

Washtenaw Community College

Master Plan Update 2019

November 19, 2019

Washtenaw Community College Board of Trustees

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1.1 Acknowledgements

The Kahn Team would like to thank the following individuals for their time and feedback throughout the planning process

Washtenaw Community College Master Plan Launch Work Group

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Washtenaw Community College Facilities Group

- Beau Burgen
- Bill Ghrist
- *Damon Flowers
- Holly Herman
- *Sean O'Hara
- Todd Robinson

In all, approximately 250 students, faculty, staff, and community members participated in this process. We thank them all.

*Previously at WCC



1.2 Executive Summary

"Our college strives to make a positive difference in people's lives through accessible and excellent educational program and services" ~ Washtenaw Community College Mission Statement

Washtenaw Community College (WCC) is dedicated to improving the educational experience of its students, faculty, and staff and hired Albert Kahn Associates, Inc. (Kahn) to update their 2007 Master Plan amid ever-changing trends in post-secondary education. Those trends show that on-campus life is being challenged by online educational opportunities reducing the need for building expansions or new developments. Also, demographics are changing as traditional aged students, typically young adults, are now sharing space and resources with older students who may be looking to retrain for new career opportunities or enhance their current skill sets.

The Master Plan Update process, which started in 2018, engaged students, faculty, staff, trustees, and external constituents to discuss the future vision of the WCC campus and show it would be used by future students. Concerns and issues were discussed, collected, and organized then presented to groups and trustees for additional feedback. After several visits, meetings, input sessions, and open houses Kahn was able to compile common themes which dictated the true purpose of the Master Plan Update; focus on site and landscape elements to enhance the student experience while replacing large-scale building expansion and new construction with strategic, small-scale building expansions and potential new construction.

The Master Plan Update focuses on responding to changing trends and student use on campus with the development of high, medium, and low-priority recommendations. These recommendations are further explained through conceptual planning graphics and cover many of the following points:

- To enrich and enhance the learning environment to meet current and future student needs
- Apply post-secondary educational trends to future campus development
- Create a strong sense of belonging and community on campus
- Turn open spaces into collaboration spaces and improve the pedestrian connections between them
- Increase physical connections to surrounding region and communities
- Ensure a sustainable campus environment

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1.3 Background

Washtenaw Community College is a vibrant college which draws students from many different parts of the state, country, and world. The forward-thinking administration is focused on current trends in post-secondary education, and has challenged Kahn with incorporating this data to update their master plan to meet student needs and expectations. The master plan update focuses less on building development and more on landscape character, student amenities, connectivity between existing buildings and departments, facility improvements, and most importantly, the on-campus experience for each student.

The 2007 Master Plan was based on concepts that led to the development of 11 new building locations across the campus. At the time, these future building projects suggested an additional 454,700 gross square feet (GSF) of additional space. While WCC has maintained a steady student population, a recent Poulson & Associates space utilization report suggests a modest demand for additional academic space which is significantly lower than predicted in the 2007 plan.

According to the 2018 WCC Environmental Scan, current and projected trends and demographics suggest:

- Higher education institutions across the state are struggling to maintain current population levels with many experiencing significant drops
- A significant decrease is expected in traditional aged students enrolling in two-year programs
- The average student age is increasing as individuals look to retrain for new employment opportunities or to update their current skill sets
- The growth of online learning and educational technology will impact enrollment and programming on physical campuses

How can WCC compete for market share to deliver on its mission of providing excellent and accessible educational programs and services in this changing environment? What needs to happen on campus to increase enrollment, capture emerging markets, and recruit students looking to train and retrain for the future workforce? As the college embarked on developing an updated master plan, examining these external factors helped shape conversations around the possible physical campus needs of WCC's future students.

1.4 Purpose

The focus of the master plan update is to understand the issues that impact the delivery of the college's mission in the face of changing trends and demographics, describe how WCC will be empowered to deliver this mission, and to provide an environment for future student success. It will serve as a road map to guide the college in assessing and meeting the needs of the campus, its students, and the community over the next 5 to 15 years.

The master plan update is aligned with the mission, values, and vision of Washtenaw Community College as well with the strategic priorities of the WCC strategic plan. WCC mission, values, and vision are as follows:

Mission

"Our college strives to make a positive difference in people's lives through accessible and excellent educational programs and services."

Values

Teaching and Learning: We embrace teaching and learning as our central purpose.

Support: We make every effort to help learners achieve success.

Diversity: We respect differences in people and in ideas.

Partnerships: We plan and work together with respect, trust, and honesty within the College and with the communities we serve.

Innovation: We seek the best possible ways to conduct our work.

Vision

WCC is a learner-centered, open-door college dedicated to student, community, and staff success. We offer a wide spectrum of community college services with an emphasis on premier technical and career educational programs. The College staff continuously learns to improve learning.

Student Success: Our students come first. We are committed to their learning, success, and satisfaction. We strive to serve every student in an effective, caring, and supportive way. In order to enhance student learning outcomes, we engage in continuous improvement of teaching, programs, processes, and structures. We increase our accessibility by reaching learners where, when, and how they need instruction through the use of learning technologies, workplace learning experiences, and flexible scheduling of classes.

Community Success: We are committed to community learning, success, and satisfaction. WCC's primary contribution to community success is the development of a highly skilled workforce. A strong partnership with area employers emphasizes customized employee training and rapid adaptation of WCC programs to changing job training needs. Through strategic alliances with business, government, labor, and other educational institutions, WCC increases its emphasis on applied technology education, joint technical education programs with the public schools, and basic job-training services to underserved and at-risk groups.

Staff Success: We are committed to staff learning, success, and satisfaction. As a staff, we emphasize teamwork within College units and between the units. We support our colleagues and help them to be successful. We learn to improve learning; that is, we continuously increase our capacity to meet the educational requirements of the students, employers, and communities we serve. Through staff learning, we continuously improve services at each stage of the flow of students through WCC. All staff members align their work to contribute to improved teaching and increased student and community learning

Washtenaw Community College Strategic Plan Priorities

1. **Professional Development and Organizational Health:** Sustain and enrich organizational culture and health with an emphasis on building and leveraging a learning community.
2. **Student Success:** Strengthen and enhance student success.
3. **Institutional Agility and Responsiveness:** Increase institutional agility and responsiveness to external needs, forces, and trends.
4. **Visibility and Branding:** Place a concerted emphasis on institutional visibility and branding.
5. **Workforce Development:** Pursue workforce development in partnership with business and industry employers and community organizations.
6. **Academic Partnerships:** Leverage and pursue academic partnerships with K-12 districts and four-year colleges and universities.
7. **Funding and Resources:** Optimize existing and potential sources of funding with a focus on priorities and core mission.
8. **Community Development:** Become a key player in community development.

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1.5 Process

The master plan process throughout 2018 and 2019 was intentionally designed to engage the entire campus community in thoughtful, informed conversations about what the future WCC campus and student body might look like. The process was launched by a cross-campus group including faculty, staff, students, and trustees. A detailed environmental scan was shared campus-wide to guide conversations on future trends impacting the college (page 6). Twelve internal and external input sessions with approximately 250 participants provided feedback, which was guided by trend data. This enabled the Kahn team to distill emerging themes and recommendations to inform the master plan.

The college worked closely with Kahn to focus this update on prioritizing recommendations for an overall campus development plan to be strategically implemented over time (Refer to Section 3.0). Activity included:

- Multiple visits to observe existing site/landscape conditions and how students, faculty, and staff use the campus grounds.
- The college's detailed environmental scan was distributed campus wide and presented at each feedback session to provide context and inform future-focused discussions.
- A series of workshops and open houses were conducted with faculty, staff, students, trustees (facilitated by Kahn) and external constituents (facilitated by the college) to discuss current concerns and issues, but more importantly future concerns and issues.
- All concerns and issues were discussed, collected, and organized.
- Common themes were identified and presented to groups for additional feedback, including the Board of Trustees.
- Once organized, data began to take form as the Kahn team developed emerging themes and recommendations for administrative review.

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- Feedback from multiple presentations distilled the true purpose, which was to focus on site and landscape elements to enhance the student experience.
- Focus on large-scale building expansion and new construction was replaced with strategic, small-scale building expansions and potential new construction.
- A final open house with faculty and staff provided great discussion and feedback. Comments were collected and compared against the plan.
- A final presentation will be made to the Board of Trustees in November 2019.

As a product of the above mentioned activities, the master plan update focuses on the following:

- Respond to changing demographics and addressing current user issues on campus.
- Explore opportunities to enrich and enhance the learning environment
- Ensure a sustainable campus environment
- Create a strong sense of belonging and community through the campus development
- Increase the quality of interior and exterior spaces for students, faculty, and staff
- Increase physical connections to surrounding region through vehicular and pedestrian connections
- Understand the current state of building and site infrastructure
- Contemplate post-secondary educational trends and how to apply them to future campus development
- Meet current and future student needs

1.6 Feedback

Throughout 2018-19, facilitated conversations with internal and external college constituents provided input to inform the master plan. The following workshops and open houses were conducted to discuss concerns and issues of today and tomorrow:

- Master Plan Launch with WCC Working Group—22 participants (faculty, staff, Trustee, and student)
April 20, 2018
- WCC Master Plan Workshop—Executive Leadership Team retreat, 20 participants
June 11, 2018
- Master Plan Conversation Faculty Session—36 faculty participants
August 24, 2018
- Master Plan Conversation Faculty/Staff Session—23 faculty/staff participants
September 19, 2019
- Master Plan Conversation Faculty/Staff Session—10 faculty/staff participants
September 20, 2018
- Master Plan Conversation Board Session—Board of Trustees Special Meeting
September 25, 2018
- Master Plan Administrative Leadership Team Conversation Session—40 staff participants
October 2, 2018
- *Master Plan Conversation Community Leader Session—8 non-profit organization participants
October 2, 2018

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- Master Plan Conversation WTMC Session—Washtenaw Technical Middle College Leadership, 2 participants
October 10, 2018
- *Master Plan Conversation WCC Alumni Session—5 Alumni participants
- October 10, 2018
- *Master Plan Conversation Student Session—5 Student participants
- October 17, 2018
- Master Plan Conversation Faculty/Staff Input Session—20 faculty/staff participants
October 25, 2018
- *Master Plan Conversation WCC Foundation Session—19 WCC Foundation Board participants
October 25, 2018
- Master Plan Draft Review—Executive Leadership Team Review and Updates
Feb 28, 2019 and July 18, 2019
- Master Plan Presentation—July Monthly Board of Trustees Meeting
July 23, 2019
- WCC Master Plan Open House—30 faculty/staff attendees
August 20, 2019
- Master Plan Final Report --November Board of Trustees Retreat
November 19, 2019

* Internally facilitated session

As a result of the various discussions, common issues were identified, collected, and noted to develop the recommendations.

Common Themes

Training Workforce	Campus Childcare	Campus Entry Points	Electronic Connectivity
High School Pipeline	Alternative Academic Spaces	Student Housing	Student Housing
Flexible Space on Campus	Satellite Spaces	Older & Younger Populations	Classroom of the Future
Collaboration	Soft Skills	Soft Skills	WTMC - Pipeline
Campus Experience	Classroom – Maker Space	Interactive Classroom	800 Full Time Students WTMC
Wayfinding	Flexible Labs	Innovation Labs	Day lit Classroom Space
Student Services – Health & Wellness	Short Term Training	Food Choices	Campus Front Door
Center for Success	Special Needs	Cinema	Kids & Adults
Campus Sustainability	Student Hangout – Cool Space	Food Trucks	Natural environment
Huron River Drive Connections	Access to Campus	Exterior Spaces	Safety in Design
Career Services	Student Faculty – Face to Face	Transportation	Optimize Parking
Technology Rich	Transit Center	Coffee Shops	Pedestrian Circulation
Middle School Admin Space	Campus Green	Old School Experience	

Frequently Recurring Themes

Input gathered during workshops and open houses revealed the patterns of reoccurring themes and concerns.

- Enhance the learning experience
- Create a sense of belonging on campus
- Aesthetic and pedestrian conflicts at the Student Center loading dock
- No walks extend the entire length of campus; they start and stop, and do not lead where you want to go
- Views from contiguous public roads are of parking lots: buildings are so far back the campus has a weak visual presence
- The north entry drive is poorly aligned
- Facilities Center blocks campus expansion
- Community Park is underutilized
- Create pedestrian linkages and improve pedestrian safety
- Improve wayfinding
- Expand on-site food options
- Use enclosed walkways to connect buildings
- Make building entrances more significant
- Provide and upgrade outdoor spaces for interaction and contemplation
- Add color and interest to the landscape

Final Open House Faculty/Staff Comments

On August 20, 2019, the Kahn Team held an open house with WCC faculty and staff to discuss the draft Master Plan Update and receive feedback. The event was a success with many members engaging fully with questions and comments. Below are those comments:

- Add a Maker Space
- As new space plans are created – consider how to connect the spaces to academic education and training
- Atrium between LA (Crane Liberal Arts and Science) and SC (Student Center)
- Limit pavement
- Reconfigure addition to BE (Business Education) to save more existing windows
- Covered connection from parking structure to OE (Larry L. Whitworth Occupational Education)
- Wayfinding – internal and external could use improvement
- Connector bridge from SC to TI (Technical and Industrial)

Board of Trustees Comments

On July 23, 2019, the Kahn Team presented the preliminary Master Plan Update to the Board of Trustees. It was an engaging discussion and the following comments are noted:

- Need for expanded Student Center one-stop counseling
- More food options on campus
- Better parking access to the Student Center
- Consider augmenting the material on the Student Center with glass or other natural materials
- Relocate the Transit Center away from the Student Center front door
- Consider the impact of mass transit and the autonomous vehicle for future planning of the campus
- Need for additional and improved entry points to campus
- Consider that older students may not drive to campus: What are the alternatives?
- Presence of the physical campus
- Consider the impact of an influx of students under 16 years old
- Consider Mixed-use facility for hotel, office space or student housing
- Flexible/convertible spaces to enhance learning
- Consider hydroelectric or solar opportunities to reduce power consumption
- Bring nature inside
- Maintain open green space
- Consider dormitory options on campus

Conclusion

The issues and concerns from the various workshops, open houses and presentations were collected and prioritized against the goal of enhancing the learning environment in the face of the current trends and demographics. Recommendations were prioritized in terms of importance (high priority, medium priority and low priority) to create a framework for future planning and are organized in Section 3.0 WCC Master Plan Update Recommendations

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2.0 Best Practices & Site Inventory

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2.1 Best Practices

Best practices in campus design were considered and are described here to provide context for the themes and recommendations that follow. Healthy campuses with a positive user experience have the following elements:

- Strong connections to the community
- Strong architectural relationships
- A feeling of place and belonging
- A sense that it is greater than the sum of the parts
- Support for instruction

High quality campus environments include the following elements:

- Gateways
- Pathways
- Quadrangles
- Plantings
- Site Walls
- Bike Racks
- Instructional Spaces
- Plazas
- Fountains
- Signage
- Seating
- Streetscapes

WCC has many of these qualities. The recommendations include the addition or reinforcing of the above mentioned elements to create a strong cohesive sense of place.

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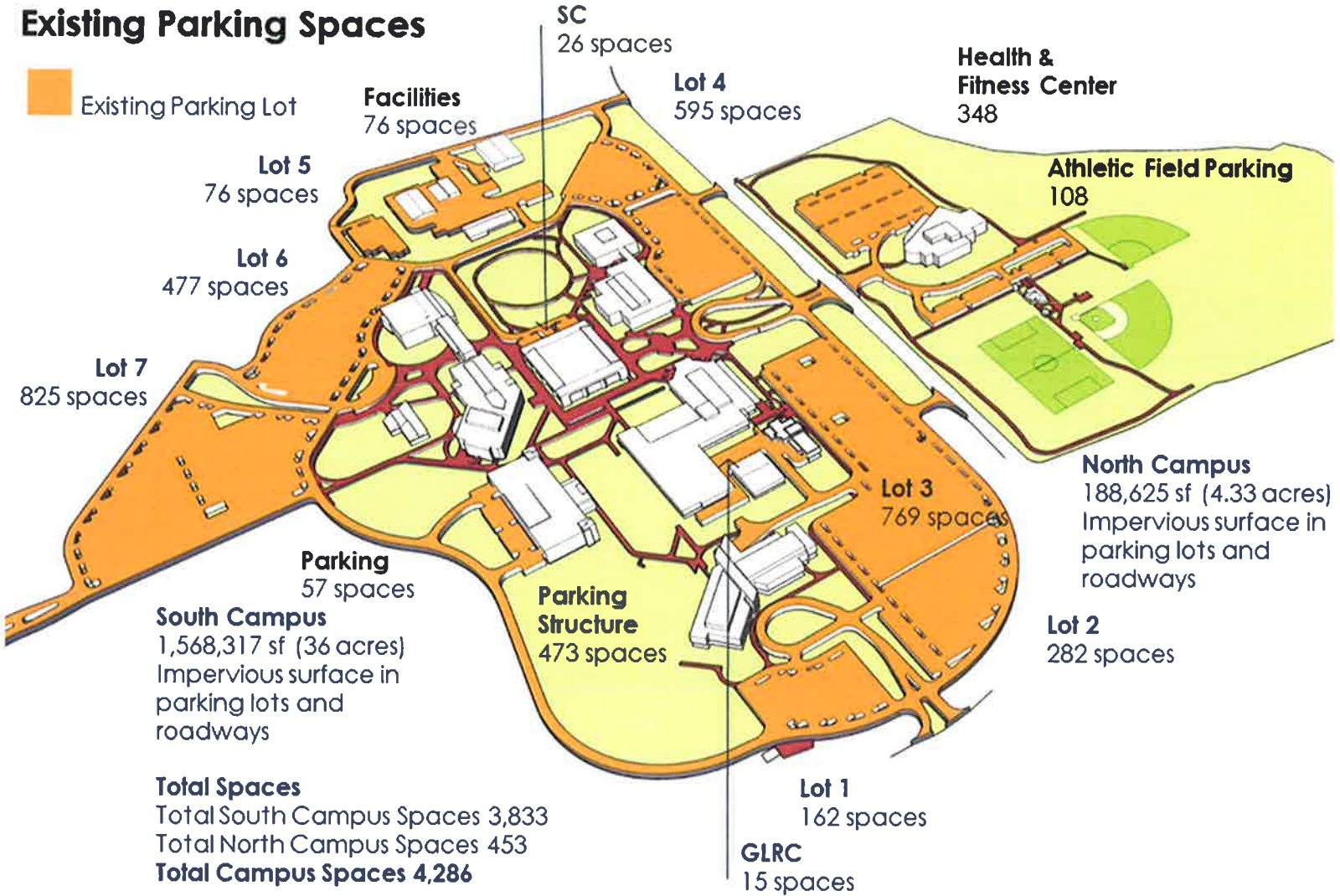


2.2 Site Inventory

A site inventory provides further understanding of the master plan suggestions in light of WCC's current physical campus layout.

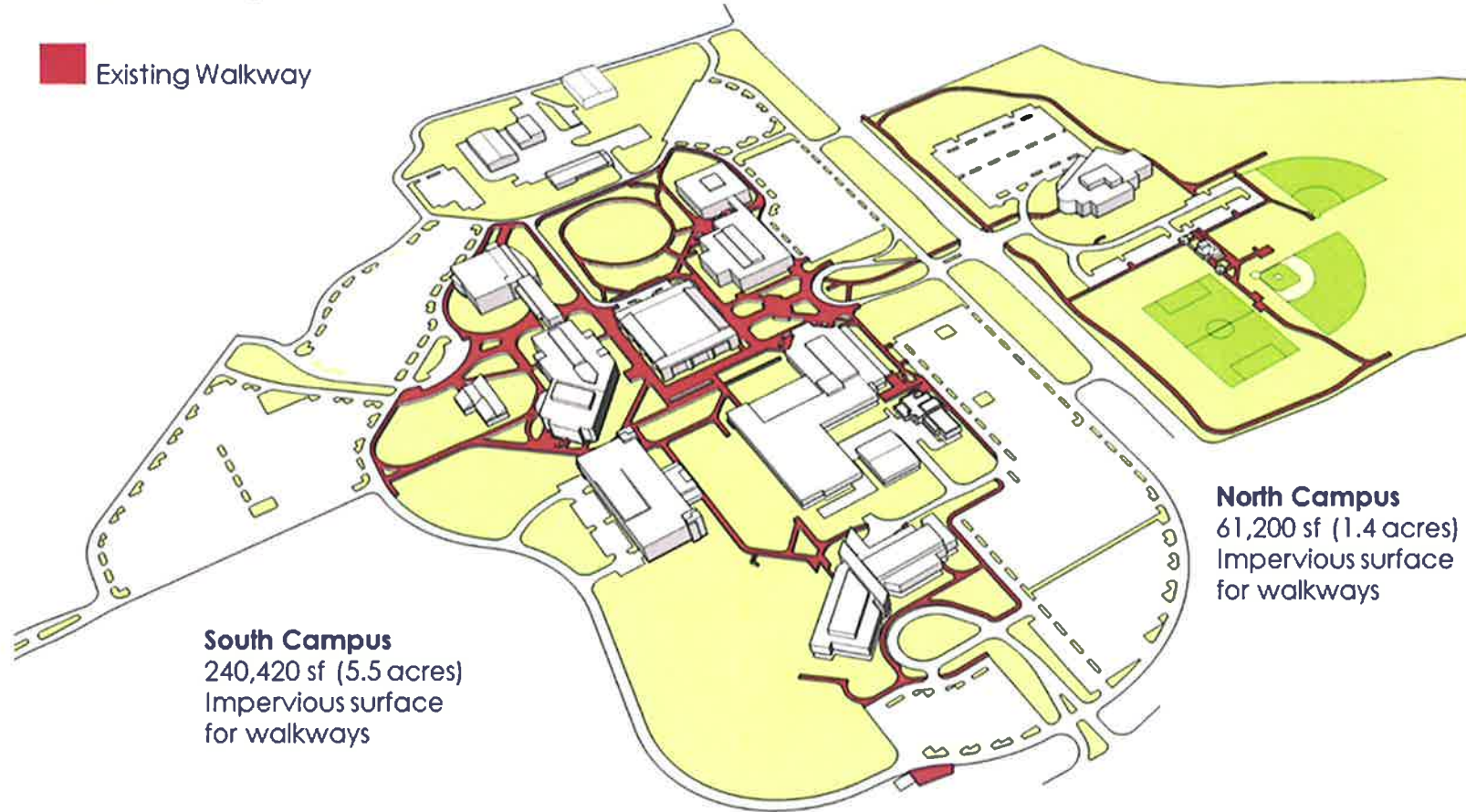


Existing Parking Spaces



Connectivity – Existing Walkways

 Existing Walkway

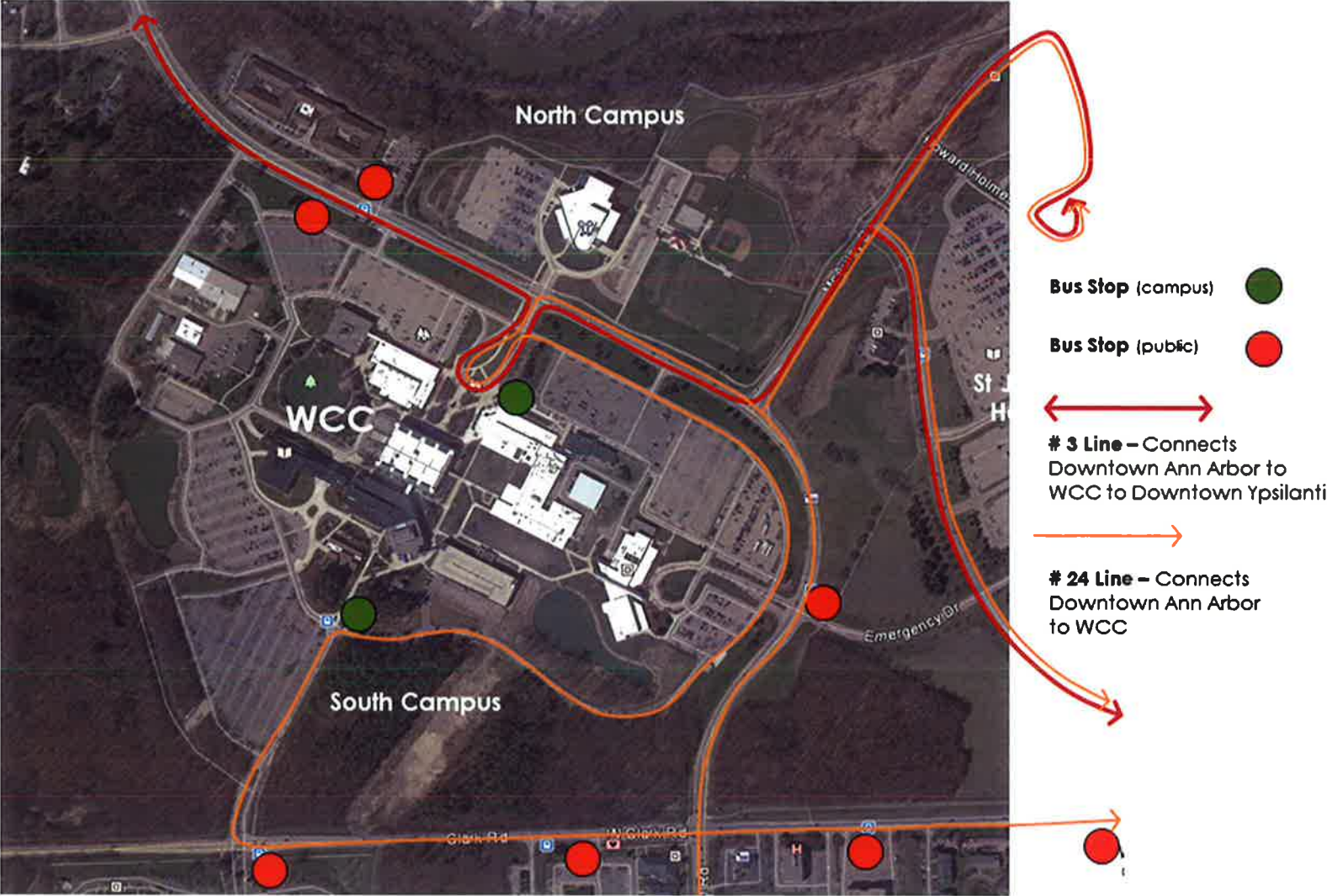


South Campus
240,420 sf (5.5 acres)
Impervious surface
for walkways

North Campus
61,200 sf (1.4 acres)
Impervious surface
for walkways

Total Impervious Surface
For walkways = 301,620sf (6.9 acres)

Existing Public Transportation



3.0 WCC Master Plan Update Recommendations

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3.1 WCC Recommendation Matrix – High Priority

	Recommendation	Context	Benefits
High Priority	1 Update Student Center to Center for Success	Academic/Program	To support student & community access/success
	2 Collaboration Space	Academic Program	Support instruction and student learning
	3 Campus Front Door	Campus Character	Improved campus presence and sense of place
	4 Wayfinding on Campus (Internal & external)	Circulation	Improved orientation
	5 Campus Gateways (Sense of Arrival of campus, front door)	Circulation	Community connection
	6 Washtenaw Technical Middle College	Academic/Program	Decongest campus front door
	7 Food Options	Amenities	More options/activate outdoor spaces
	8 Open Space Connections	Campus Character	Link all campus spaces together
	9 Mixed Use Development	Community Access	Partnership, student and community access opportunities
	10 Town & Gown (Connection to the community)	Campus Character	Connection to the community

3.2 WCC Recommendation Matrix – Medium Priority

Medium Priority	11 Improve Parking & Circulation	Circulation	Separate congestion on site
	12 Exhibit Space	Academic Program	Support student success and community connections
	13 Sustainability (Efficiency & daylighting)	Sustainability	Minimize the impact of the campus on the environment
	14 Non-core Student Services	Amenities	Access to non-academic services, non-essential services (e.g. laundry)
	15 Connection Across Huron River Drive	Circulation	Link North and South campus
	16 Athletics	Amenities	Encourage health and wellness
	17 Maker Space Lab	Academic Program	Support student success and the learning environment
	18 Natural Environment (Connection to green)	Campus Character	Minimize the impact of the campus on the environment

3.3 WCC Recommendation Matrix – Low Priority

Low Priority	19 Student Housing	Amenities	Expand student support on campus
	20 Family Care	Student/Staff/Faculty	Expand student support on campus
	21 Cinema	Amenities	Expand student activities on campus
	22 Damon Flowers Facility Replacement	Campus Character	Add building SF to campus while anchoring and reinforcing Community Park
	23 Student Center Loading Dock	Campus Character	Create west side access to Student Center

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3.2 High Priority Planning Recommendations

1 Update Student Center to Center for Success

Themes

- Difficult to navigate within the building
- Access from the campus is cumbersome
- Limited collaboration space for student/staff/faculty/collaboration
- Back of house truck dock cuts off connection to Community Park and pedestrian walkways
- Underwhelming main entrance needs to be vibrant and welcoming
- Lack of food choices reduces students' desire to remain on campus
- Architecture is cold and uninviting
- Need improved connections for employers to meet/interview students

Recommendations

- Architectural improvements to reinforce the Center for Success as the heart of campus, both geographically and socially
- Develop a Student Center expansion to include additional counseling, office space, collaboration spaces and multiple entrances (Career Transition Office and the Michigan Works! Southeast Office)
- Expanded program to include a Center for Success
- Create Center for Success space to accommodate comprehensive services for academic and career success for traditional and non-traditional students, promote opportunity for contract training and apprenticeships, and foster student engagement, success, and connections with employers
- Expand canopy at main entrance to reinforce the sense of arrival and welcome visitors to the campus.
- A new entrance at the north-west corner of the Student Center would enhance pedestrian connections while creating a gathering space and location for food trucks and access to the west portion of the campus
- Create a smaller loading dock at the south-west corner of the building to open up the west side of the Student Center to Community Park (Refer to 23 Student Center Loading Dock)
- Old loading dock would be infilled to create a secondary gathering place

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2 Collaboration Space

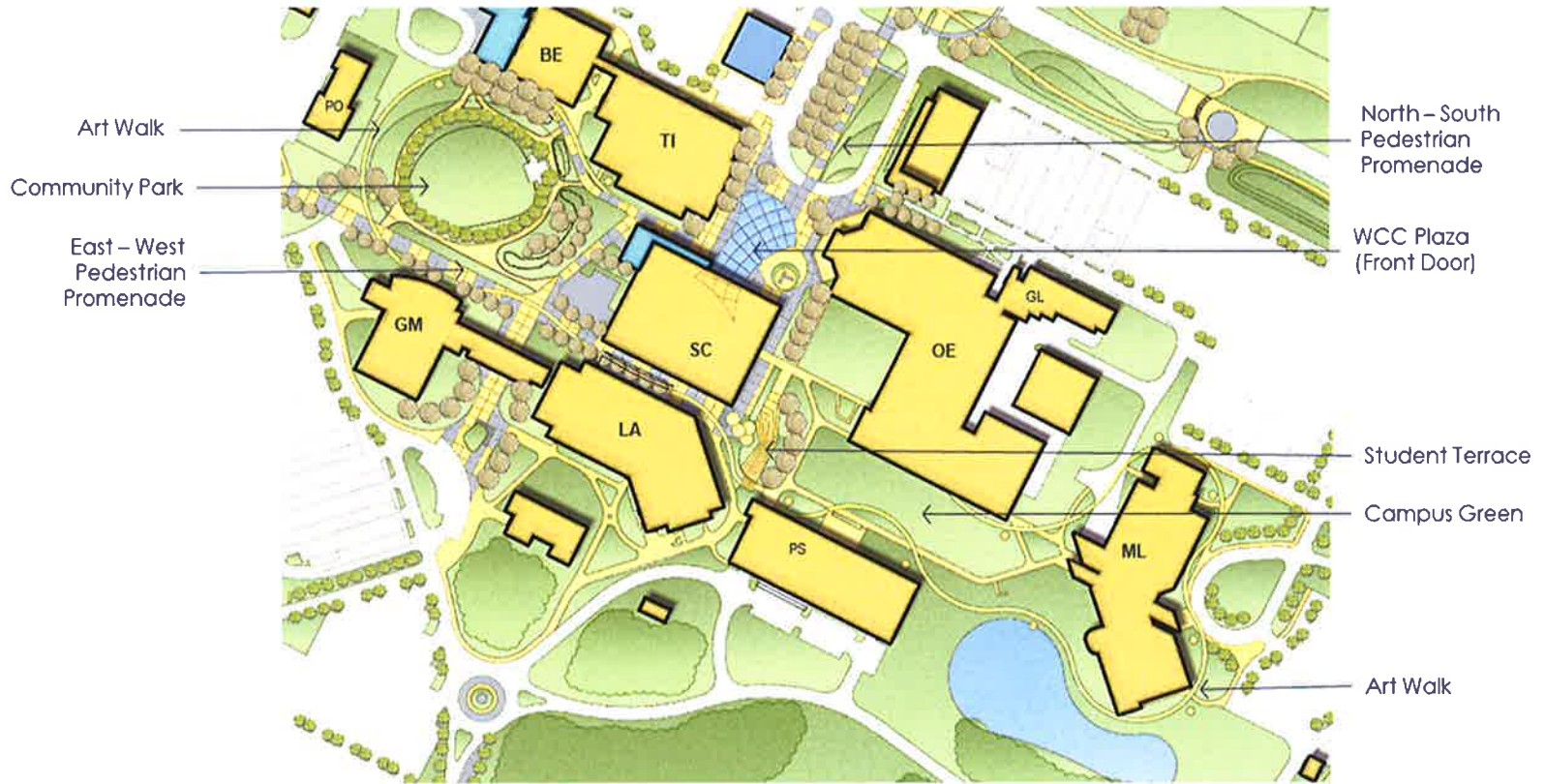
Themes

- Limited non-academic space on campus for students to utilize and share information

Recommendations

- Create interior and exterior non-academic spaces for social interaction and casual use
- Flexible furniture, technology rich, charging capabilities, etc.
- Increase land use and balance use of paved surfaces
- WCC Plaza
 - New front door for campus
 - Revised main entry drive provides open green space and pedestrian promenade across Huron River Drive
 - Revised plaza space at main entrance of Student Center increases connections to TI and OE buildings
 - Proposed canopy structure provides a protected gathering space and large scale wayfinding device
- Student Terrace
 - This location was identified in the 2007 Master Plan (p.15) as a popular gathering space that "warrants special site treatments to define scale, increase visual appeal, and create a more pleasant space for informal interaction"
 - Located at the node at SC, LA, OE, and Parking Structure
 - Create a terraced seating area into the existing grass slope
 - Revised paved area creates a stage to the terrace seating for events
 - Primary and secondary spaces allow large and small gatherings
- Community Park
 - Re-establish Community Park as a vibrant student gathering and event space
 - Make landscape and site repairs/alterations to produce a strong west campus open space
- Campus Green
 - Take advantage of this large green space to create an east campus open space

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3 Campus Front Door

Themes

- The main entry drive is seen as a car-centric, bus loop drop off
- Congestion at Washtenaw Technical Middle College student drop off
- Weak connection across Huron River Drive to North Campus
- Underwhelming arrival experience for the campus
- Less than desirable campus image

Recommendations

- Reconfigure main entry drive and north-south pedestrian promenade to connect across Huron River Drive
- Engage pedestrian promenade with proposed WCC Plaza for a memorable arrival experience
- Place the Center for Student Success at the front door of the campus
- Relocate Transit Drop Off to parking structure area and provide a relocated transit stop for autonomous vehicles; UBER, etc.
- Reconfigured main entry drive will support new Advanced Transportation Center (ATC) building
- Develop an opportunity for a potential commercial out lot for additional services for students and the community
- Provide short term VIP parking

4 Wayfinding on Campus

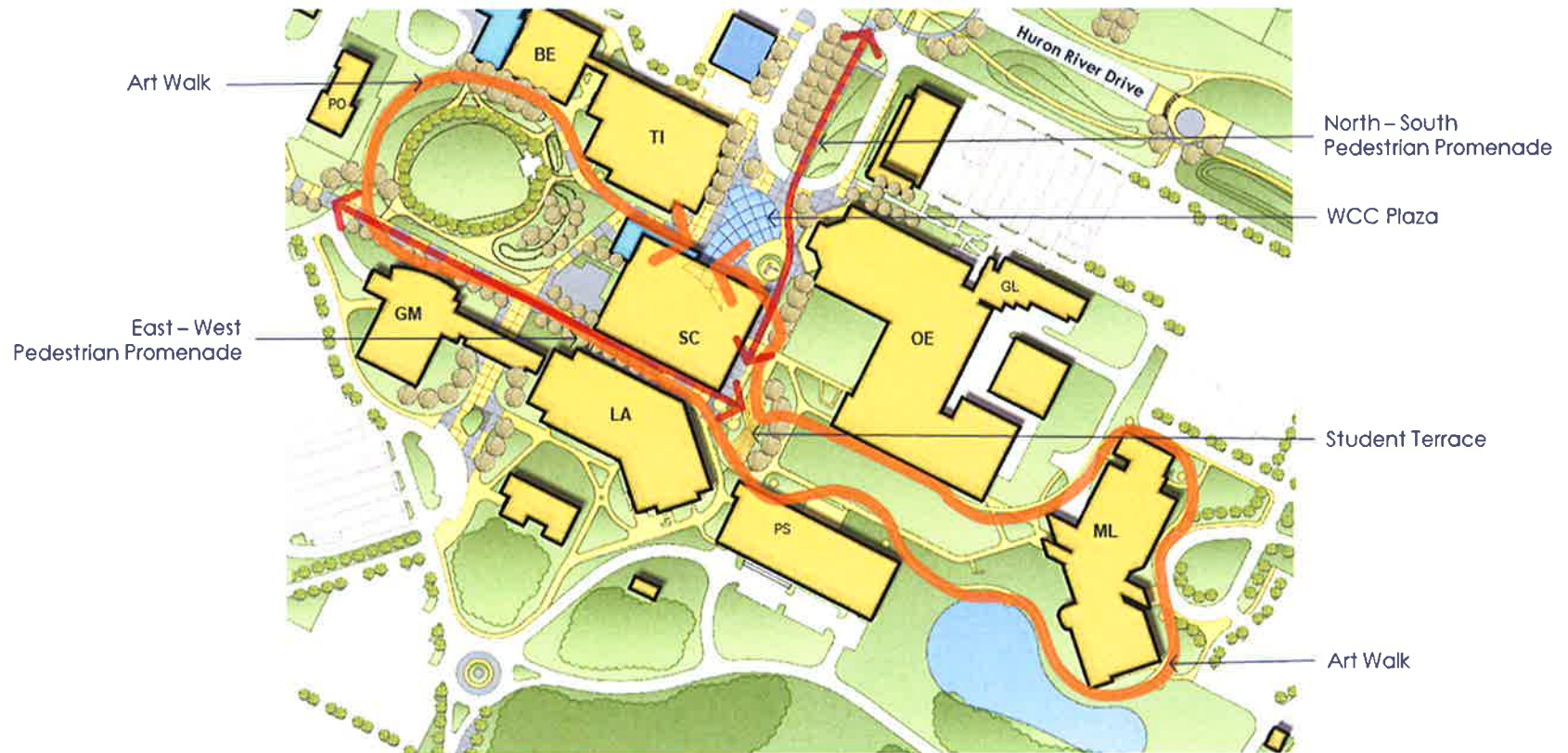
Themes

- No hierarchy of walkways on campus
- Signage is limiting
- No strong pedestrian connection to North Campus

Recommendations

- Create strong north-south and east-west pedestrian promenades to improve wayfinding across campus
- Promenades terminated by large gathering areas; WCC Plaza and Student Terrace
- Create an identifiable "home base" landmark on campus; "The Place to Meet", "The Place to Be"
- Develop an Art Walk to create an inner campus loop to enhance user experience and showcase artwork
- Permanent artwork could become landmarks

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5 Campus Gateways

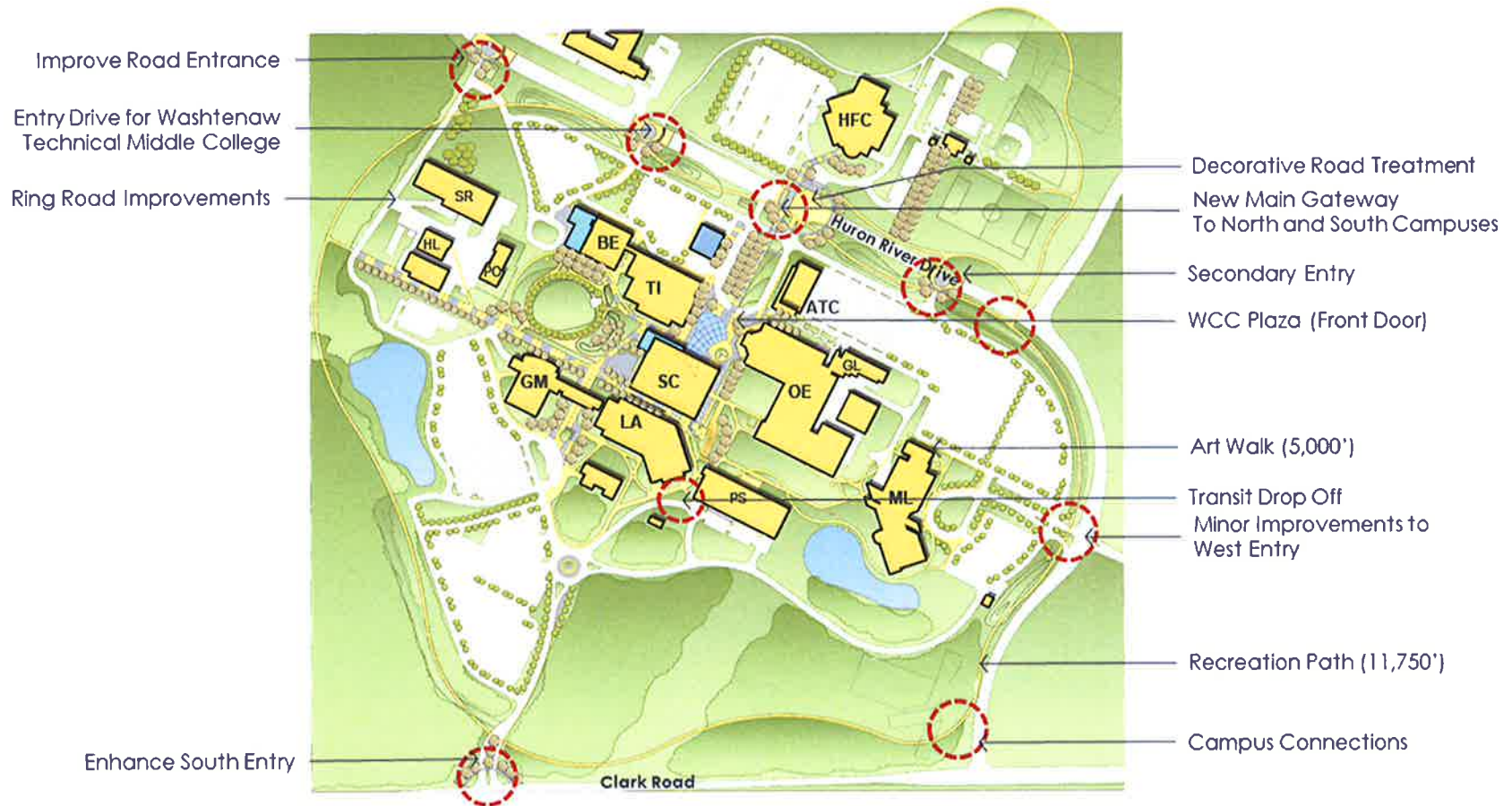
Themes

- Limited multi-modal access at campus gateways
- Weak connections to the community
- No hierarchy of entry points to campus

Recommendations

- Create a strong main entrance which identifies the Student Center/Center for Success and WCC Plaza as the main campus gathering space
- Highlight secondary entry routes along Huron River Drive to publicly highlight the size of campus and create additional welcoming entrances
- Streetscape work at main entrance will connect North and South Campus
- Decorative road treatments highlight entry points
- Connect community bikeways and trails to campus entry points
- Formal landscape treatments to provide a strong aesthetic character

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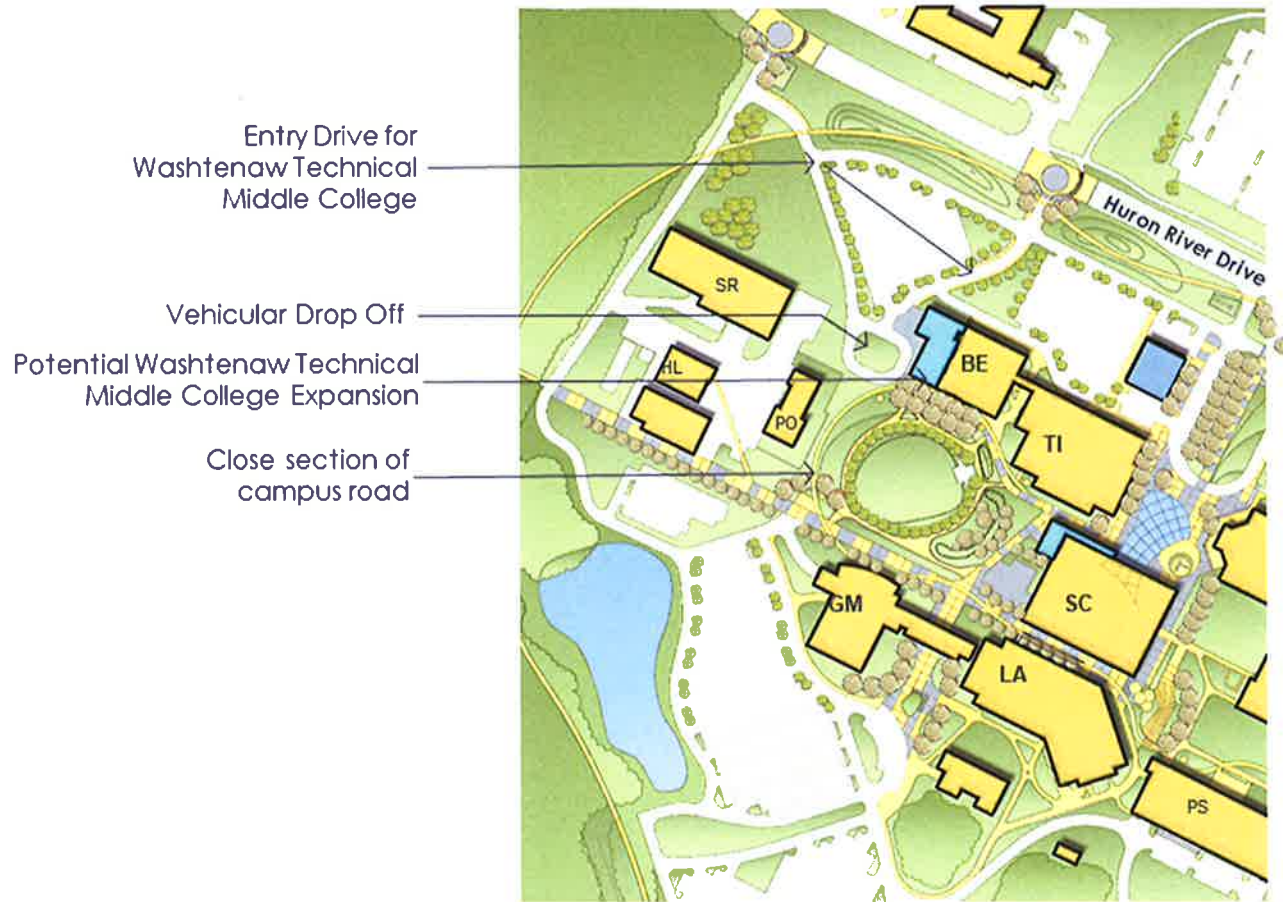
6 Washtenaw Technical Middle College

Themes

- Conflicting student drop off with overall student body at Student Center
- Need for additional administrative space at Business Education Building
- Strong pipeline for new students entering WCC; anticipating an influx of future students into the college

Recommendations

- Add Washtenaw Technical Middle College building expansion on Business Education for administration
- New expansion will provide Washtenaw Technical Middle College with a distinctive identity
- Create a student drop-off with direct access from Huron River Drive
- Close road in front of Damon Flowers Building to enhance Community Park and encourage pedestrian use



7 Food Options

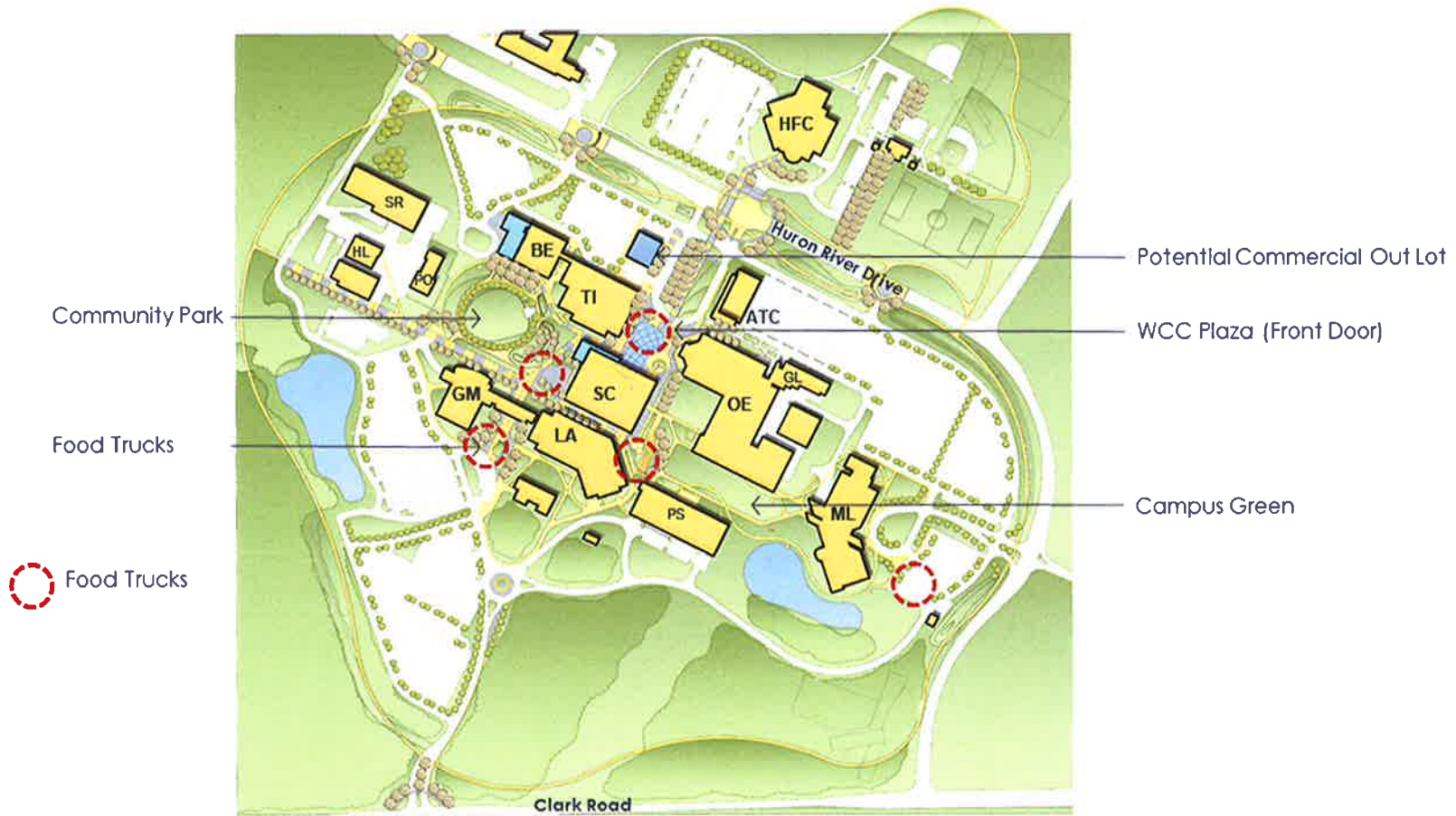
Theme

- Limited food options on campus

Recommendations

- Incorporate utility hookups for food trucks around Gunder Myran and Student Center buildings
- Create food truck opportunities at south side of Gunder Myran
- Food trucks may relocate across the campus to support Health & Fitness Center and other activities
- Potential commercial out lot building at main entrance could accommodate a café/food services

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8 Open Space Connections

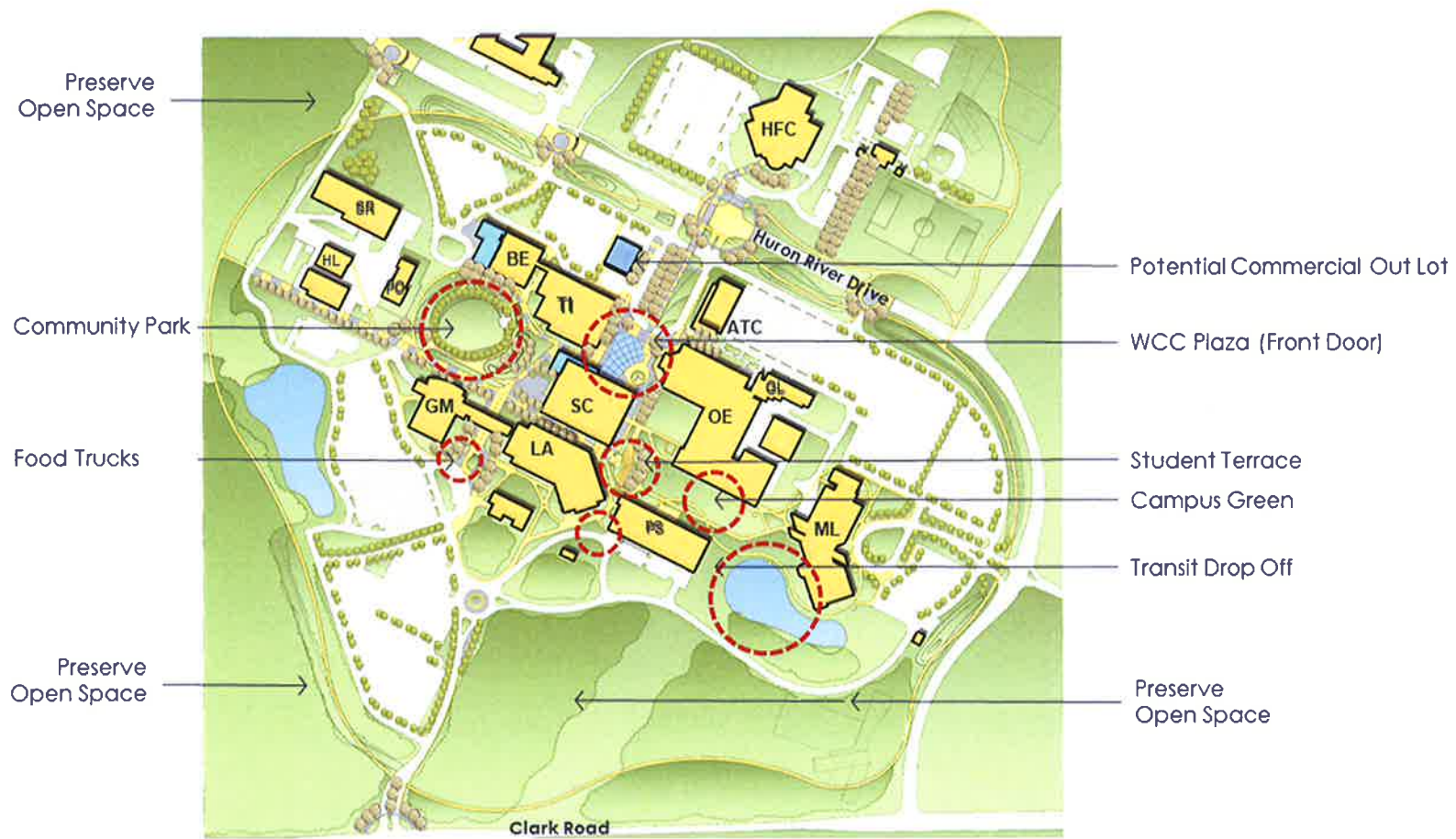
Themes

- Underutilized open spaces across the campus
- No pedestrian trails or open spaces on campus
- Limited seating and usable/welcoming outdoor environments
- After hours safety concerns

Recommendations

- Create a hierarchy of outdoor spaces
- Total redesign of WCC Plaza as central campus open space
- Revitalize Community Park as west campus open space
- Revitalize Campus Green as east campus open space
- Student Terrace will create a node that connects the north-south and east-west promenades to correct the issue of the "split campus" as identified in the 2007 Master Plan (p.13)
- Art Walk will connect all campus open spaces
- Create an outdoor space close to the Transit Drop Off

Washtenaw Community College Master Plan Update



9 Mixed Use Development

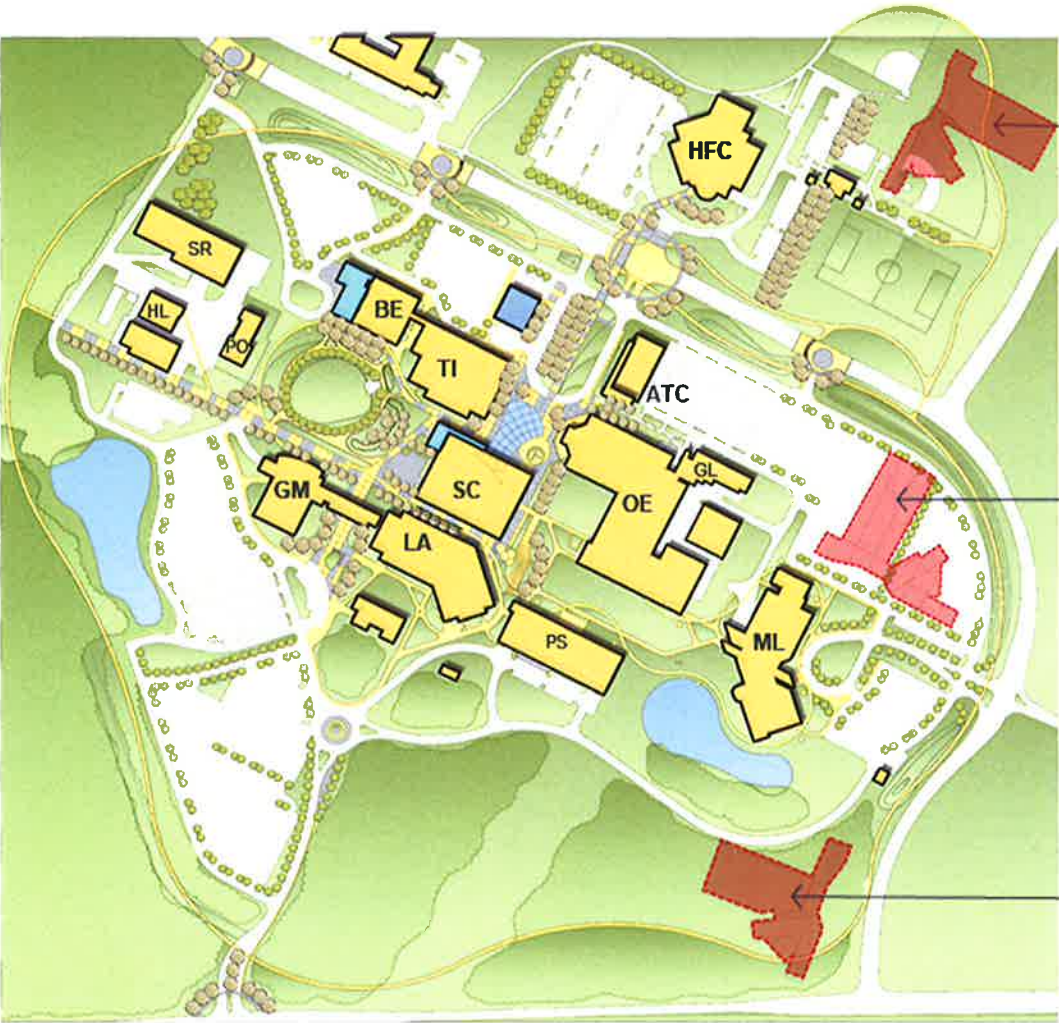
Themes

- Morris Lawrence (ML) is a good convention/training center, but is undersized and at capacity, and internal needs for space are eclipsed by external demand
- WCC has an interest in providing housing options without taking on the operations of student housing on site
- WCC has an interest in providing hotel space without taking on the operations or capital outlay of creating a hotel/additional conference space
- Internal needs are eclipsed by external demands

Recommendations

- Provide space for a private investor/developer to create and operate an expanded conference center with hotel, restaurant, and other business opportunities
- Partnerships could be created from various programs to support the operation of the hotel, restaurant, conference center, or additional office space
- WCC has an interest in providing hotel, retail, or other mixed use space to provide alternative revenue sources
Three potential locations:
 - North Campus reinforces/supports the Health and Fitness Center (Option 1)
 - North-east corner of main campus – high visibility and strong visual connection to township (Option 2)
 - South-east corner of main campus with direct access to Clark Road intersection (Option 3)

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Master Plan Update



Mixed Use Convention
Development (option 1)
Low Environmental Impact
2007 Master Plan

Mixed Use Convention
Development (option 2)
No Environmental Impact
2007 Master Plan

Mixed Use Convention
Development (option 3)
Moderate Environmental
Impact 2007 Master Plan

10 Town & Gown

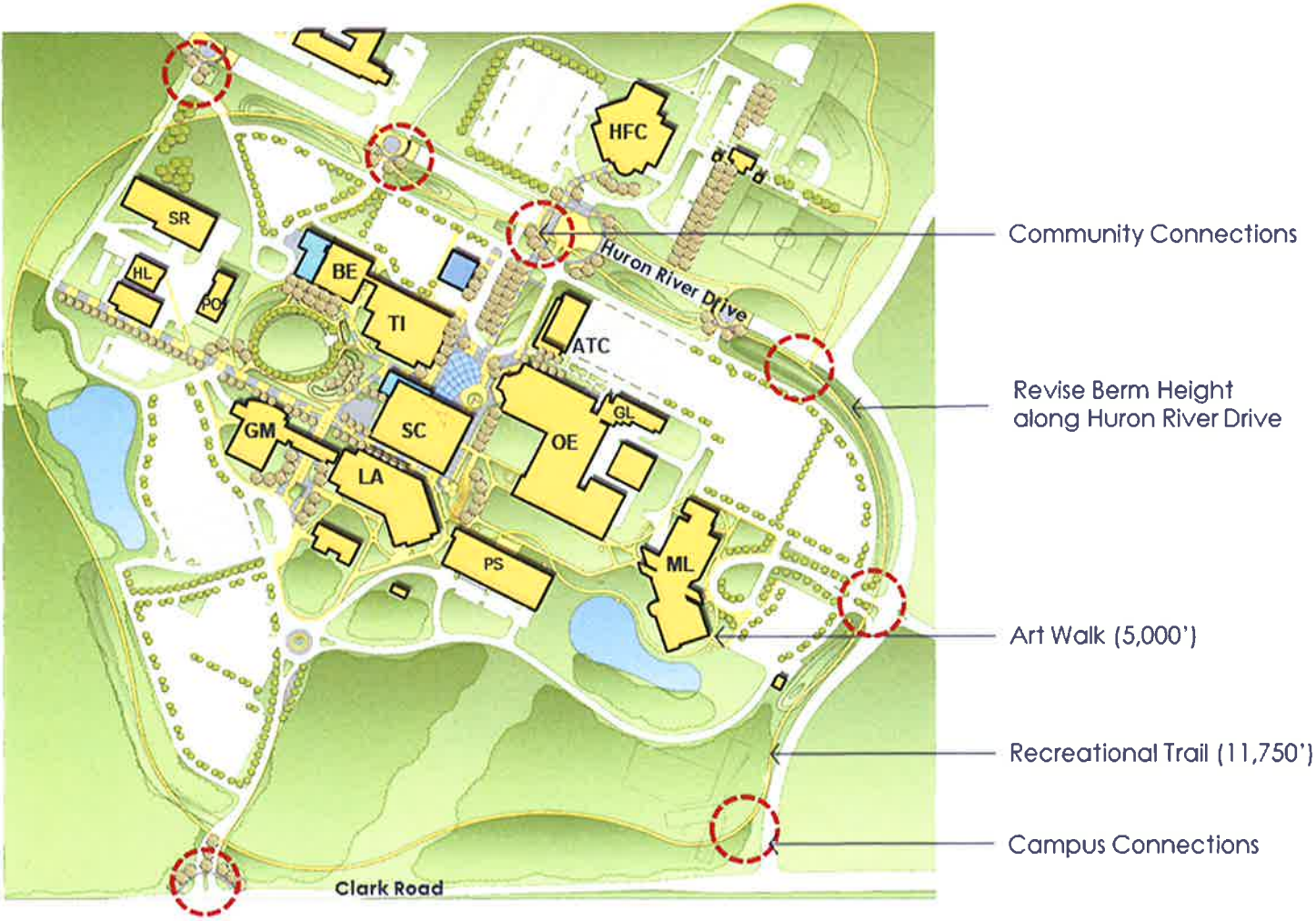
Themes

- Campus feels isolated from the community
- Limited (though increasing) non-motorized campus access
- Huron River Drive acts as a barrier around campus
- Large landscape berm along the perimeter obstructs visual connections

Recommendations

- Development of retail space for public use
- Development of a Mixed Use Development for public use
- Recreational trails for public use on campus and through wooded areas
- Pedestrian and multi-modal connections at entry drives for access to campus
- Rework landscape berm heights to open view corridors to highlight architectural elements, visually connect back to township, and increase WCC's public profile

Washtenaw Community College
Master Plan Update



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Master Plan Update



3.3 Medium Priority Planning Recommendations

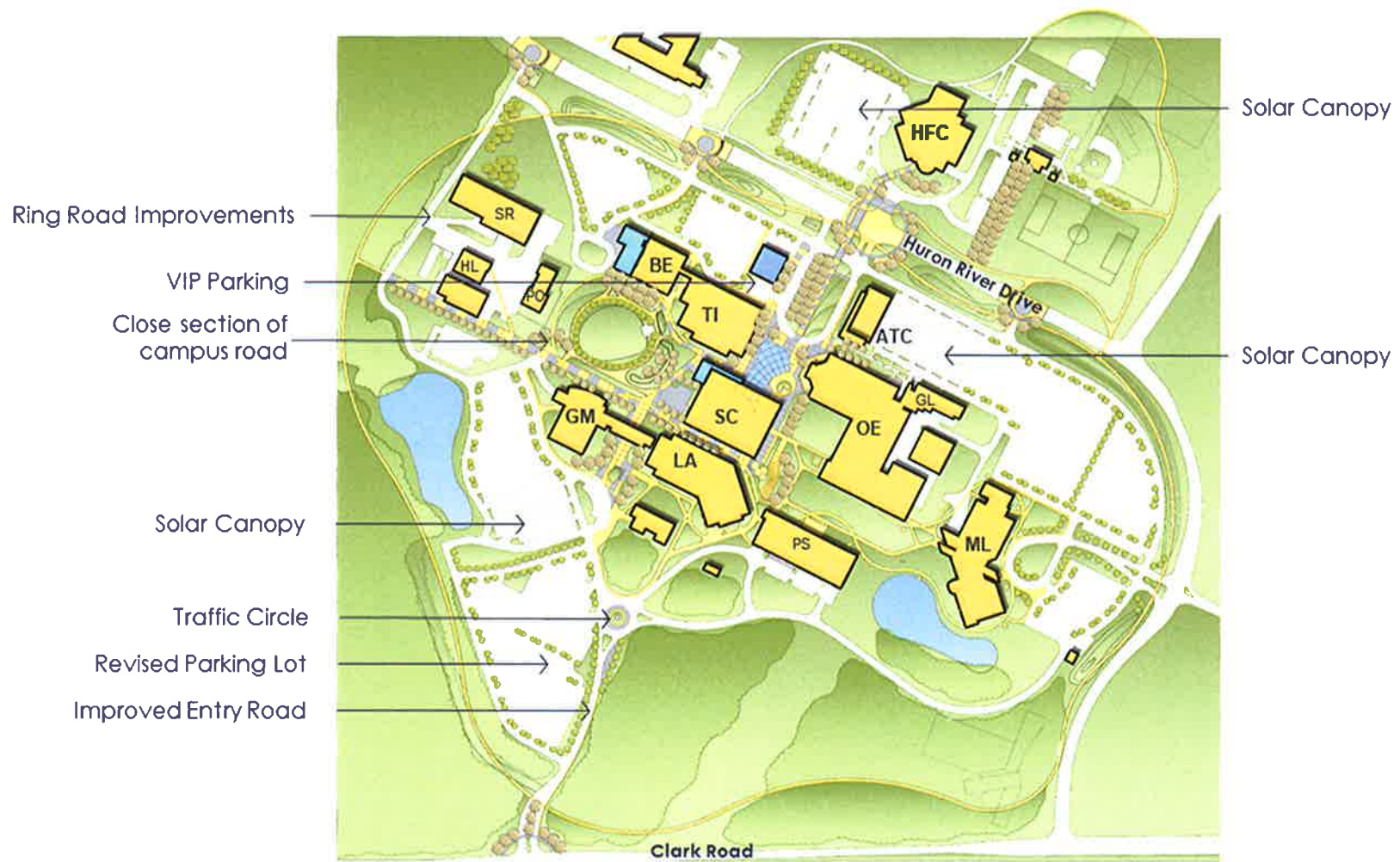
11 Improve Parking & Circulation

Themes

- Parking is always a premium
- Access to Student Center from parking fields is cumbersome

Recommendations

- No significant change in parking counts between existing lots and proposed lots
- Provide covered parking opportunities with photo voltaic solar canopies over existing parking spaces
- Improve ring road along west property line
- Close road in front of Damon Flowers building as originally proposed in the 2007 Master Plan (p.44)
- Introduce traffic circle at south entry drive to enhance the experience and improve vehicular circulation
- VIP parking at WCC Plaza to welcome visitors



12 Exhibit Space

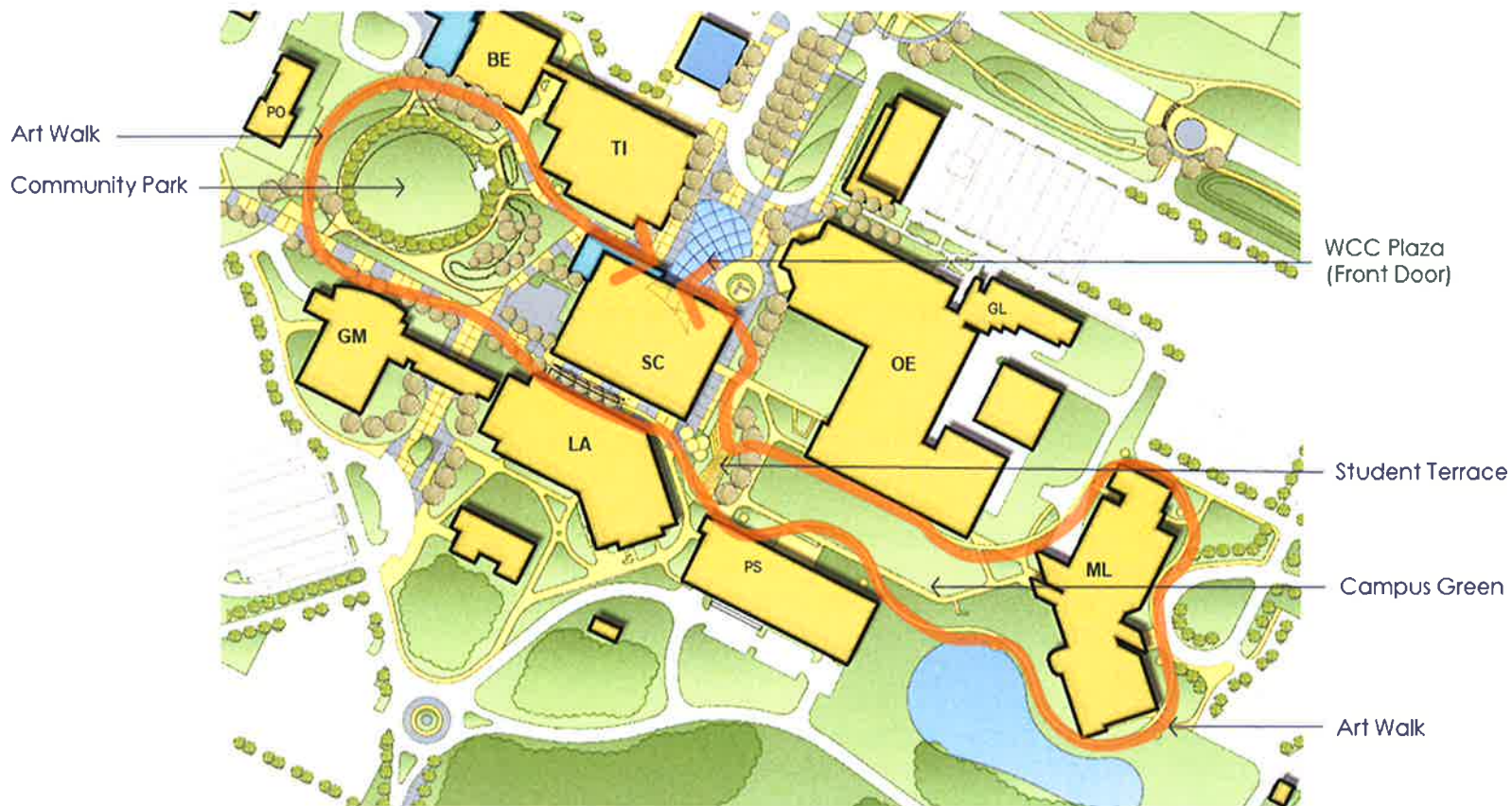
Themes

- Limited exhibition space for student work, communication across campus

Recommendations

- Create an Art Walk
 - A convenient walkway to connect student, staff, and visitors to the campus and encourage interaction between faculties
 - Provide display areas to showcase student and professional work
 - Artwork doubles as wayfinding devices
 - Walkway through inner campus connecting the Campus Green (east campus) WCC Plaza (main entrance), Student Terrace (central campus), and Community Park (west campus)
 - Walkway connects events that can be happening simultaneously at revised Collaboration Spaces

Washtenaw Community College Master Plan Update



13 Sustainability

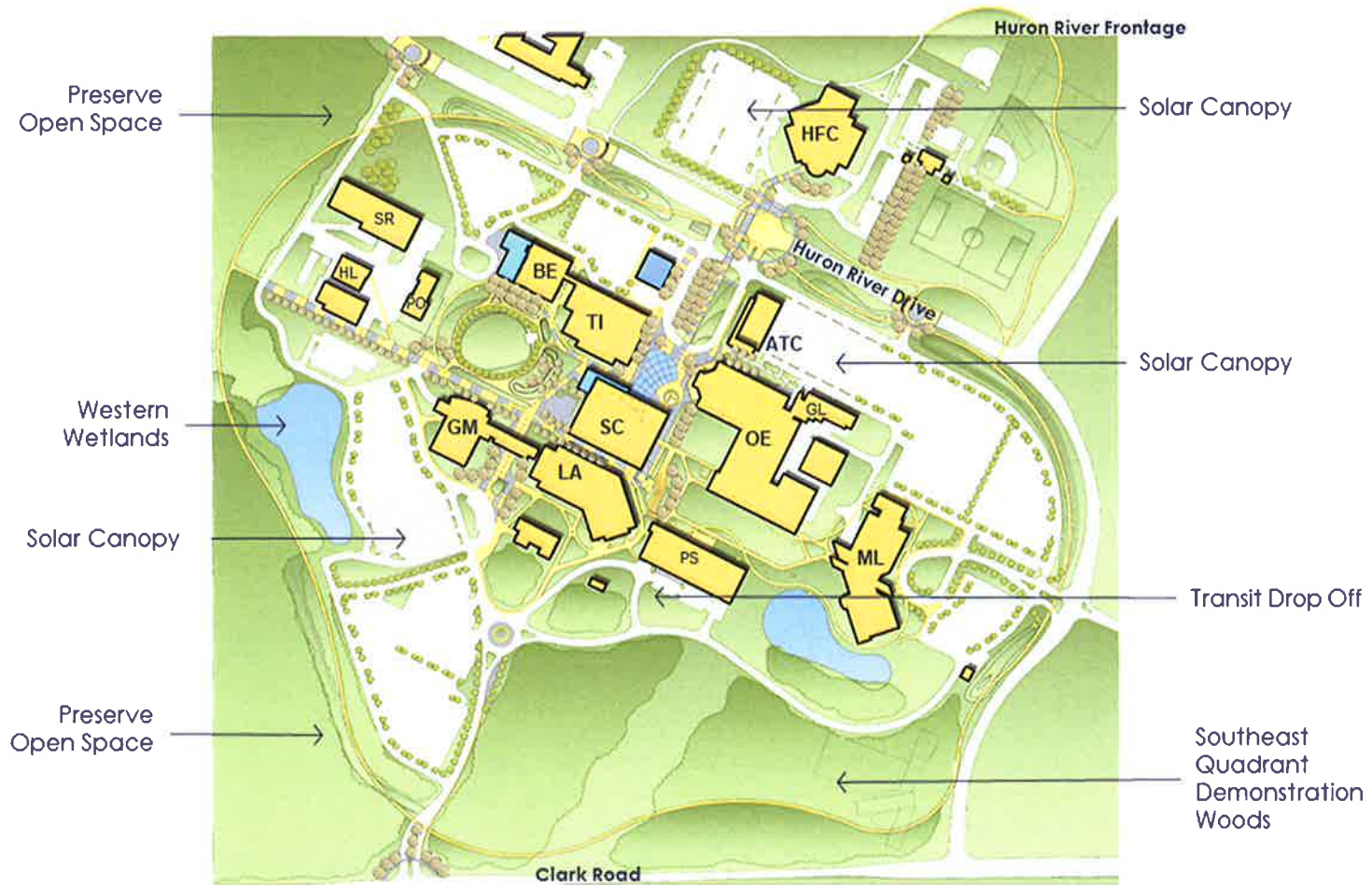
Themes

- Minimize environmental impact of any proposed development
- Ensure WCC Sustainability Mission is being supported during planning & development phases

Recommendations

- Create multi-modal Transit Drop Off for alternative access to campus
- Co-generation of on-site energy(solar canopies over parking fields)
- Increase site biomass to mitigate heat island effect from paved areas and create connection to the natural environment
- The 2007 Master Plan (p.33) described how the college steered development away from the significant natural systems that surround campus, but also warned that future developed may infringe on these natural systems.
 - With current educational trends showing minimal need for building expansion, the 2019 Master Plan Update does not show any development within the areas, except for the possible location of a Mixed Use Development in the south-east corner of the site
 - Continue to protect Open Space Preserves as identified in the 2007 Master Plan (p.50)
 - The Huron River Frontage – river edge located along the Huron River north of the Health and Fitness Center
 - Western Wetland Zone – wetland zone located west of the ring road
 - Southeast Quadrant – demonstration woods located at the south-east corner of campus at Huron River Drive and Clark Road (potential Mixed Use Convention Development is being proposed in this location, but has not been approved)

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14 Non-core Student Services

Themes

- Limited services for students on site
- Working students may require additional nontraditional services (dry cleaning, etc.)

Recommendations

- Encourage private partnership development to provide community services for students and surrounding neighborhood

15 Connections Across Huron River Drive

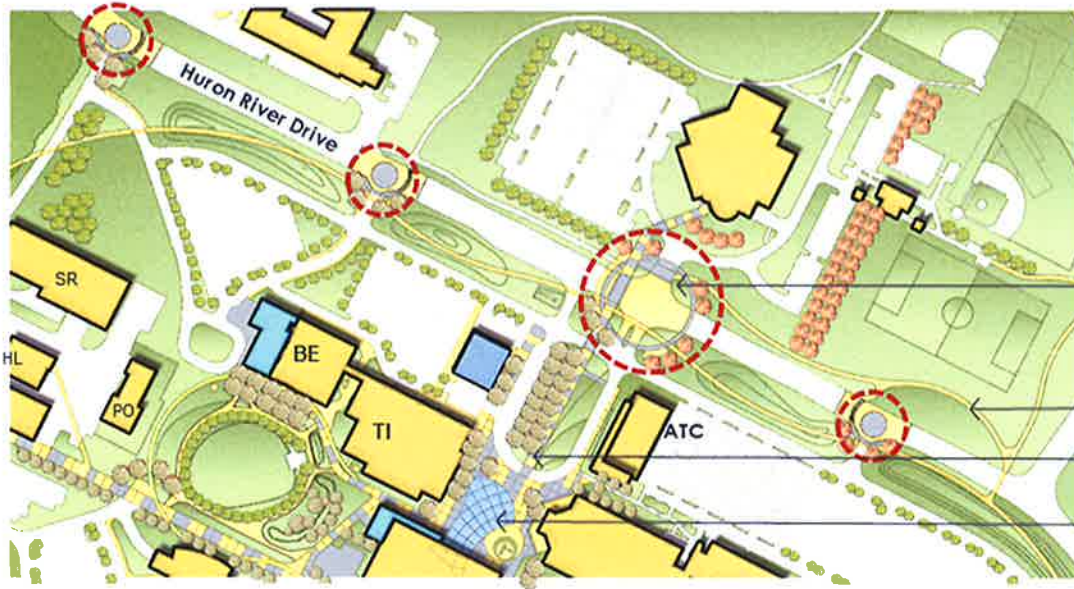
Themes

- Poor connectivity across Huron River Drive
- Limited use and access of athletic facility and fields at the Health & Fitness Center (HFC)

Recommendations

- Create safe identifiable access across Huron River Drive
- Reinforce new arrival experience with landscape and paving treatments
- Strengthen north-south pedestrian connections at all entry points
- Increase visibility of all entry points along Huron River Drive
- Create traffic calming improvements that let motorists know that they are entering campus limits

Washtenaw Community College Master Plan Update



New Main Gateway

Recreational Trail (11,750')

North-South Pedestrian Promenade

WCC Plaza

 Connection across
Huron River Drive

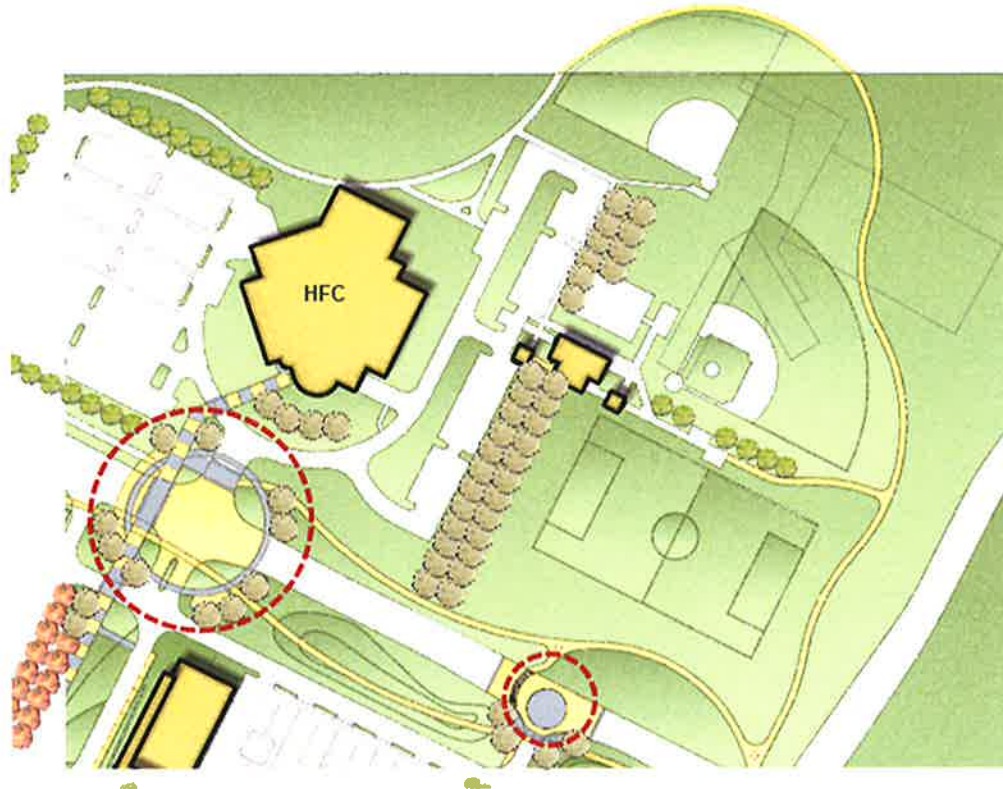
16 Athletics

Themes

- Limited access to athletics on site
- Huron River Drive is perceived as a barrier to HFC

Recommendations

- Promote active sports and organized teams on campus
- Better, safer connection to HFC
- Encourage active exercise on campus (recreational trail, art walk, and athletic fields/fieldhouse)



Connection across
Huron River Drive

17 Maker Space Lab

Themes

- Lab time for students is always at a premium
- No checkout lab spaces on campus

Recommendations

- Create lab spaces for checkout
- Proposed and revitalized outdoor spaces can act as maker space labs
 - WCC Plaza
 - Student Terrace
 - Campus Green
 - Community Park
- Art Walk and nature trails through preserved open spaces can also act as maker space labs

18 Natural Environment

Themes

- Existing campus has a stunning amount of natural environment
- The natural environment is not always used to its potential across campus

Recommendations

- Bring the natural environment indoors, create spaces that blend environments into the same experience
- Increase the biomass on site
- Create trails through the natural environment to make physical connections for students, staff, and visitors



Google Image UNC Maker Space

Washtenaw Community College
Master Plan Update



3.4 Low Priority Planning Recommendations

19 Student Housing

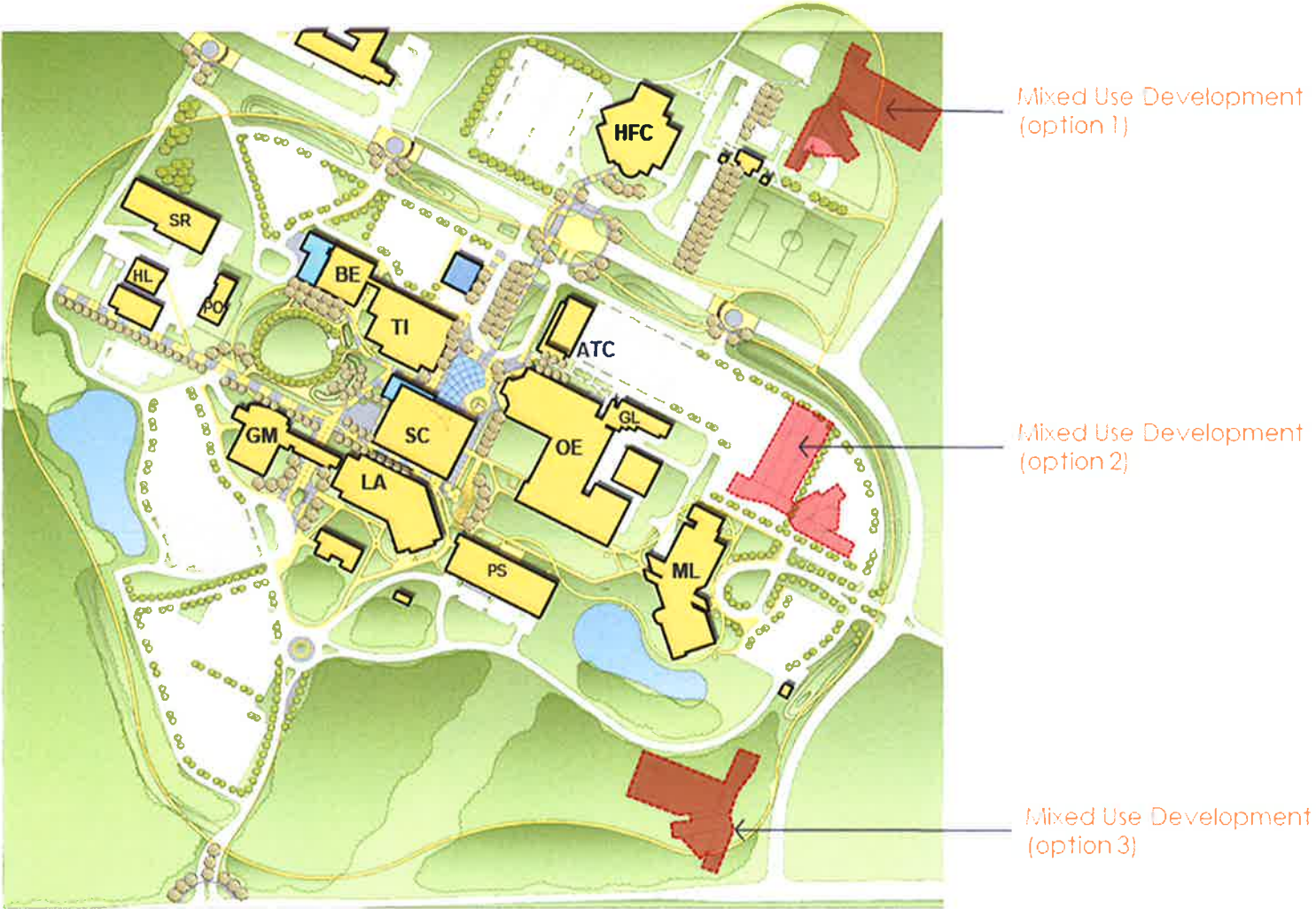
Themes

- No student housing onsite
- No current capacity for operating a student housing facility
- WCC may want the ability to house students

Recommendations

- Initiate private development partnership to provide on campus housing to be run and operated by a non WCC entity
- Provide safety and security

Washtenaw Community College
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20 Family Care

Themes

- Changing student demographics: aging students may require childcare or elder-care facilities

Recommendations

- Provide additional childcare and elder-care services on campus

21 Cinema

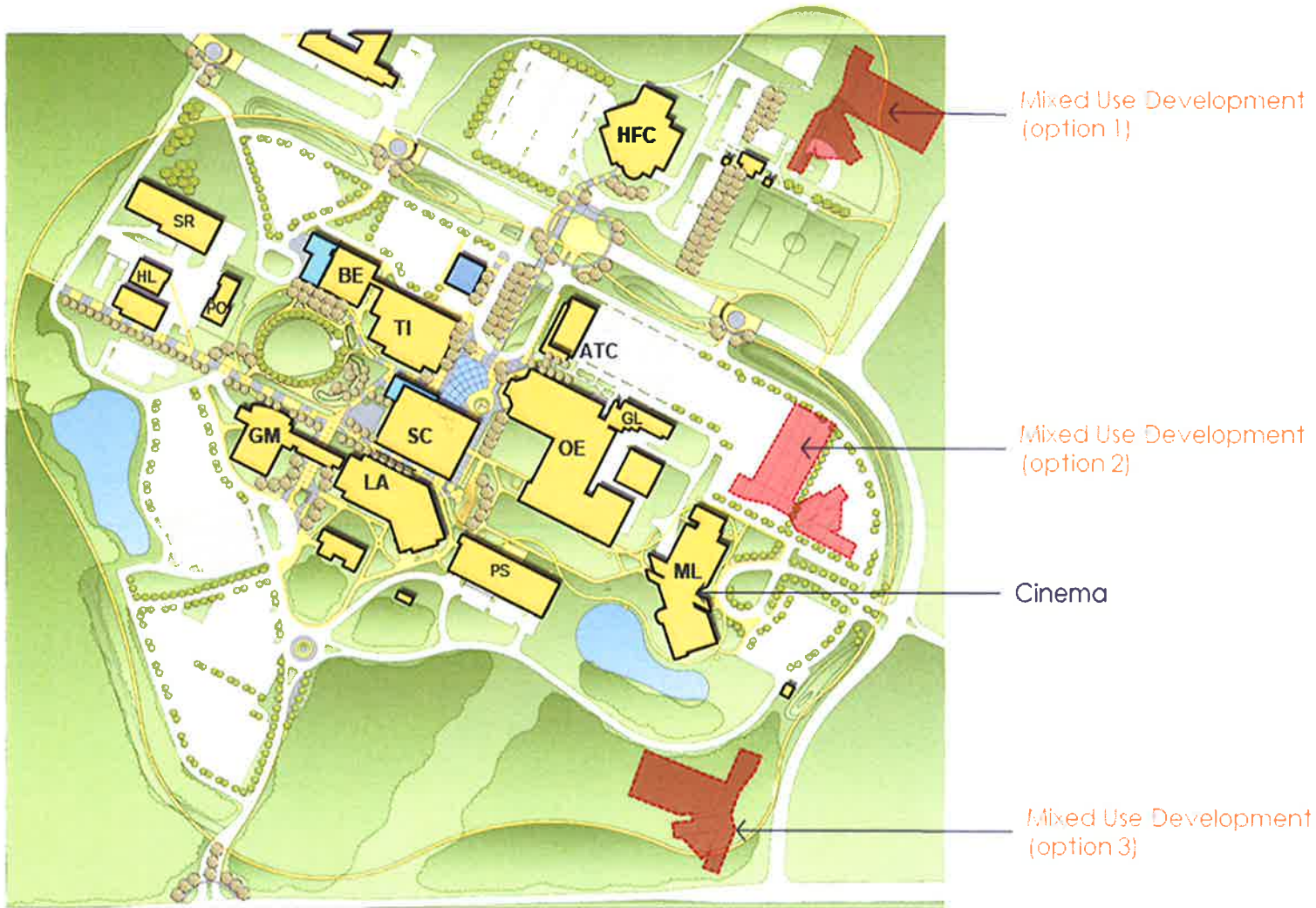
Concerns

- Limited non-academic activities for students

Recommendations

- Utilize existing Morris Lawrence auditorium space for campus organized movie night events

Washtenaw Community College
Master Plan Update



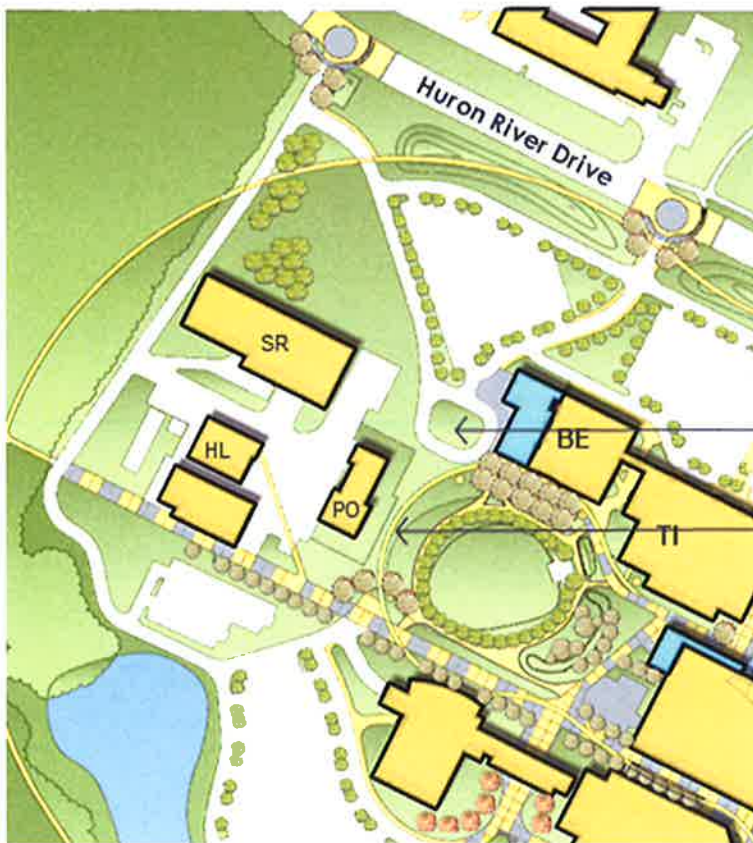
22 Damon Flowers Facility Replacement

Themes

- High Facility Condition Index (FCI) requires extensive maintenance
- Strategic location for west end architectural mass to reinforce Community Park and act as a west campus anchor

Recommendations

- Replace the DF Building as part of a long term development strategy
- Remove the road that separates the DF Building from the Community Park to open up the west campus open space



Washtenaw Technical Middle
College Drop Off

Close section of road in front
of Damon Flowers Facility
Building

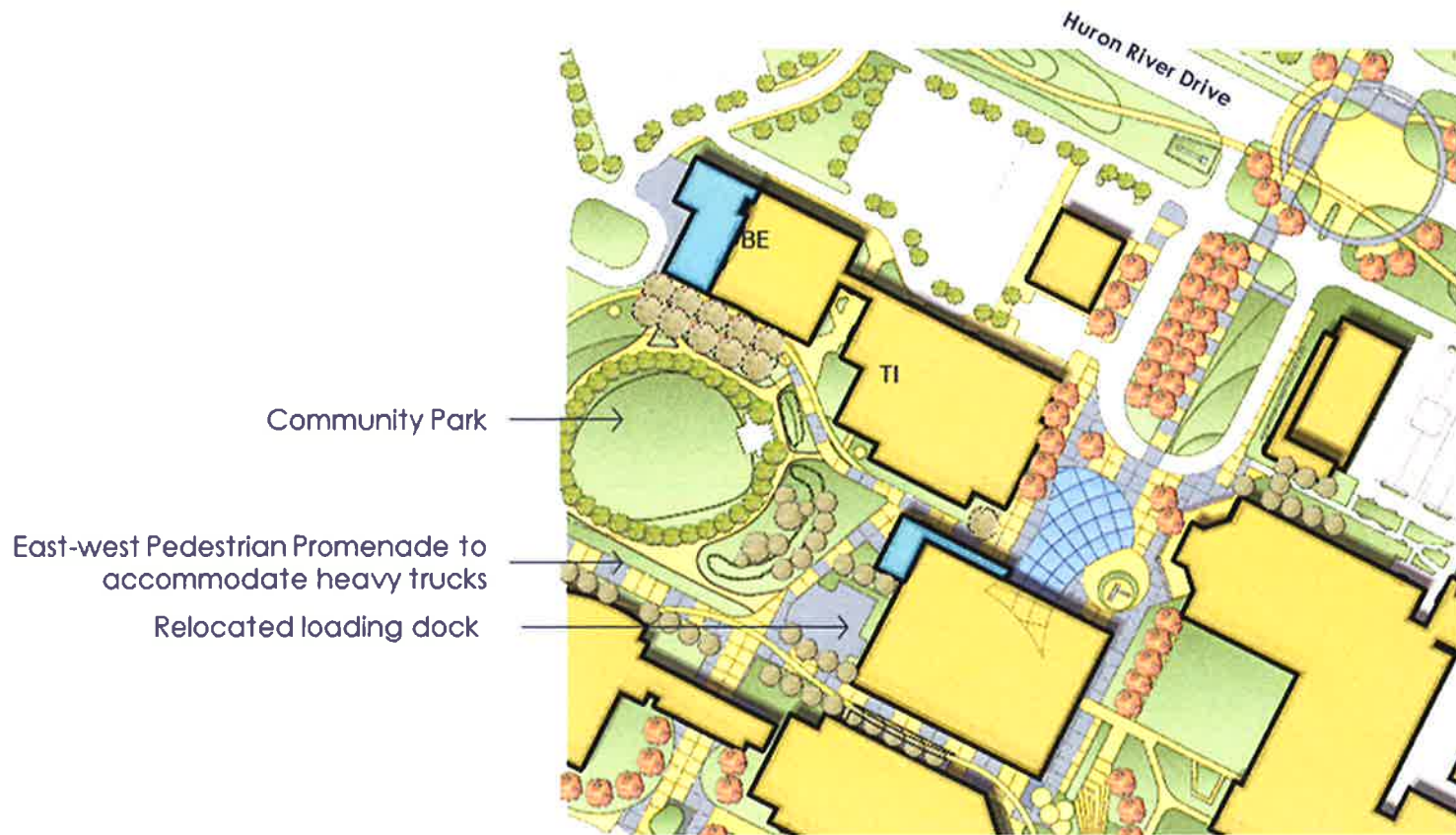
23 Student Center Loading Dock

Themes

- Located in the middle of the campus and creates a visual and physical barrier
- Detrimental visual impact on adjacent Community Park

Recommendations

- Resize and relocate loading dock to south-west corner of the Student Center
- Revise existing loading dock and depressed ramp to create an outdoor gathering space
- New outdoor space will increase connection to Community Park and provide a safe pedestrian connection between BE, TI, SC, and GM
- Revised east-west pedestrian promenade will be designed to handle heavy vehicles and will act as a vehicular laneway for food delivery to Student Center loading dock



Washtenaw Community College
Master Plan Update

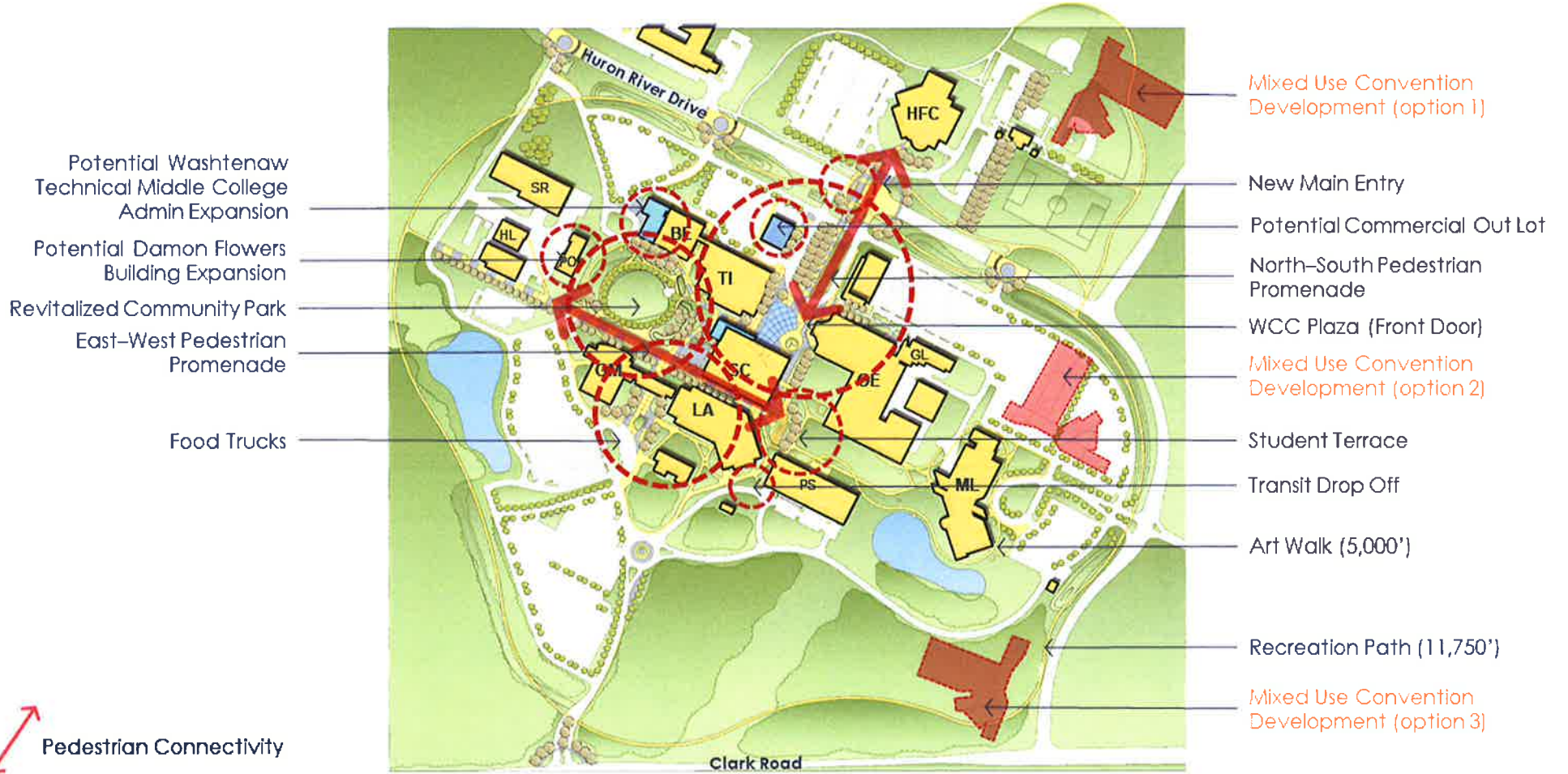


4.0 WCC Master Plan Update Graphics

Washtenaw Community College
Master Plan Update



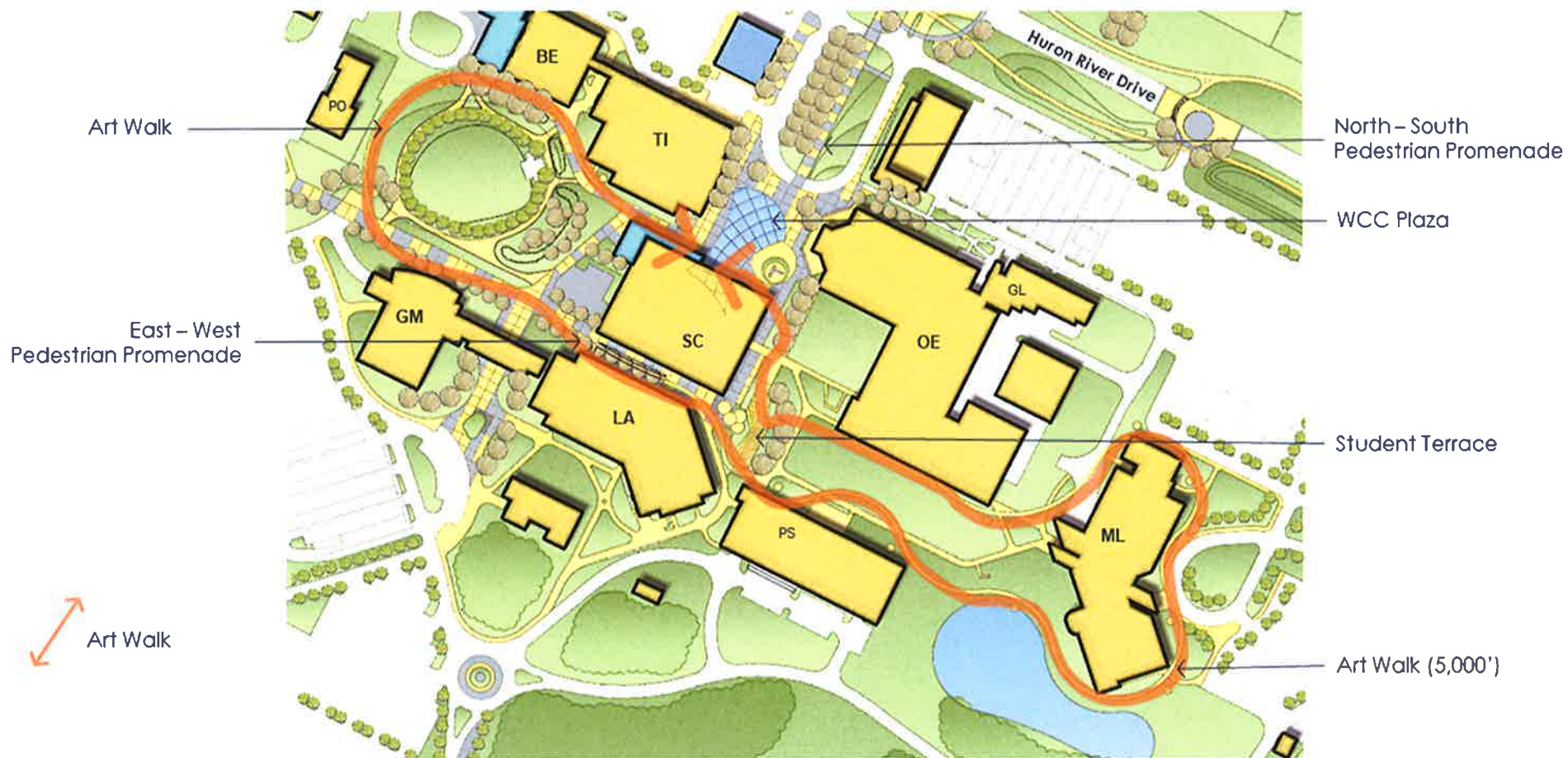
WCC Master Plan Update – Conceptual Plan



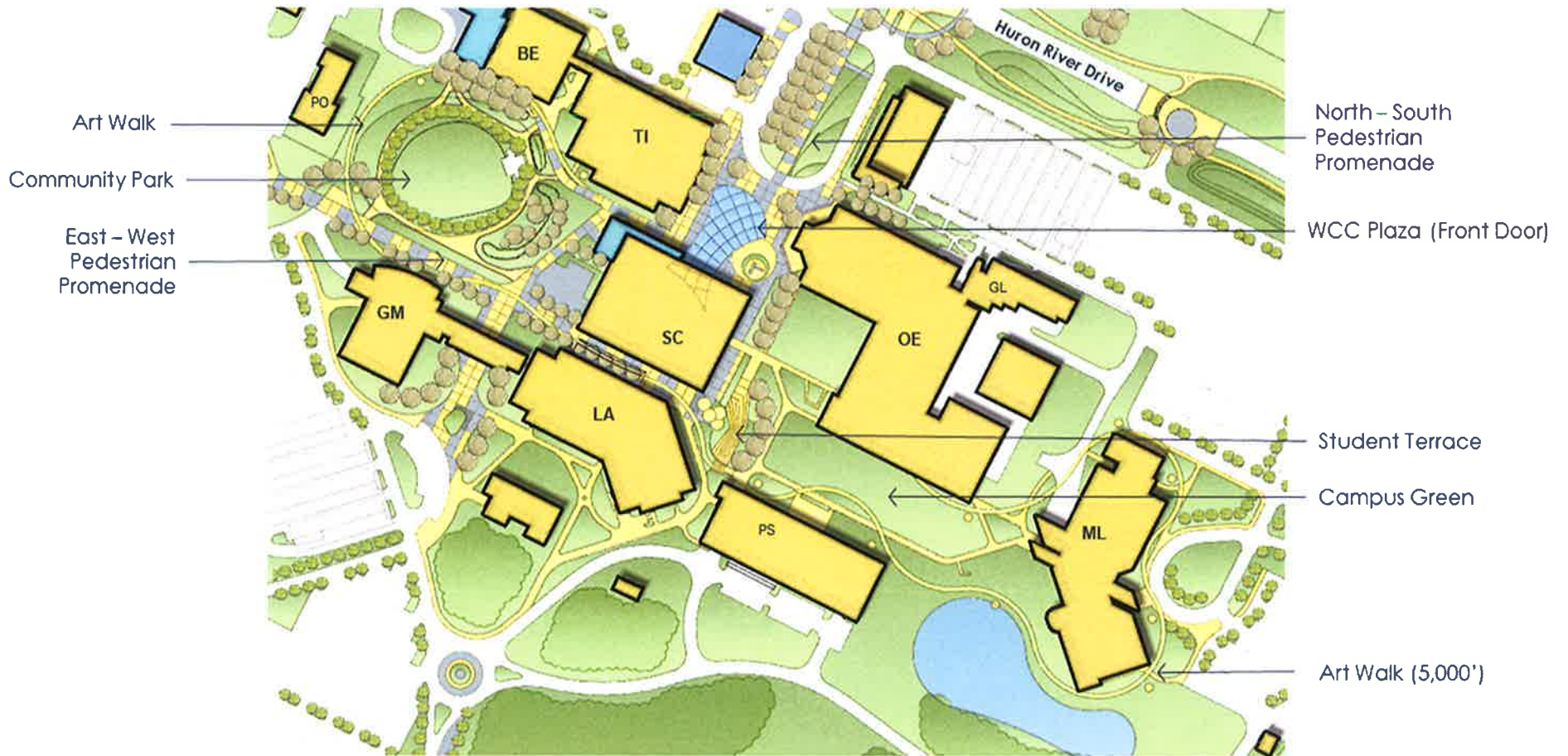
WCC Master Plan Update – Main Entrance



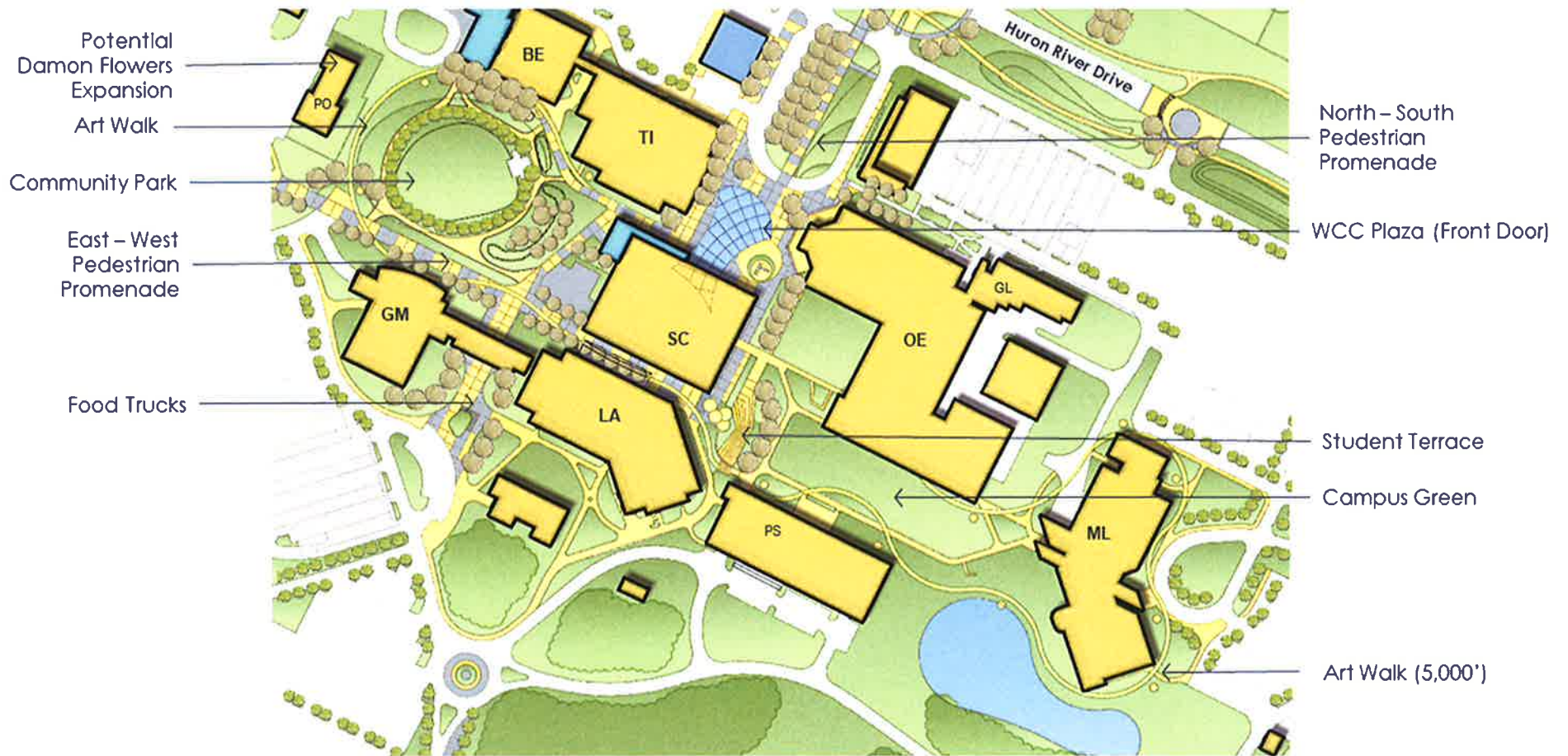
WCC Master Plan Update – Art Walk



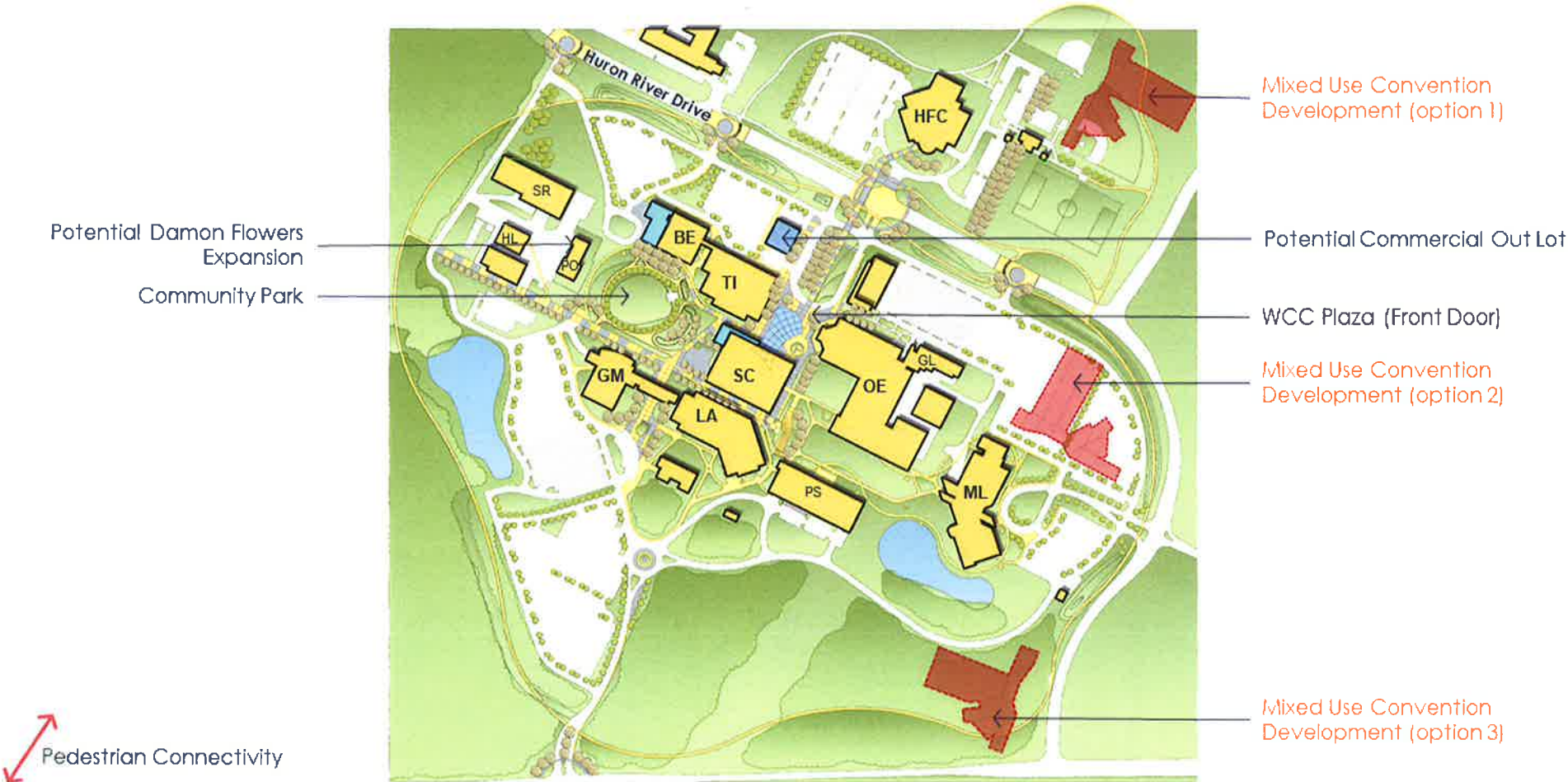
WCC Master Plan Update – Open Spaces



WCC Master Plan Update – Potential Damon Flowers Building Replacement



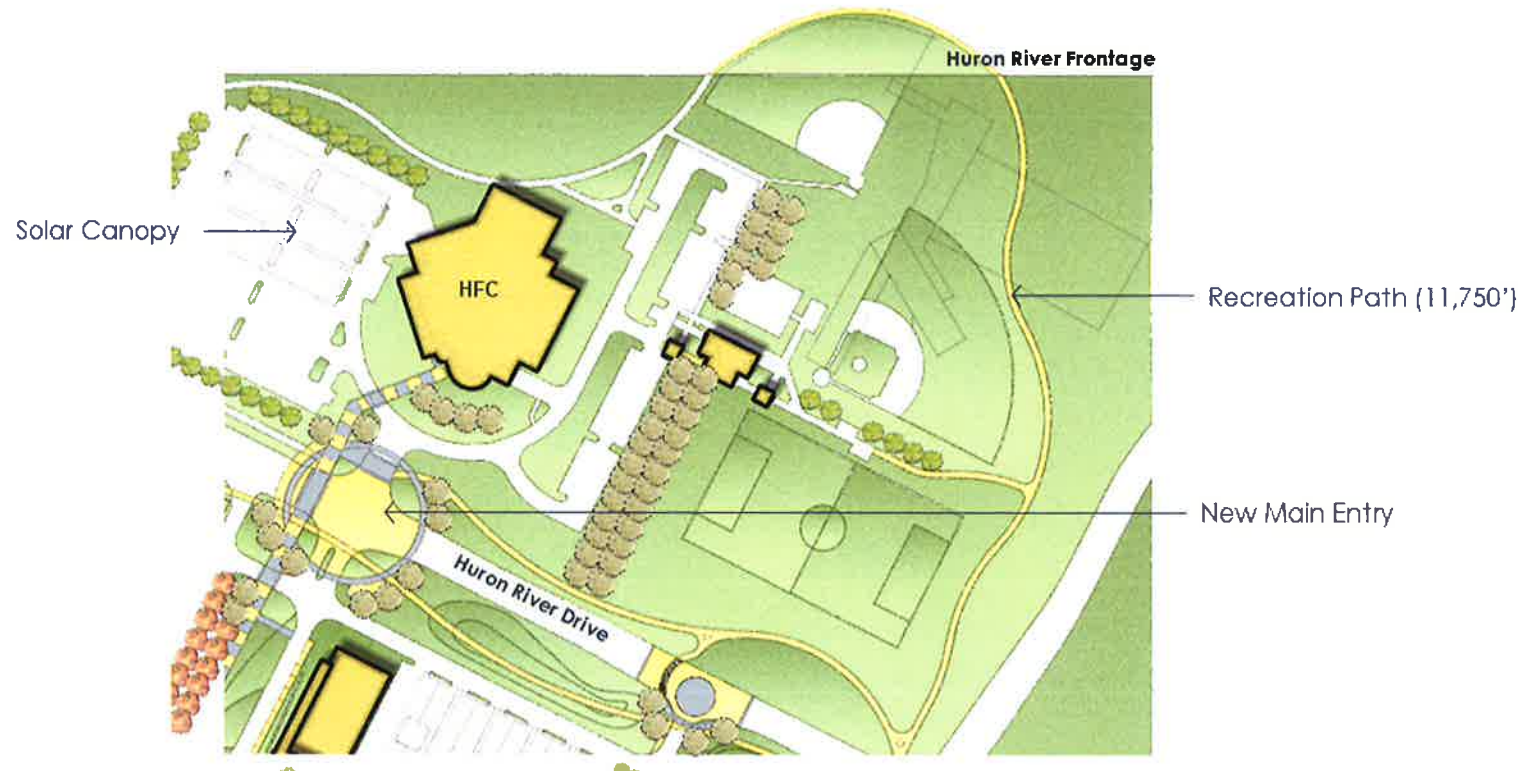
WCC Master Plan Update – Mix Use Opportunities



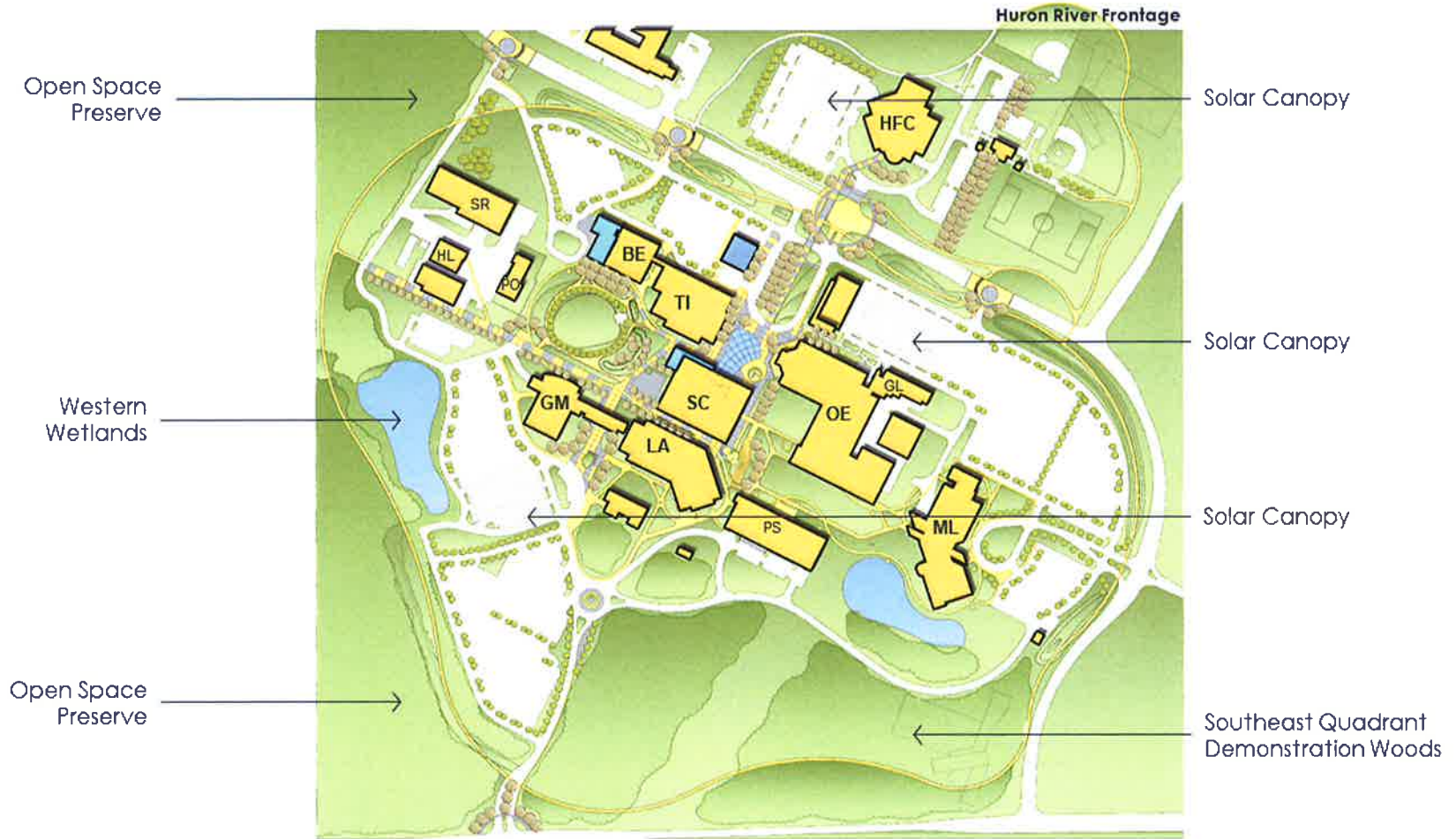
WCC Master Plan Update – Pedestrian Connections



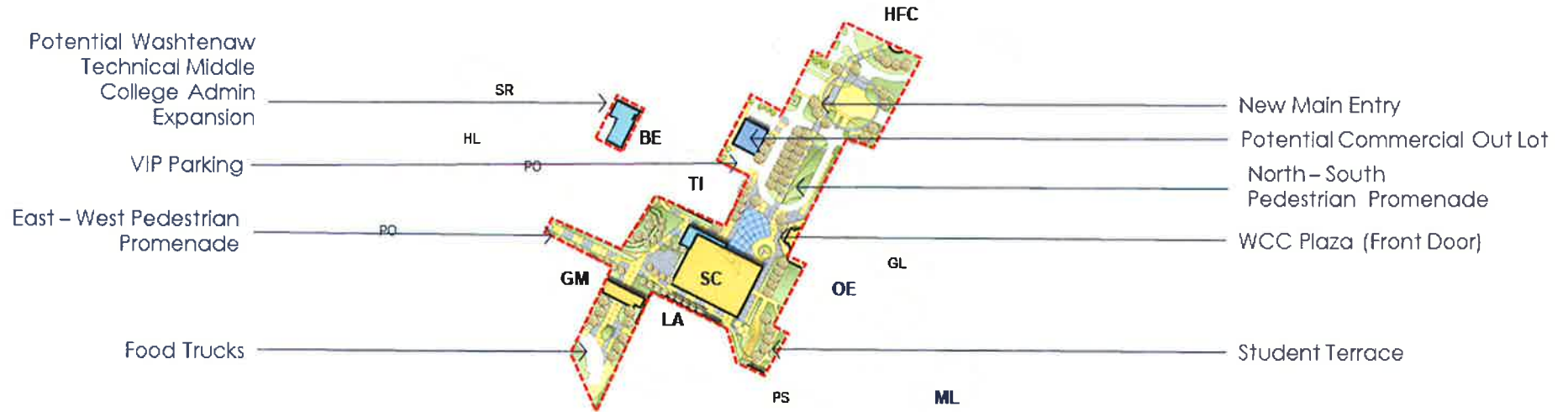
WCC Master Plan Update – North Campus



WCC Master Plan Update – Sustainability



WCC Master Plan Update – Phase One



Master Plan Phase One



5.0 Closing Statement

This Master Plan Update is intended to guide the college in planning and developing the physical campus, potential new building construction, and most importantly the creation of space to enrich the lives and educational experience of all students, faculty, staff, and community members.

During the course of this planning effort, it has been abundantly clear that WCC is focused on understanding and meeting user needs. This focus encompassed many issues not fully addressed in this Master Plan Update such as building and site infrastructure, connections to off-campus services, and internal space planning. These issues, and many more, were discussed at length in meetings and informed planning and strategic decisions.

Washtenaw Community College is well positioned for continued success not only because of its physical campus, quality programs, and highly engaged users, but because it is courageous enough to look at ever-changing trends and use them to inform their future direction.