts*
- *Master Plan*
- *Implementation Guidelines*

A campus master plan is a vision document. It is not only built on a clear understanding of the current context and framed by the needs for the future, but looks at the campus anew and asks "why not?" Recognizing that there may be very real limitations, the vision should be one of practical idealism, illustrating the College's aspirations and providing a road map for the future .

Framework

Building on the Board of Regent's vision and the original project goals, a refined set of Guiding Principles were developed for the 2020 Campus Master Plan.

Future physical growth, building development and landscape plans for the campus at 74th Street and May Avenue should be measured by whether or not, or to what extent, they help fulfill these broad Principles.

The Principles

- ***Create a more pedestrian-friendly campus***
- ***Maintain the sense of campus community***
- ***Develop and grow in an environmentally sustainable and responsible manner***
- ***Maintain and strengthen college & community relations***

Observations

Looking, Listening and Learning

The observations phase is primarily a review of qualitative and quantitative information to establish an understanding of existing conditions, and identify issues, opportunities and constraints for the future.

The Campus

The team began by touring the campus at 74th and May Avenue, studying the existing facilities and the physical layout of the campus—the buildings, the outdoor spaces, the pedestrian pathways, the landscaping, the signage, the landmarks, the entrances, and the parking. How is the campus defined? What is it's identity? These physical elements each play a role, whether positive or negative, and provide the building blocks for the master plan.

City and Neighborhood Context

The surrounding community context is also important—what role does the campus play in the city? How and where are connections made? Is the campus accessible by transit or other alternative modes of transportation? How does the campus function as part of the surrounding neighborhood? Are there opportunities to improve local access through connection to bicycle routes?

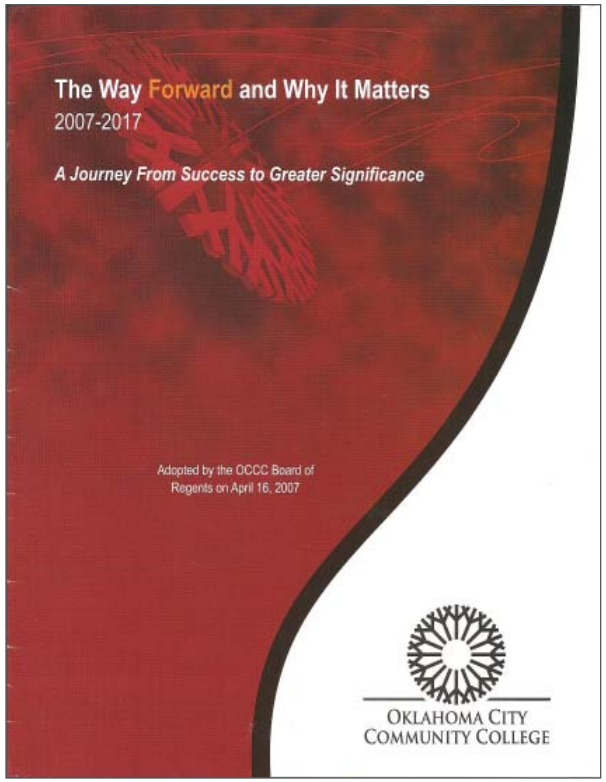
The campus location near two interstates, the Will Rogers Airport, and major city avenues provides great access and positions the College as a gateway to Oklahoma City.

Document Review

The review of College and City documents and plans was a key step in the observations phase. These are important not only for understanding the college today, but provide insights into opportunities for the future.

The Oklahoma City comprehensive plan identifies the City vision, plans and priorities. There are several places where the City's stated goals and the OCCC 2020 Master Plan are in sync. Key issues in the City plan include the areas of environment and sustainability, arts and culture, and city beautification. These provide opportunities for partnerships to aid in Campus Master Plan implementation.

The OCCC strategic plan, "The Way Forward and Why It Matters" highlights the College's academic mission and priorities for the coming decade. The capital improvements budget identifies the types of, and time frames for, potential development.



OCCC Strategic Plan

Of particular note is the fact that there is little program or demand for new buildings in the very near term; however, it is important to identify future buildings sites so that no short term decisions are made that hinder the long term plan. Implementation phases can be initiated (such as landscaping planting) that will help to demonstrate change and visibly frame the plan for growth.

Steering Committee & Focus Groups

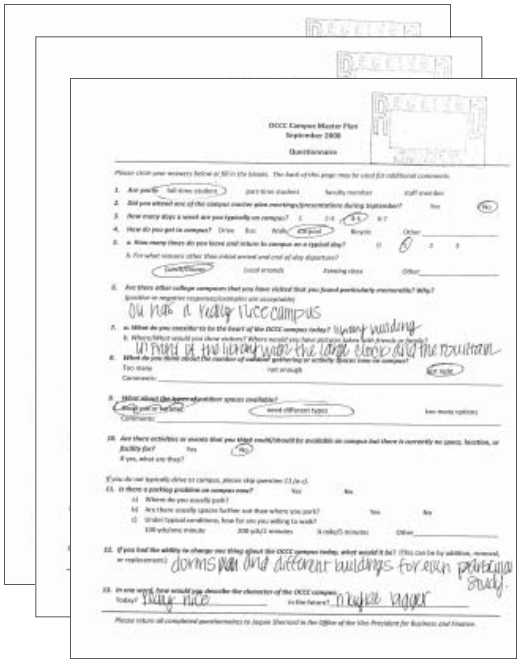
The consultant team worked directly with the Master Site Plan Steering Committee throughout the planning effort, gaining insights from people who work every day on the campus, administering college services, and implementing the academic and strategic plans.

Input from the administration, students, faculty, and staff is fundamental to a campus plan. How does the College community use the campus on a daily basis? What would they like to see for the future? What would their priorities be if they had unlimited resources? The team led a series of focus groups to gather just such information. Individuals were encouraged to participate in person but were also provided with the opportunity to respond to a written questionnaire (both in hard copy and electronically.) Over 250 faculty, staff and students participated in the focus groups and more than 750 responded to the questionnaire.

Some of the key recommendations gathered through these meetings, interviews and surveys included:

- *create a variety of new outdoor people spaces*
- *improve pedestrian paths & connections*


Faculty focus group meeting


Student survey responses

- *maintain the amount of parking—but treat it differently*
- *create a more multi-purpose use for the arts festival site*
- *provide active outdoor recreational space*
- *improve gateways & College identity—"curb appeal"— and define edges of campus*
- *increase shade and tree plantings on campus*
- *provide/create locations for diverse public art*

One of the most consistent findings from the surveys and meetings (although not framed in physical terms) was the strong sense of campus community.

Analysis

A key piece of the observations phase is analysis. Detailed information concerning existing campus physical conditions was gathered, analyzed, and documented through a series of diagrams. These provide parameters for future development, representing physical limitations or issues to be addressed.

There is much information to be collected and processed at the regional scale that influences surrounding conditions before any site studies can be completed. An understanding of the site's location in relation to the nation and the state for academic placement and programs plus larger transportation networks, such as airports and interstate highways, is one of the first steps. This helps the team document the travel/arrival patterns of the students which informs the internal campus circulation. The majority of OCCC's student body lives to the south and west of the campus and arrive on I-40 and I-44 to the 74th Street entrance.

While the team visits the site for physical observations at a finer level of detail, there is also a considerable amount of background reading and research that takes place. Documenting the natural conditions underlying and influencing the campus are extremely important.

The ecological region of Cross Timbers Transition eco-region is a mixture of rangeland, pastures, and farmland. (The area has also been an important site of oil extraction for over eighty years.) The ecological region is also one of the primary determinants of vegetation—the native species. These include prairie grasses and a variety of oaks along with some hickory, elm, and red cedar. Future campus plantings should have comparable characteristics—suited to the local soil with tolerance for the extremes of Central Oklahoma weather—so that they can grow and thrive.

The geology determines which prevalent rocks and soils will be buildable for future building projects and how well water will permeate. The OCCC campus has a high water table due to the proximity of the Central Oklahoma Aquifer and, therefore, sandy loam-textured soils with clay and some deeper veins of sandstone and limestone. At a closer scale, the soils and groundwater are directly linked to the topographical conditions on the site. This includes any natural slopes plus any man-made conditions due to existing construction —both buildings and site modifications. These features should be factored into future irrigation and drainage plans.

The current vehicular circulation is basically a loop road with a series of cul-de-sacs providing access to parking and service and loading areas. Parking is fairly evenly distributed, although the surface lots are inefficiently striped with very generous drive aisles.

Pedestrian circulation?

One of the most striking details that the analysis revealed is that almost half the campus, over 47%, is impervious surface, 39 acres of which is parking lots and roadways. This has major implications for a variety of issues, from storm water runoff and management to the creation of outdoor people spaces.

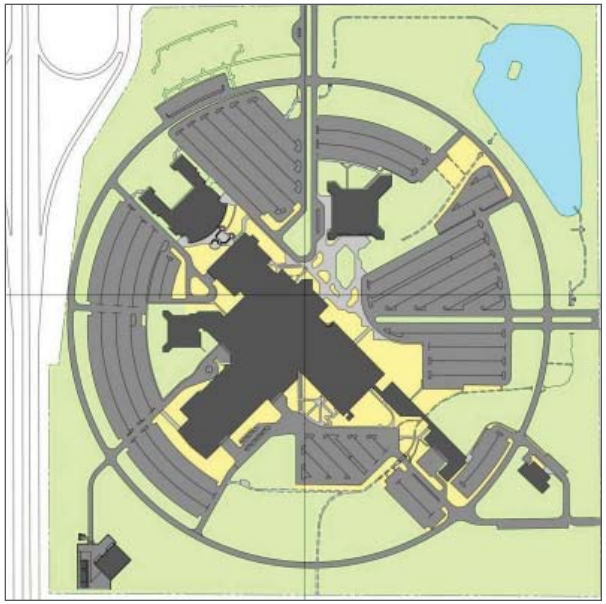
The area dedicated to pedestrian circulation is limited, at best. Inside, the pedestrian paths have a web-like character, almost indecipherable without a map. Outside, the pedestrian areas are virtually nonexistent beyond the plaza between the main building and the library.

Campus analysis also reviews the existing infrastructure, such as the wet (potable water, fire suppression, sewer, and storm) and dry (power, lighting, gas, telephone, cable/internet) utilities, which are important in locating future building sites.

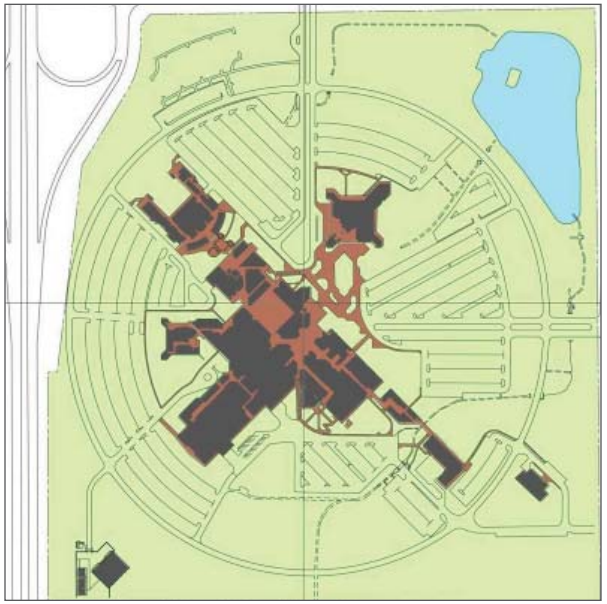
2008 aerial photo

Dry utilities

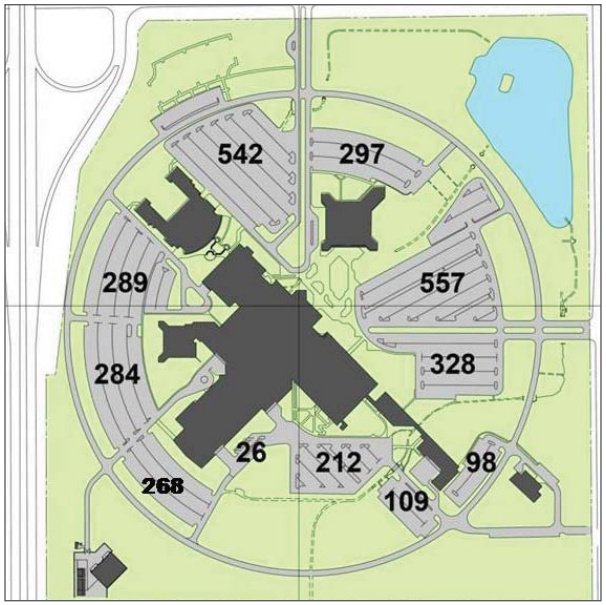
Wet utilities



Impervious surfaces



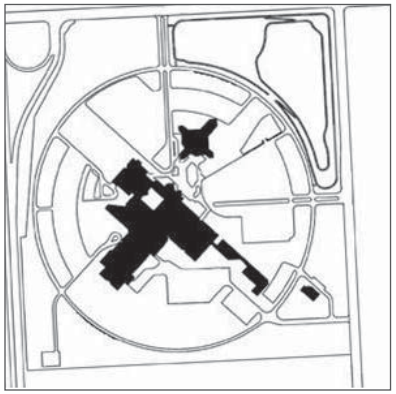
Pedestrian pathways



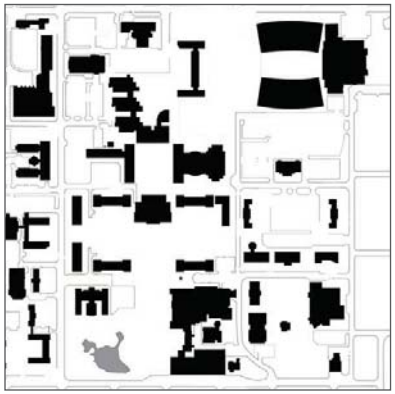
Parking distribution

Concepts

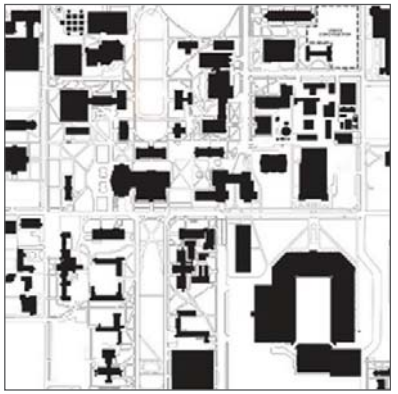
SCALE COMPARISONS



OCCC campus



Core of OSU campus in Stillwater



Core of OU campus in Norman

Planning & Design Process

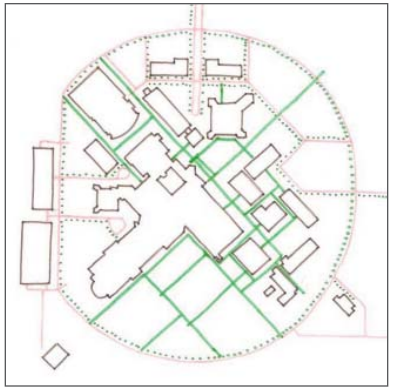
The team began this phase by exploring ways to fulfill the Guiding Principles while incorporating the observations, analysis and input from the college administration, faculty, staff and students.

Although initial perception is that the campus has very little buildable area remaining, comparative analysis reveals otherwise. If used more wisely and efficiently, there are opportunities for growth and development within the existing property. Initial sketch concepts began with a series of basic questions.

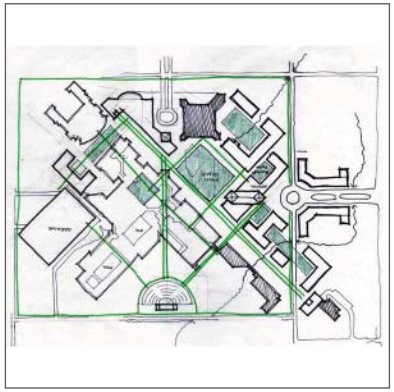
- *How can the college make better use of this limited property to fulfill its mission?*
- *What are the elements of a pedestrian-friendly place?*
- *What are the options for creating the variety of people places that are desired?*
- *How might the community have greater access to and use of the campus in the future?*
- *Can the Arts Festival site be rethought and used more frequently?*
- *What are the best locations for future buildings?*
- *How can parking be accommodated?*
- *What are possible approaches to defining the campus edges and gateways?*

Based on the input received from the College community, in addition to these questions, there were some fundamental ideas that were at the forefront of the design process.

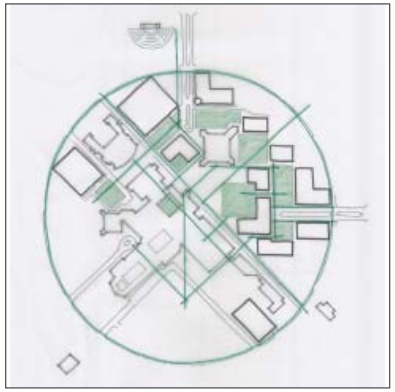
Despite its growth over the past three decades, OCCC has maintained a sense of campus community like that of a much smaller school. Many students commented that they felt this feature was one of the strongest aspects of the College today. Any changes in the campus plan must maintain or enhance the accessibility of the administration and faculty that currently exists.



Circulation diagram



Pedestrian diagram



Pedestrian diagram

Interim draft master plan

Preliminary sketch

Preliminary sketch

The addition of new spaces or buildings should still provide opportunity for impromptu meetings and natural gatherings, just as the atrium space in the main building does today. Outdoor spaces should form natural connections for people walking between buildings, particularly in the core of the campus.

These initial concepts were presented to the Master Site Plan Steering Committee and Oklahoma City business and community leaders in the Fall of 2008 to gather additional comment and feedback and insure that the campus planning effort was on the right track.

This input provided direction for further refinement, testing and revision of the preliminary concepts throughout the Fall. Additional questions were explored, more directly integrating the design concepts with the Guiding Principles. The team thought about future buildings, not in terms of the programs and rooms they might house inside, but in ways they might define and organize the campus itself, improve circulation, and increase buildable area.

- *How might future building placement encourage (or hinder) the pedestrian character and connections?*
- *How best to use buildings to help define the college identity—both as landmark features (much like the library clock tower does today) and by creating and defining new outdoor spaces?*
- *What about defining the campus edges and gateways?*
- *Similarly, could the landscape be used*

to enhance the pedestrian experience? Reinforce the College identity? Improve sustainability?

Using traditional campus planning ideas, the team studied a potential "full build-out" for the campus—using multiple building footprints to define outdoor spaces (such as traditional campus quadrangles)—producing a group of preliminary concept plans without consideration of the near term growth restrictions. The idea of "full build-out" became referred to informally as the 2070 Plan.

Ideas regarding pedestrian connections across campus were explored (both existing and proposed) along with parking and vehicular circulation. For example, one sketch contemplates eliminating Faculty Circle as an actual circle or loop road.

Several consistent themes emerged from the concept plans, which related directly to the guiding principles:

- *compact character*
- *nature as an asset*
- *serving college & community*
- *campus identity*

The concept plans were compared and synthesized to create a single preferred approach: the Interim Draft Master Plan. The broad concepts and the Interim Plan were presented and discussed with the President's Cabinet, the Master Site Plan Steering Committee and the Board of Regents in December of 2008. Their input and feedback was incorporated to create the final 2020 Campus Master Plan that follows.

OCCC Campus Master Plan

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Overview: The Big Ideas

The illustrative master plan shows one way in which the OCCC campus could be developed or built out over the next fifty years. Although the building rooftops appear fairly specific, they are intended as prototypical examples to designate building locations to fulfill the Guiding Principles and achieve specific campus plan goals.

Individual building design will only occur after the College establishes a specific building program—which programs will be housed in new structures, what their specific needs are, etc.

The concepts that follow provide the framework for the future campus additions and designs, both in the short- and long-term. Many of the ideas are interrelated and will impact more than one plan element. Some of these ideas may be implemented almost immediately. Others will only be implemented as specific needs arise and funding becomes available.

This plan should be reviewed and updated at regular intervals, to ensure that the base principles and plan concepts remain in agreement with the College's overall mission and goals.

Parking

Thinking differently about parking on the OCCC campus is the key to identifying spaces for new buildings and creating outdoor people places. The ideal is to put people at the center of campus; however, as long as the vast majority of campus users must drive to and from the College, the cars will need to be accommodated.

Near Term: Green Lots

Surface parking lots are the dominant feature on the campus today. To create a pedestrian-friendly campus, their appearance and function should initially be addressed through plantings. This will not only improve the OCCC curb appeal, but it will also improve the pedestrian environment with the inclusion of shade, and improve the campus sustainability by reducing impervious surfaces and the related storm water runoff. Runoff can also be reduced (and campus appearance improved) through the use of rain gardens between parking rows. Pervious paving should also be considered.

Parking demand fluctuates—both throughout the day and throughout the year. The College has attempted to provide enough spaces for the peak demand (typically the beginning of each semester) even though many of those spaces may go unused much of the time. The College should explore the use of "grass-crete" in some areas. This material is stable enough to provide for overflow parking and can also carry the weight of emergency or service vehicles. It appears as a turf when not in use and allows the rain water to percolate back into the soil.

Creating "green lots" will take some existing spaces that will need to be replaced. There are a few ways to address this issue. The most straightforward is the re-striping of the existing lots. As currently configured, the drive aisles are wider than necessary and the spaces are all full size. The College should creating some compact spaces and narrow the drive aisles within the lots to free up area for plantings. (Reducing the drive aisle widths will also encourage slower driving, which in and of itself will improve the pedestrian environment.) Additional parking can also be

created on existing and new campus "streets" or roadways. Some spaces may be created by literally cutting into the curb along Faculty Circle and creating bump-out spaces. In key locations, these on-street spaces may be most appropriate designated as handicapped spaces or short-term visitor parking.

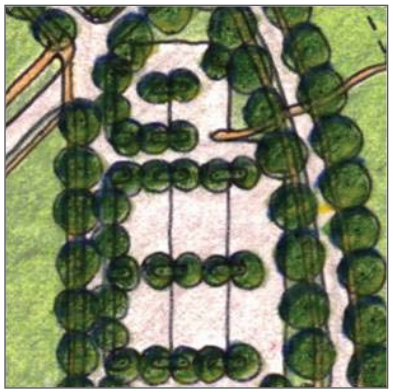
Future

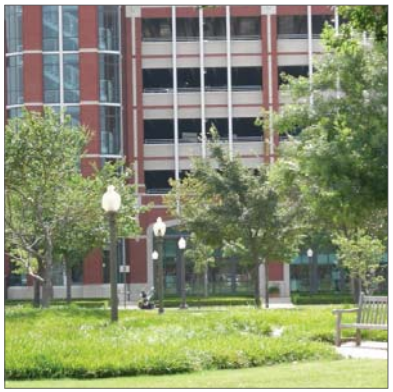
For the longer term, the College should explore the creation of structured parking, which will achieve several goals. It will:

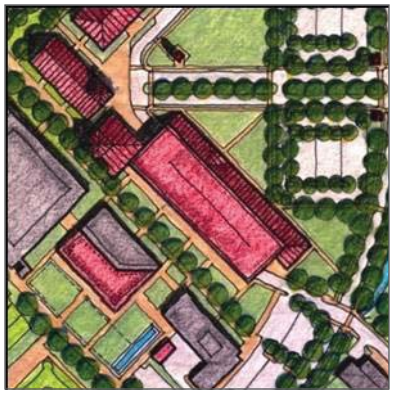
- *free up needed land area for new buildings and outdoor green spaces*
- *provide covered parking, protected from the elements*
- *and, potentially, create more parking spaces that are closer to the center of campus.*

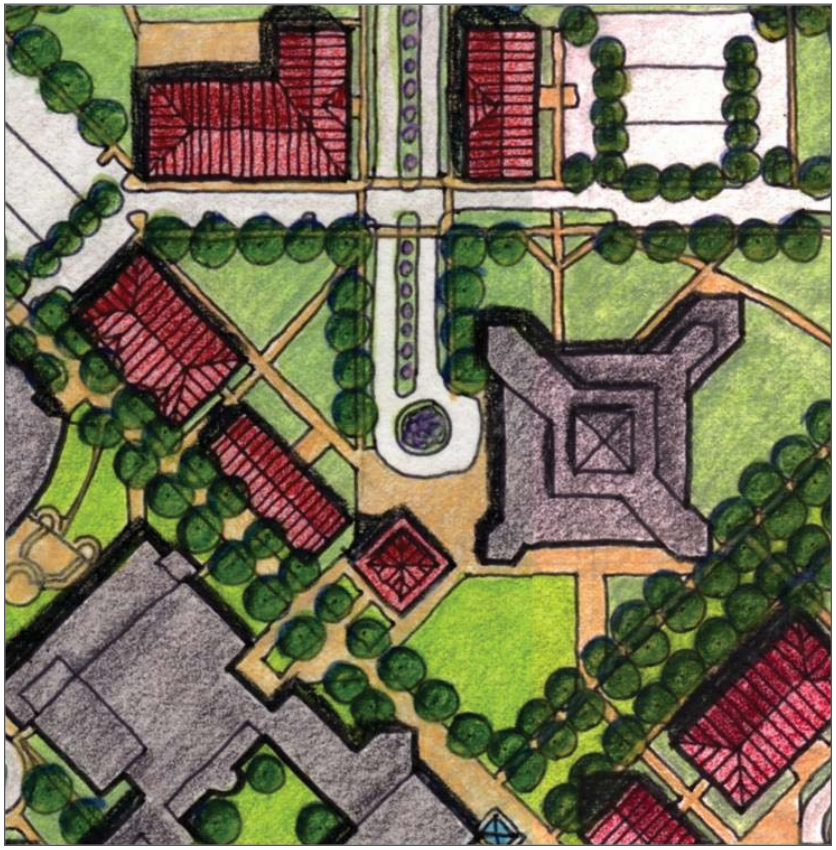
Parking structures should be designed with as much care as any campus building—not just as cheaply as possible, with exposed construction materials, but with similar architectural detailing as other buildings. If near the campus core, they should be lined with active, usable space, or at least include usable space on the ground floor. There are examples of this on many campuses. Structures frequently include activities such as administrative or security offices. There could be also be flexible academic or meeting space. Creating a multi-use structure may provide a strategy to pay for the garage.

When the decision is made to move to structured parking, the environment must be comfortable, if not inviting, for pedestrians walking to and from the garage. Changing from outdoor surface parking to enclosed structures will present a significant change for the College.









- *Flanking buildings to create gateway*
- *Clock Tower as a landmark*
- *Visually terminating vistas creates campus focal points*
- *Public art as landmarks*

Edges, Gateways, & Landmarks

Campus identity and focal points

One of the most consistent comments received during the observation phase was that more effort should be made to give the campus a collegiate appearance. This came from students, faculty, and administration alike.

A campus is typically defined—and first impressions made—by its edges, gateways, and landmarks. Although OCCC does have a few landmarks—from the library clock tower to the distinctive red roofs that can be seen from a great distance, to the mosaic murals and library fountain that are identified by many as being favorite campus features—there is no consistent identity. The edges have almost no definition, with swales and power lines along 74th Street and minimal fencing along the interstate. The entrances reflect the original concept, that the campus function much like a shopping center, with large signs oriented toward high speed automobile traffic.

This plan and implementation guidelines identify potential opportunities to use new buildings and landscaping to clearly define the campus edge and create true gateways. Landmarks can be created that both identify the campus to outsiders and provide focal points within campus. These same features, if placed in prominent or visible locations, can also assist in campus wayfinding.

The 74th Street edge of campus has particular importance as it is not only the “front door” to OCCC, but it also serves as one of the “gateways” to Oklahoma City for those approaching from the south.

Pedestrian Priority

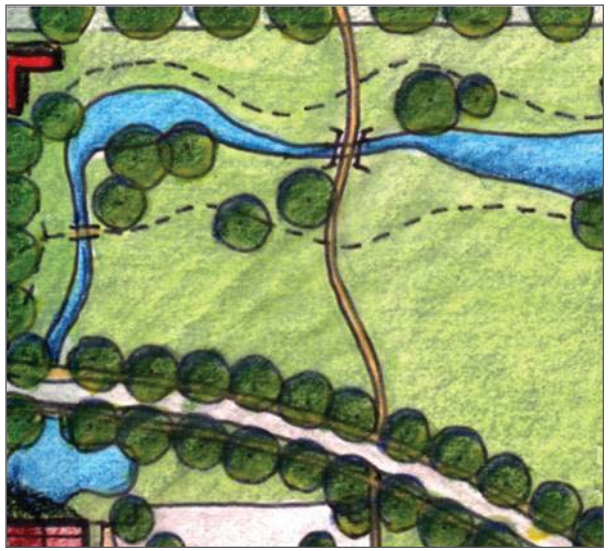
Walkability & Variety of Connections

Pedestrians should be given primacy at the center of campus. There are several characteristics consistently found in pedestrian-friendly locations. The most important are: meaningful destinations—people don't walk if there is nowhere to go—safety, comfort and interest. People are willing to walk further in a pleasant environment than in an unpleasant one. (The typical adult is willing to walk approximately five minutes—or 1/4 mile—to complete regular daily activities.)

Pedestrian paths should be clearly identified and separated from vehicular circulation. This can be achieved through a variety of methods, such as landscape planting, paving patterns, bollards, pedestrian-scale lighting, or even minimal grade separation. Increased comfort and safety can also be achieved by *prohibiting* auto access to certain parts of the campus, such as the core, except for emergency vehicles; or by *limiting* access at certain hours or for particular events.

Limiting cars and providing a network of defined green spaces—as both pathways and destinations—can help to create an outdoor atmosphere that is similar to that of the atrium—places for informal gathering that are at the "crossroads" of campus, where people regularly walk between buildings.

- *crosswalks with vehicular yield*
- *shaded walkways*
- *car-free core of campus*
- *pedestrian-scale lighting*
- *pedestrian mall along main building*
- *allee from campus core to pond*



Walking or biking trails

Playing fields

Community Access

As a community college, OCCC not only plays a role for students, but also for the Oklahoma City community at-large. As the College continues to grow, maintaining access for the community is important. Some community engagement will continue to be through organized programs and events, such as Arts Festival Oklahoma and performances in one of the theaters. The swimming pool regularly draws visitors to the campus—from the city, the state, and across the country. The maintenance and improvement of this facility should be factored into campus plans.

Defined Recreational Areas

Students have indicated a desire for some type of outdoor recreational space—complementary to the indoor health and fitness center. Initial analysis indicates there is sufficient land area for a few fields (or at least one multi-purpose field, dependent on budget and priorities) in proximity to the locker rooms, once parking is reconfigured.

There is only one small park within walking distance of the campus. Is there a larger community need for ball fields? Dual-purpose facilities provide a potential partnership opportunity with the city or school district.

The College has an interest in health and wellness for students, faculty and staff. The pond provides an opportunity for creating walking trails on campus, accessible to the community. With improved pedestrian connections, the pond is within a pleasant five-minute walk of the heart of campus.

Multi-Use Arts Venue

The College hosts the annual Arts Festival Oklahoma that draws thousands of people to the campus each fall and has designated a significant portion of its limited campus land area to this community event.

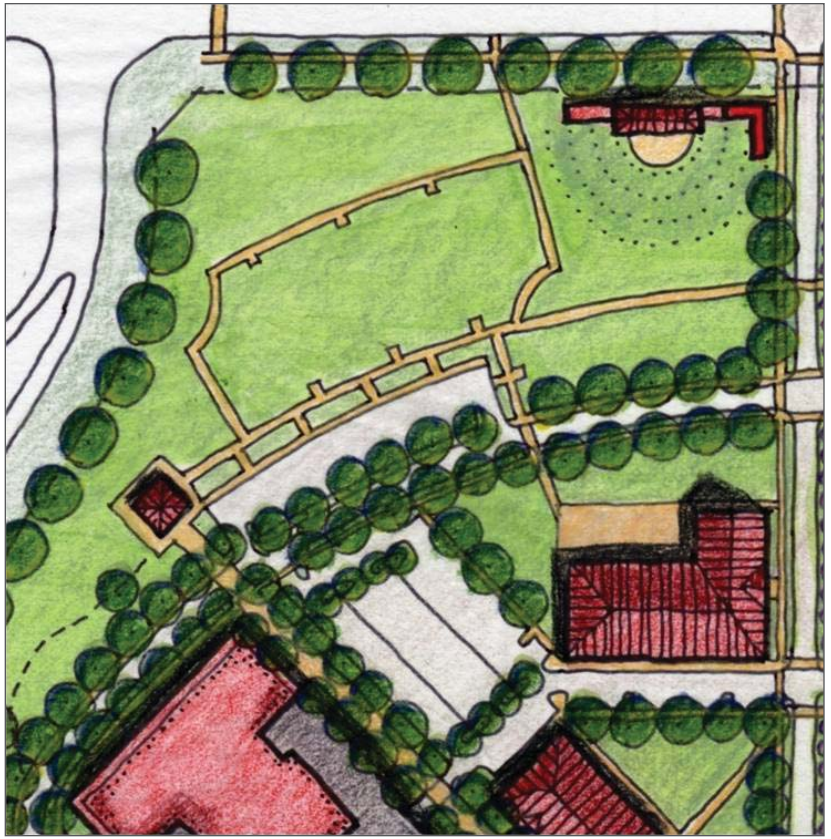
There is a desire for the arts festival site to be used on a more regular basis for a variety of cultural or community events, such as a summer concert series. This plan explores the idea of creating a more permanent (yet flexible) facility such as a band shell or outdoor amphitheater.

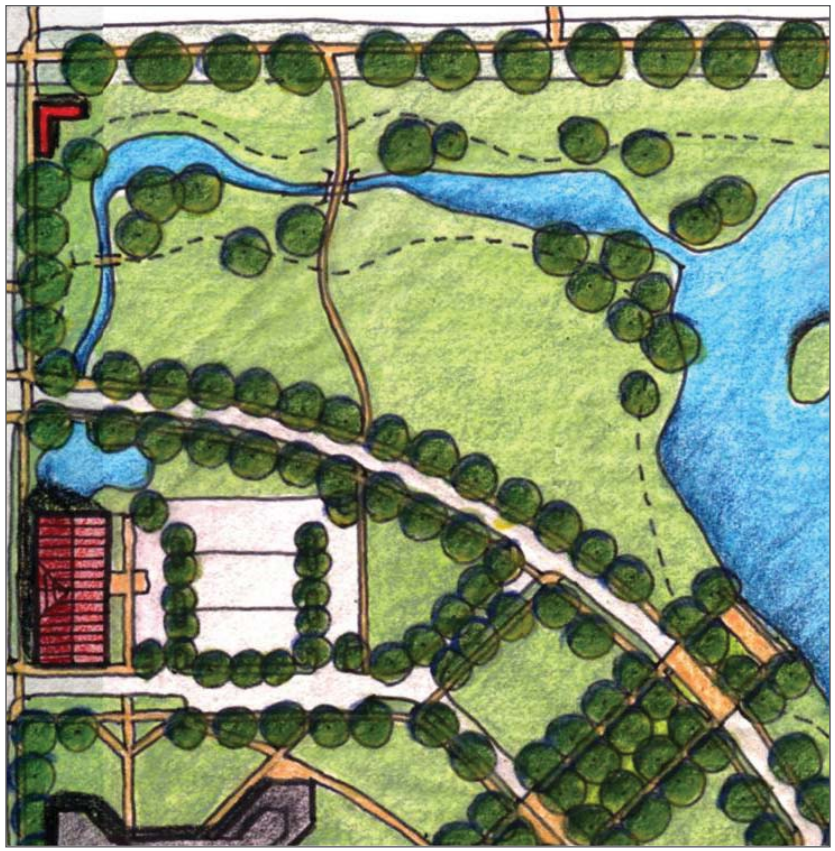
The current site has utility infrastructure in place and provides sufficient space to accommodate a typical amphitheater of moderate size. Initially, this might be a simple stage facility with open lawn seating. If there is increased demand (and budget) over the long term, a true amphitheater could be constructed with fixed seating.

Such a venue could also be used to define the edge or create a gateway feature on the 74th Street side of campus. In conjunction with the idea of creating landmarks and focal points, a small structure could be placed to terminate the pedestrian mall axis, to house concessions, facilities, or a box office, as the future arts program may warrant.

Parking can also be maintained or reconfigured that would be shared with the Visual and Performing Arts Center. The use of "grass-crete" should also be considered when constructing the venue, particularly for areas that will be used on a periodic or irregular basis for truck loading and unloading.

- *amphitheater as gateway*
- *arts festival site*
- *concessions and/or facilities on axis with mall*





- *community pond with trail*
- *active naturalized waterways*
- *native tree and plant species*

Sustainability

Nature as an Asset

Water has long been an evil to be dealt with on the OCCC campus—the high water table, an underground stream, and periodic flash floods are constant battles. Are there ways water could be celebrated instead? The College has already partnered with the City to assist with storm water management for the neighborhood to the south of campus and created an amenity by treating the detention facility as a pond. This plan recommends taking the next step by embracing the pond and treating it as a campus asset—a natural feature that is truly part of campus, with a physical pedestrian connection back to the core.

The channels that carry water to the pond could also be naturalized, reducing runoff while improving campus aesthetics. The Oklahoma City comprehensive plan recommends maintaining natural floodplains and waterways rather than channelizing them as a way to better manage storm water runoff and flooding throughout the City. Although they must be properly designed and planted to achieve their purpose—with appropriate vegetation that can withstand both periodic flooding and drought—long term maintenance is comparable to that of perennial gardens. (Since the College pumps water from the basement, the periods of no water in the waterways could be minimized.)

As described, the greening of the parking lots is also important for sustainability. On new construction projects, there may be opportunities to use green roofs or other sustainable practices.

2020 Plan Phasing

Ultimately, campus master plan phasing is a direct result of College budget and priorities. The plan should always be thought of as a living document that serves as a road map. Unforeseen circumstances may arise. Project timing may need to be adjusted to take advantage of strategic opportunties. There may be more than one route, but the general destination remains the same.

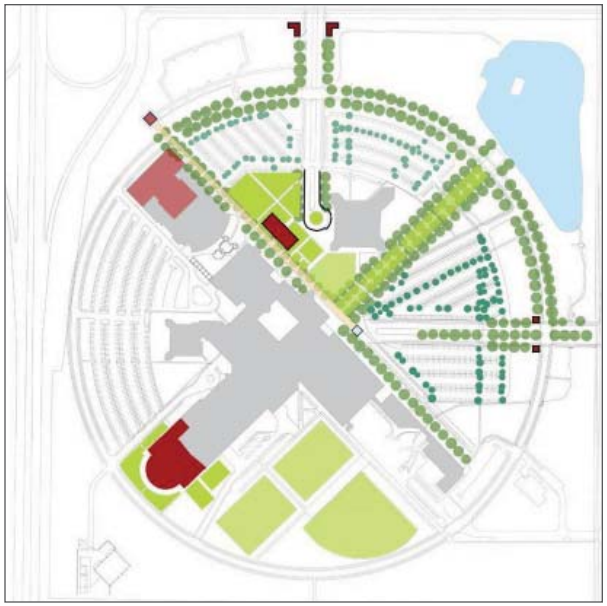
However, there are several key logistical steps to take early in the implementation process. As noted previously, there are no immediate plans for new buildings on campus other than those already underway. Therefore, the initial phases focus primarily on landscaping and parking.

- *Undertake landscape plans to begin "greening" the parking and defining the front campus edges and gateways.*
- *Begin reconfiguring the parking to accommodate tree planting and rain gardens and improve traffic circulation.*
- *Initiate tree planting to define the new pedestrian green spaces that will not interfere with potential building sites—such as the pedestrian mall and the allee to the pond.*
- *Complete the Arts Center.*
- *Designate a recreational field outside of existing parking.*
- *Build campus gateways.*
- *Renovate the swimming pool facility.*
- *Designate a new building site that will help enclose and define the central "quad" between the library and main building.*

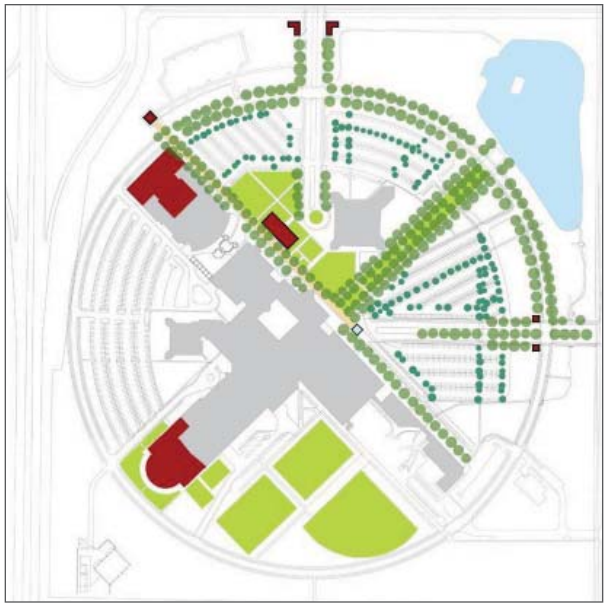
Phase 1

Phase 2

Phase 3



2020 Plan



Implementation Guidelines

CAMPUS

- *Use buildings to form the outdoor spaces (where there are no buildings, use trees and landscape elements)*
- *Clearly define the edges and gateways of campus—with structures whenever possible*
- *Use buildings to create collegiate character and identity—providing landmarks & physical orientation*
- *Designate key locations for terminated vistas, view corridors, and placement of public art*
- *Put people at the center of campus—give pedestrians priority in the core—identifying and separating the people-spaces from the auto-places*
- *Create a variety of exterior spaces–comparable to the variety of interior ones*
- *Activate campus spaces by providing multiple physical connections*

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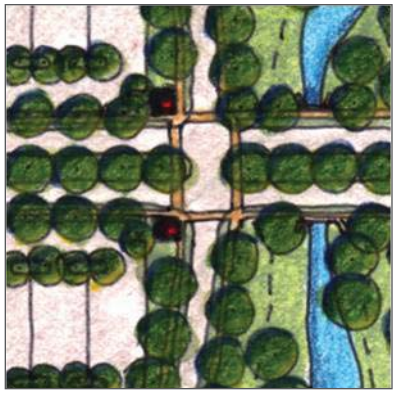
Defined Edges

- *Use fences, walls, hedges, trees, or other plantings to define campus edges and other outdoor spaces (when there are no buildings.)*
- *They can also be used to frame view corridors.*

Gateways

- *Use paired buildings, signage or gates at the main campus entrances.*
- *A campus gateway should create the sense of entrance or arrival.*



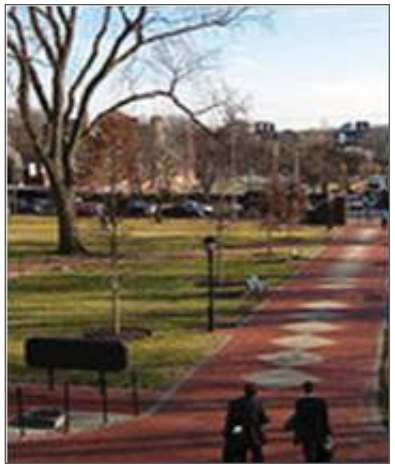
Landmarks & Identity

- *Place iconic buildings, civic art, towers or significant building features in prominent locations.*
- *Use them to terminate vistas or axes on campus.*
- *Create visual connections between indoor and outdoor spaces whenever possible.*

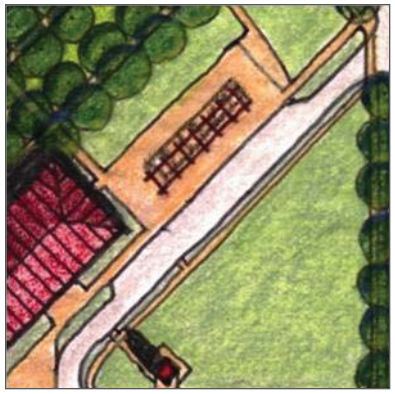
Pedestrian Paths

- *Provide a variety of sidewalks, malls or trails—not all pedestrian pathways are the same.*
- *Make sure they are safe, convenient, comfortable and attractive—and connect important campus destinations.*
- *Use lighting at a pedestrian scale.*
- *Simply constructing sidewalks will not create true pathways—their location and design will influence their use.*
- *Connect indoor and outdoor people spaces.*





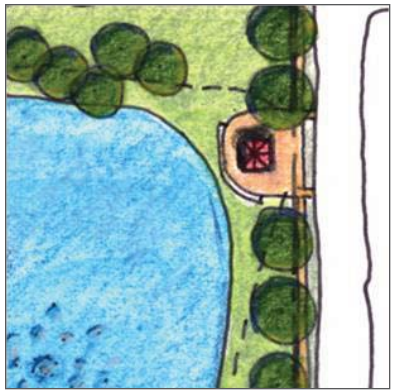



Covered Walks

- *Consider using arcades, overhangs, and trellises for prominent or significant pedestrian paths or gathering places.*
- *They not only provide protection from the weather, they can also help to define outdoor spaces and create landmarks.*
- *When using covered walkways, incorporate them into the building and outdoor space design to create pedestrian connections in key locations. They should not appear to be add-ons or after thoughts.*

Network of Diverse Open Spaces

- *Provide a variety of outdoor people spaces—each with its own identity or function.*
- *Casual or formal*
- *Quiet or busy*
- *In the heart of campus or remote*
- *Passive or active*
- *A plaza or a green*
- *A destination or a pathway*









Implementation Guidelines

ARCHITECTURE

- *Break down the scale and massing of new buildings.*
- *Use buildings to create defined outdoor spaces*
- *Limit large expanses of blank wall through the use of multiple doors and windows*
- *Look for opportunities to do the same with existing structures during renovation and remodeling*
- *Create physical and visual connections between interior and exterior spaces*
- *Use architectural detailing to provide a human scale*
- *More building features are required for visual interest on a pedestrian-oriented campus*
- *Use durable materials to convey institutional permanence*
- *Employ architectural colors and textures that coordinate with existing buildings*
- *Select locally appropriate and sustainable fixtures and finishes*

Architectural Massing

- *Break down the scale and massing of new buildings.*
- *Look for opportunities to do the same with existing structures during renovation and remodeling.*
- *Avoid blank walls.*

Architectural Detailing

- *Use architectural detailing to provide a human scale.*
- *More building features are required for visual interest on a pedestrian-oriented campus.*

Materials

- *Use durable materials to convey institutional permanence.*
- *Employ architectural colors and textures that coordinate with existing buildings.*
- *Select locally appropriate and sustainable fixtures and finishes.*

Signage & Wayfinding

- *Signage should clearly convey information.*
- *Scale for automobile traffic where necessary, but target most for pedestrians.*
- *Signage should not appear as an afterthought, but reinforce the overall campus character and identity.*
- *Signage can provide naming opportunities and be useful for identifying College partners and sponsors.*

Implementation Guidelines

LANDSCAPE

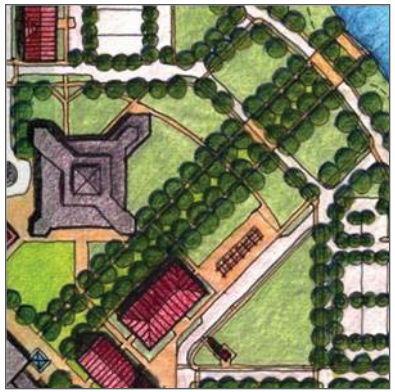
- *Primary landscape trees should be a large canopy species to provide shade and character*
- *Tree planting plans should define outdoor people spaces while also accommodating future building sites*
- *All vegetation should be native species or comparable cultivars that are tolerant to local climate, assist with storm water management, and provide "wildlife" habitats*
- *Plan outdoor spaces with as much variety, care, and detail as inside spaces—not happenstance*
- *Each exterior space should be clearly defined and designed accordingly: as pedestrian-only or shared; as active or passive; as a destination or as pathway; as high-traffic or low-traffic, etc.*
- *All infrastructure should be "green"—carefully selected sustainable materials and environmentally sensitive details*

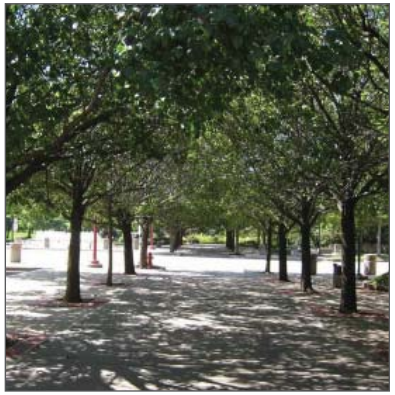
Main Quad

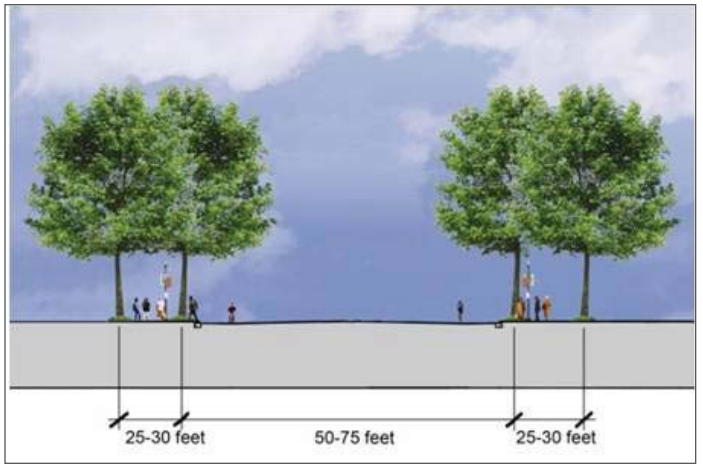
- *Use large canopy shade trees and buildings to define a central, multi-purpose campus green.*
- *The space should be connected to the surrounding buildings—both visually and physically by pedestrian paths.*
- *The green should be primarily on one level, providing space for large gatherings and a variety of other activities.*
- *Although ornamentals can be used to add color and accent to spaces, they should not be the primary tree because they do not shape and define space.*

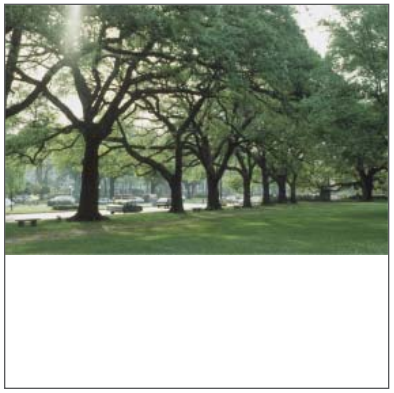
Allee

- *Create a tree-lined connection—ideally double rows—between the central green and the landscaped pond.*
- *Although they will be small when planted, the selected species must be a large canopy variety and the space must be prepared to enable the trees to thrive.*
- *An allee will not only function as a pedestrian path and a green space, but also as a campus landmark or focal point.*









Sustainability

- *Treat water as an amenity. It can enhance the pedestrian environment and become a campus landmark.*
- *Naturalize waterways to reduce and slow storm water runoff, allowing some portion to return to the soil on site.*
- *Rainwater can be collected and stored below ground, then reused for irrigation.*

Sustainability

- *Use of native species or comparable cultivars reduces the necessity of irrigation and maintenance and provides wildlife habitat.*
- *Rain gardens help reduce storm water runoff and can be used to improve the appearance of spaces such as parking lots and areas adjacent to buildings where rainwater typically collects. They must be designed to allow water to filtrate back into the soil, with plantings that can tolerate extreme fluctuations in water level.*
- *Low maintenance plants should be selected for green spaces and other high traffic areas.*
- *Pervious paving should be considered for all surface parking lots.*
- *The on-site nursery should be maintained for the primary campus tree species and other landscape plant materials.*