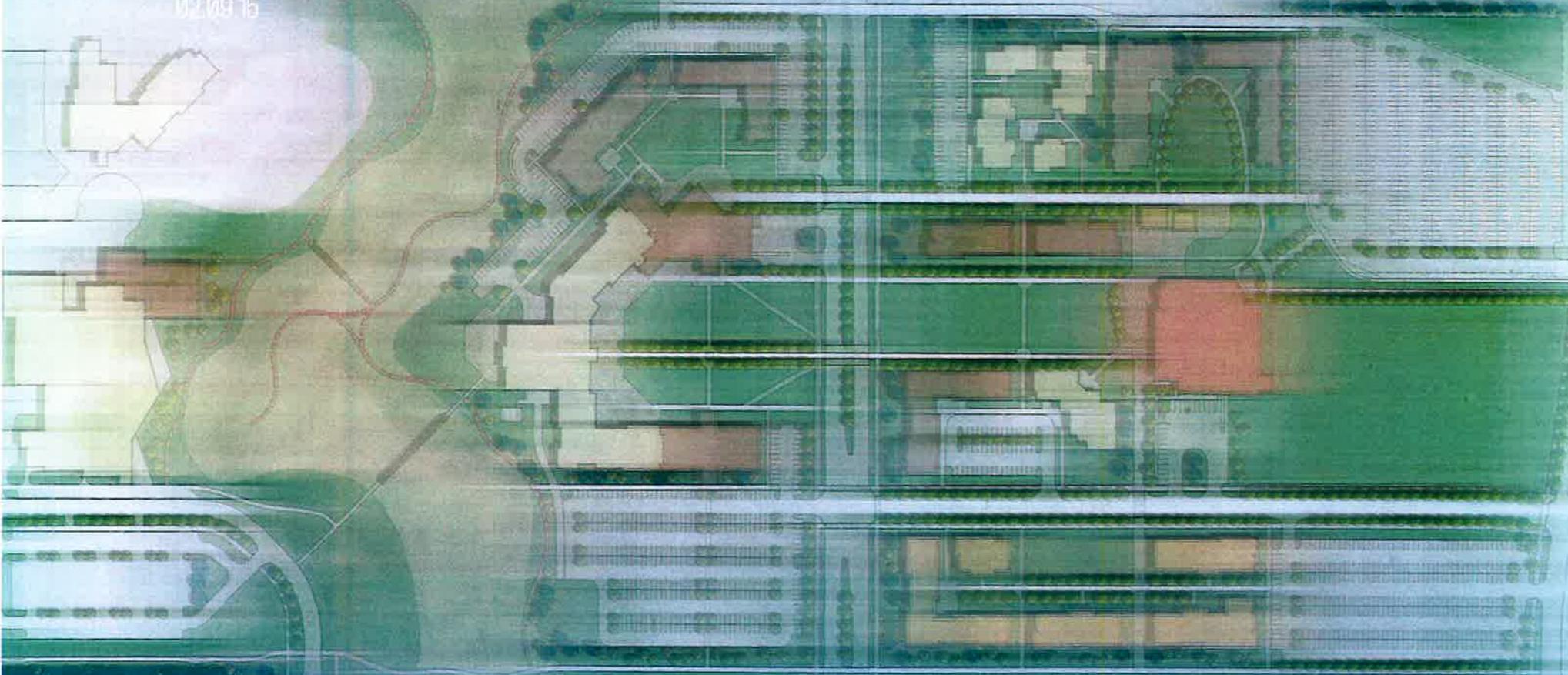


# CAMPUS MASTER PLAN GILLETTE COLLEGE PRONGHORNS

NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT  
02.09.15



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The Gillette College campus master plan is intended as a 10-year development plan to support the increase of the current student population of approximately 1,000 students to 2,000 students. This anticipated growth includes the expansion of the Health Sciences and Technical Education program offerings, the expansion of the library services, and the expansion of on-campus student life capacity from 100 to 600 student beds with appropriate support facilities. Early planning and programming information provided by Johnnie Knapp has been used to identify future academic and student housing building needs, sizes, and quantities.

A key aspect and underlying planning value for this campus master plan is student life. Early in the planning process, the lack of student life activity spaces on campus was identified as an issue that needs to be addressed in the master plan. The successful implementation of this master plan will provide numerous spaces of varying scales that will create a campus identity and accommodate programmed student life activities such as the annual Welcome Back event, movie nights, music performances, and pre-game and post-game functions. Creating a "walkable" campus is another key component of the master plan. This will be achieved by locating parking areas along the edges of campus, and providing major pedestrian circulation routes that will allow students, faculty, and members of the community to experience the campus on foot and engage the campus as a destination.

Major organizing elements of the campus master plan are large open spaces, student quads, and main pedestrian circulation routes. The green open spaces and student quads are framed by future academic and student housing buildings, and terminated on the north and south ends by the existing Old Main building and the new Education and Activities Center, respectively. These green open spaces will create a cohesive campus and a strong "sense of place", and will include major pedestrian circulation routes from north to south and east to west throughout the campus. In addition, these green open spaces and student quads will provide opportunities for passive and active recreation, and for students and faculty to "see and be seen" by other students and faculty.

As previously stated, the proposed student housing buildings are sited around two open space quads, which will define the housing areas and provide a focal point of activity for the student residents. The student housing buildings are located adjacent to significant nodes of campus activity: the existing Old Main Building and the new Education and Activities Center. These locations will provide convenient access to basic services for student residents and opportunities to participate in major student life activities.

Other components of the Gillette College master plan that are illustrated in more detail in the following diagrams include: Wayfinding and Signage, Parking Areas, Emergency Vehicle and Service Routes, Future Development, Pedestrian and Vehicular Circulation, Student Life and Campus Activities, Construction Access, and Waste Management.



# Attachment C - Master Plan

## Campus Master Plan

Keynotes



### Building Identification

- SH-1 Student Housing Phase 2
- SH-2 Student Housing Phase 3
- SH-3 Student Housing Phase 4
- SH-4 Student Housing Phase 5
- EAC Education and Activities Center
- AC-1 Technical Education Center Expansion
- AC-2 Old Main Expansion (Student Center)
- AC-3 Old Main Expansion
- AC-4 Proposed Academic Building
- AC-5 Proposed Academic Building
- AC-6 Proposed Academic Building
- AC-7 Future Academic Building
- AC-8 Future Academic Building
- AC-9 Future Academic Building
- AC-10 Future Academic Building
- AC-11 Future Academic Building

- |                                 |                                     |                           |                                 |
|---------------------------------|-------------------------------------|---------------------------|---------------------------------|
| 1. Existing High School         | 9. Proposed SH Parking              | 17. Pedestrian Crossing   | 25. Sinclair St. (Improved)     |
| 2. Existing Tec                 | 10. Proposed Parking                | 18. Plaza                 | 26. Slate St.                   |
| 3. Existing Old Main            | 11. Proposed Improved Parking       | 19. Jogging Path          | 27. College Dr.                 |
| 4. Existing Student Housing     | 12. Proposed Service Area           | 20. Proposed Soccer Field | 28. S.W. Detention - Stormwater |
| 5. Existing Health Sciences     | 13. Emergency/Service Vehicle Route | 21. Donkey Creek          | 29. P.L. Buffer - Parking Lot   |
| 6. Existing Rec Center          | 14. Open Space Quad                 | 22. Donkey Creek Bridge   |                                 |
| 7. Existing Parking             | 15. Student Life Activity Plaza     | 23. Proposed Bridge       |                                 |
| 8. Existing Service Area/Access | 16. Covered Pavilion                | 24. 4-J Road              |                                 |

# Attachment C - Master Plan

## Campus Master Plan

Master Plan Space Allocation Program



Building	Master Plan Tag	Footprint SF	# Levels	Total Bldg SF	Total Beds	Usage
Student Housing Phase 2	SH-1	16,250	3	48,750	150	Dormitory
Student Housing Phase 3	SH-2	17,800	3	53,400	150	Apartment
Student Housing Phase 4	SH-3	13,440	3	40,320	150	Dormitory
Student Housing Phase 5	SH-4	17,800	3	53,400	150	Apartment
Sub Total				195,870		
TEC Addition	AC-1	15,800	2	31,616		
Student Center	AC-2	22,918	2	45,836		
Old Main Expansion	AC-3	16,325	2	32,650		
Academic Building	AC-4	10,000	3	30,000		
Academic Building	AC-5	10,000	3	30,000		
Academic Building	AC-6	18,483	3	55,209		
Academic Building	AC-7	18,483	2	36,966		
Academic Building	AC-8	6,760	2	13,520		
Academic Building	AC-9	10,437	2	20,874		
Academic Building	AC-10	12,066	2	24,132		
Academic Building	AC-11	13,800	2	27,600		
EAC	EAC	29,084	2	58,168		
Sub Total				406,571		
<b>Total GSF</b>				<b>602,441</b>		



### Vehicular / Pedestrian Circulation Legend

- Vehicular Circulation
- Temporary Event Vehicular Circulation
- Pedestrian Circulation Major
- Pedestrian Circulation Minor
- Future Trail System

The current configuration of the Gillette College campus and its existing buildings is spread out with separate parking lots for each building. During the visioning meetings for this campus, it was determined that the campus be developed around strong pedestrian circulation and interior green open spaces, with parking areas located around the edges of campus. The campus master plan concept illustrates a main north/south pedestrian route, which connects the proposed southeast parking lot to the new student center. This major pedestrian circulation route occurs between the existing student housing to the east and the proposed academic buildings to the west, and will serve as the main north/south campus thoroughfare. In addition this major pedestrian circulation route will be designed to provide emergency and service vehicle access to buildings along this corridor, with collapsible bollards at each end to prevent public vehicle access. Additional major and minor pedestrian circulation routes will connect to, and feed from, this major pedestrian route.



- Student Life / Campus Activities Legend**
- ..... Jogging Path
  - Outdoor Student Life and Pre Game Pavilion and Amphitheater
  - Donkey Creek Jazz Festival Original Grounds
  - Donkey Creek Jazz Festival Expanded Grounds

The overall need to provide student life and student activity space on the campus was identified early in the master planning process. The space between the proposed student housing buildings and the Education and Activities Center will provide an active outdoor space with a pavilion and landscaped amphitheater. These amenities can be used specifically for student life activities, pre-game and post-game functions, and by the community. The proposed student housing buildings have been arranged to create a green, open space quad for passive and active use by student residents. The main organizing element of the entire campus is the prominent north-south open space mall. This mall is anchored at its north end by the Old Main Building and terminates at its south end by the new Education and Activities Center. The mall creates a large, green space that will provide the framework for campus growth, and passive and active use opportunities for students, faculty, and the community.

## Campus Master Plan Future Expansion Opportunities



### Future Expansion Opportunities Legend

-  Possible Existing Building Expansion
-  Future Student Center Expansion
-  Future Old Main Addition Expansion
-  Future Academic Building Expansion

As the campus grows and wayfinding needs change, it will be important to update the existing campus signage. This diagram illustrates potential sign location and types that will increase wayfinding and the campus identity as it grows. Currently, the Gillette College is lacking a formal gateway to the campus, from both the north and south ends. The most likely locations for gateway signage occur are at the intersections of Sinclair Street and Slate Street with 4-J Road, and depending on how the city owned property along 4-J Road is developed, there is the possibility of either strengthening or weakening the gateway to the college. Creating a standard for signage will strengthen the campus identity and facilitate way finding.



**Sign Legend**

- \* Existing Campus Sign
- Proposed Campus Sign
- Existing Building Sign
- Proposed Building Sign
- Existing Wayfinding Sign
- Proposed Wayfinding Sign
- Existing Stop Sign
- Proposed Stop Sign

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# Attachment C - Master Plan

## Campus Master Plan Parking



### Parking Legend

- Existing Parking
- Proposed Demolished Parking
- Proposed New Parking

### Parking Count

**Existing Campus Parking:**  
 Technical Education Center = 257 spaces  
 Old Main Building = 194 spaces  
 Health Sciences Building = 69 spaces  
 Student Housing = 115 spaces  
 Total = 635 spaces

**Demolished Campus Parking:**  
 Old Main Building = 194 spaces  
 Health Sciences Building = 22 spaces  
 Student Housing = 49 spaces  
 Total = 265 spaces

**Proposed Campus Parking:**  
 Student Housing (NE) = 201 spaces  
 Old Main Building = 322 spaces  
 South East Parking = 220 + 301 = 521  
     Student Housing (SE) = 220 spaces  
     E.A.C. Building = 301  
 E.A.C. Building West = 21 spaces  
 Southwest Parking = 318 spaces  
 Total = 1,383 spaces

**Campus Master Plan Parking:**  
 Existing = 635 spaces  
 Demolished = -265 spaces  
 Proposed = +1,383 spaces  
 Total = 1,753 spaces

In planning a walkable campus, it becomes important to provide parking at key locations around the edges of campus. This allows students, faculty, and visitors to park their cars and enter the campus on foot. The density of the campus buildings will be much higher without parking lots intermingled between them, which in turn creates shorter walking distances from building to building. This diagram shows the existing campus parking lots, along with proposed parking areas and those that are proposed to be demolished for new uses. The accounting of the master plan parking numbers shows that the parking on campus more than doubles at full build out.

# Attachment C - Master Plan

## Campus Master Plan Emergency & Service Vehicle Routes



### Fire and Service Lanes Legend

- Fire and Service Lanes
- Break Away/Fold Down Bollards
- Service Area - Loading and Unloading

As a pedestrian oriented campus, Gillette College will require special attention to emergency and service vehicle access throughout the campus. Each existing and proposed building will need to meet the local jurisdictional requirements for fire truck accessibility. This typically requires a 20-foot minimum sidewalk designed to carry the appropriate load of a fire truck. This diagram shows the proposed emergency and service vehicle access routes, which should be reviewed with the local jurisdiction and fire chief to verify that the proposed routes will meet their requirements. The most likely areas of concern will be where a fire truck will need to turn around or back up more than 150 feet.

## Campus Master Plan Waste Management



As a college campus grows, it becomes increasingly important to provide efficient waste collection throughout the campus. A well planned waste collection route and well placed dumpster locations can reduce the time and manpower required to effectively address waste management. The most efficient route minimizes back tracking and allows the truck to address each dumpster without the need for the driver to exit the truck. The placement of each dumpster should be in an area with low pedestrian circulation especially where it requires the truck to back up. This diagram illustrates the proposed campus collection routes and dumpster locations.



**Construction Access Legend**

- ■ ■ Construction Vehicle Access
- ■ ■ Proposed EAC Construction Limit Line Boundary
- ■ ■ Proposed Student Housing Phase 3 Construction Limit Line Boundary
- ■ ■ Proposed Student Housing Phase 4 Construction Limit Line Boundary

The construction of each of the buildings on the master plan will require coordination with each of the contractors to provide adequate construction site access and construction staging areas. The phasing of the student housing buildings creates very tight construction site situations that will need to be carefully coordinated. This diagram shows proposed construction vehicular access routes and proposed construction limit line boundaries. These boundaries should be discussed with the college and a representative from the construction industry to confirm that they provide adequate space and access to construct each building while allowing for continued safe student vehicular and pedestrian circulation.