CAMPUS PLAN

Over the past year, the College has engaged in a comprehensive campus planning process. The objective has been to develop a plan for the future that addresses facility needs, both building and site, for the next 20 years. The plan that has emerged shows the new and renovated additional facilities that will be required based on needs as articulated during this planning cycle.

This Campus Plan is a working document rather than a concluding or fixed stopping point. It is designed to provide a focus and direction for the future, while being flexible enough to change when good judgment and new circumstances indicate that changes are needed.

The suggested improvements are listed graphically from north to south for ease of explanation. The College's priorities are described below this section on findings and recommendations.

1. Wayfinding improvements include new signage placement and design, gateway signs, visitor parking, and pedestrian maps, and rerouting visitors to Admissions via Beall. See Appendix 2.

   Findings

   a. There is inadequate and inconsistent navigational signage from major arterial roadways to the campus.
   b. There is a lack of vehicular directional signage on campus.
   c. It is difficult to find visitor parking or to know where to go to get a visitor's permit.
   d. Gateway signs are missing or not well located.
   e. There is design inconsistency among the different signage on campus.
   f. Routing prospective students and their parents to Admissions along Bever Street is not impressive or memorable.

   Recommendations

   g. Reroute visitors via Beall Avenue. It is a much better access route to Admissions and to the College.
   h. The College should decide on a consistent signage design, colors, material, location, and placement. The wayfinding study by our sub-consultant Roger Motiska Design.
   i. Establish guidelines for architectural signs and freestanding signs.
   j. Add a gateway sign on E. Wayne Ave and add lighting and landscaping at existing gateway signage.
   k. Add vehicular directional signage at primary and secondary decision points along the roads see Appendix 2 for details.
   l. Improve visitor parking signs and locations.
   m. Add pedestrian wayfinding signage/maps.
   n. Identify passenger drop-off points at event and athletic venues.
   o. Add banners to light poles on campus perimeter and use street signs that are unique to campus.

2. When appropriate, transfer the lease to College ownership of the Henderson Apartments.

   Findings

   a. The apartment building is currently being leased and used by the College, although two retired missionaries are in residence there as well.
   b. It is on the corner of Bloomington and Beall Avenue on the northern edge of the campus

   Recommendations

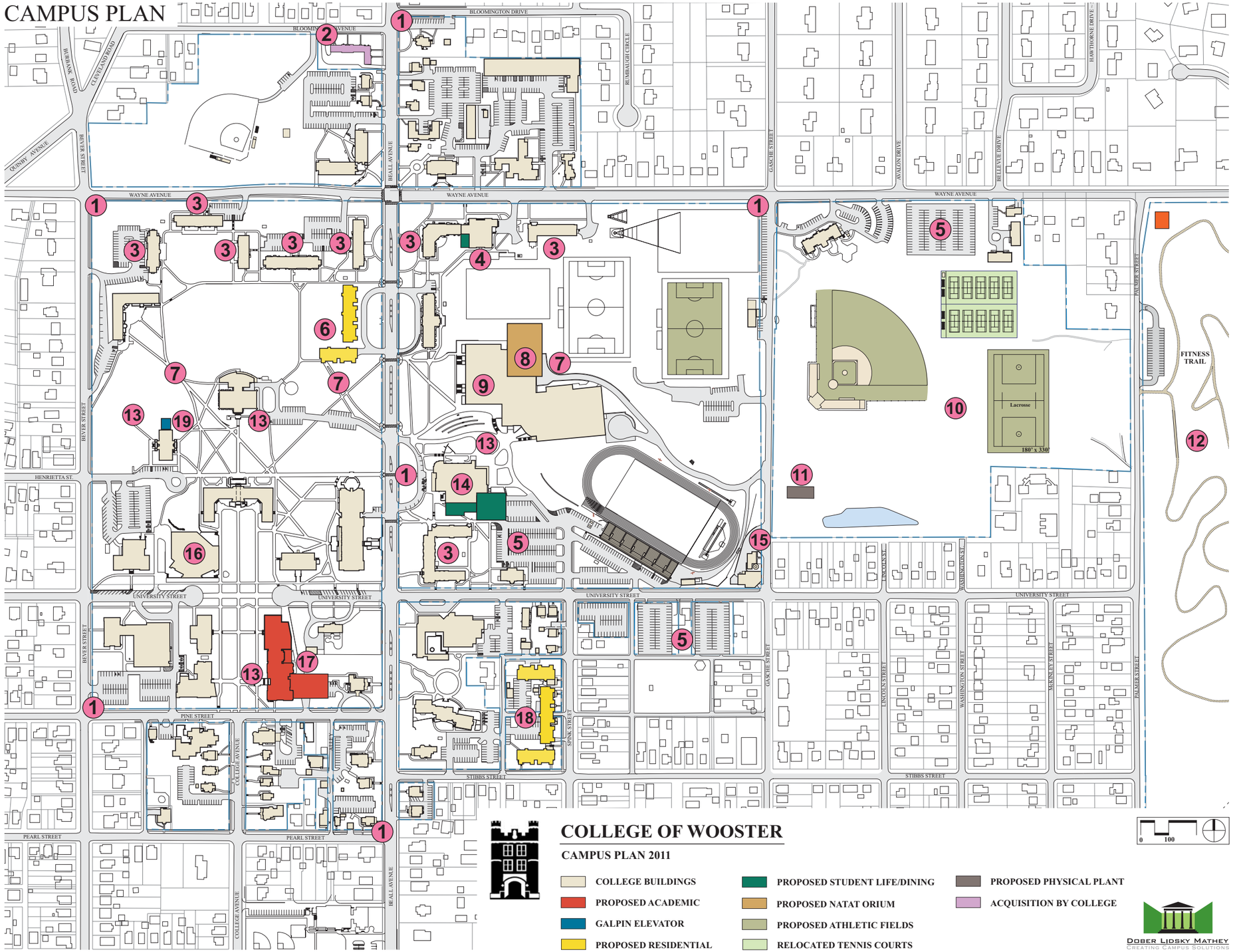
   c. The property should be acquired and continue in use as student apartments
   d. A gateway sign should be placed on the corner

3. Renovate existing student housing, one or two buildings per year on a schedule that will allow the College to complete renovations within the next 10 years. See Appendix 1 for a detailed description of process and the student survey.

   Findings

   a. The College has 14 residential halls—only 2 are suite-style or semi-suite: Gault Manor and Luce Hall.
   b. Deferred maintenance is an issue that will need to be addressed during renovations.
   c. Most of the College's residential buildings can be classified more as shelter than as residential or academic environments.
   d. The present College housing resources are no longer competitive.

CAMPUS PLAN



COLLEGE OF WOOSTER

CAMPUS PLAN 2011

- COLLEGE BUILDINGS
- PROPOSED ACADEMIC
- GALPIN ELEVATOR
- PROPOSED RESIDENTIAL
- PROPOSED STUDENT LIFE/DINING
- PROPOSED NATAT ORIUM
- PROPOSED ATHLETIC FIELDS
- RELOCATED TENNIS COURTS
- PROPOSED PHYSICAL PLANT
- ACQUISITION BY COLLEGE

DOBER LIDSKY MATHEY
CREATING CAMPUS SOLUTIONS

Recommendations

e. The sequence of student housing to be renovated are: Wagner, Compton, Andrews, Douglas, Bissman, Holden, Armington, and Stevenson.

f. Each residential building will have to be vacated to allow the renovation to proceed.

g. One aspect of the renovations is to reduce the density of the buildings and to provide social and residential life support space, social spaces, and small group interaction spaces.

h. The College may wish to explore living learning programs to be integrated into the residential environment. Recent national surveys show an increase in student retention as well as improvements in academic measures.

4. Expand the Kittredge lobby and add restrooms and a coat room.

Findings

a. Kittredge is a large venue, flat floor environment with an adjacent kitchen.

b. Formerly used as an alternative student dining resource, it is now used for large scale meetings and events and for the occasional dinner.

c. The facility has no convenient or accessible public restrooms.

d. The lobby is too small for the number of people that it serves and there are inadequate coat room and storage facilities.

e. The Underground, a student pub, is not ADA accessible.

Recommendations

f. Expand the lobby at the entrance level of Kittredge and add public restrooms, a coat room, and storage at that level.

g. The addition of an elevator can make the student pub, the Underground, ADA accessible.

5. Strategically expand parking in various locations on campus.

Findings

a. The College has a total of 1,531 parking spaces on campus - 81 spaces per 100 students.

b. The average number of spaces, per 100 students at campuses with comparable enrollment, is 75.

c. The College doesn't really manage this resource as there are very few rules and requirements and fees for permits are relatively low.

Recommendations

d. Additional parking spaces can be achieved by constructing an on-grade lot for 60 to 100 cars to the east of the Wooster Inn.

e. Another location, closer to the core of the campus, can accommodate an on-grade lot for 180 to 220 cars on land the College owns south of the stadium and University Street.

f. The College of Wooster should also review its parking policies: who can bring a car to campus, where they can park, and how much to charge for fees.

g. Should first year students be allowed to have a car on campus? Should they be able to park near their residence or at a peripheral lot?

6. Construct new suite-style housing for 150 students to allow the renovation and reduction of density of the existing housing on campus.

Findings

a. Twelve of the fourteen student residences are traditional with double-loaded corridors and most rooms designed for two students.

b. Many of the student residences lack sufficient social spaces and residential life resources.

c. A recent survey by Brailsford and Dunlavey of the College of Wooster students indicates that a large proportion of students desire suite- or apartment-style living accommodations.

d. Many of the College of Wooster's peer institutions have constructed suite and apartment facilities within the past decade.

Recommendations

e. There are several good sites for future student housing. The best site, however, is across from Babcock Hall on the existing tennis courts. These courts can be relocated to the east of the Wooster Inn.

f. Construct new suite-style student housing for 150 students on the tennis court site.

g. The construction of 150 new beds will provide the College with flexibility to remove Holden Annex and allow the phased renovation of the existing student residences over a 10 year period.

7. Wayfaring needs enhancement of the pedestrian walking experience by adding appropriate sidewalks and modifying existing paths and walkways to encourage interaction.

   Findings

   a. Walkways are mostly utilitarian - paths to get from one place to another with few places to stop, linger, socialize, study, and just relax.

   Recommendations

   b. If we are to think of the campus as a garden, then pedestrian sidewalks are the garden paths. They should be places of beauty, and elements of visual interest, such as specimen plantings or sculpture, should be found along the way. Also, there should be numerous opportunities to stop and sit along the paths.

   c. The College of Wooster has done a very good job in attempting to maintain a consistency in materials for the walkways. Pedestrian walkways are clearly discernible, in terms of the hierarchy of various streets and drives, as well as being safe and attractive. A consistency of materials and all related elements should be a priority. Walls, fences and gates, lighting, benches, trash receptacles do not all have to be identical, but should have a similar and familiar feel throughout the campus.

   d. The minimum width of campus walks should be six feet for walkways in general. Heavily traveled routes should have walkways that are wider to handle pedestrian roads during class change. All walks must be designed to meet ADA standards for accessibility including the provision of ramps at street crossings.

8. Replace the Pool

   Findings

   a. The existing pool is not sized for NCAA competition. It is 25 yards long x 15 yards wide (75' x 45') —too narrow for the 8 lanes required. There is no separate diving area.

   b. Recently, the College repaired a major underground leak.

   c. The pool and its systems are old and should be replaced.

   Recommendations

   d. Replace the pool with an appropriately sized NCAA regulation pool and diving well with spectator seating for 500 to 750 people along with office, wet classroom, and storage space for equipment

   e. NCAA has two options for competitive pools: a long course 50 meters by 25 yards (164' x 75') and a short course 25 yards by 20 yards (75' x 60'). In both cases, the pools should have 8 lanes.

   f. If the long course pool is constructed, then having a movable bulkhead will give the College flexibility in use of the different areas that are created for practice, diving, and recreation.

9. Replace the PEC gym floor and bleachers and reorganize the seating/play surface.

   Findings

   a. The PEC gym floor and bleachers need to be replaced. Over the years, the sanding and resurfacing has reduced the thickness of the floor so that it is no longer feasible to refinish the gym floor.

   b. In addition, the bleachers have come to the end of their useful life and need to be replaced.

   Recommendations

   c. It is a summertime job to replace both and should be done.

10. Relocate baseball field and add additional playfields on the first three holes of the golf course.

    Findings

    a. The College has a minimum number of playfields for its enrollment size, and for the variety of competing schedules and user groups: athletic teams, intramural teams, club sports, and informal recreational use.

    b. Spectator seating is minimal and there is a lack of outdoor storage space as well as public facilities such as bathrooms.

    c. Three holes of the golf course presently occupy land that could be used for other recreational needs, club sports, and athletic events.

    d. The golf course occupies a significant amount of College land and serves a disproportionate, small number of users.

    e. The Wooster College golf team plays and practices at the country club, not on the College golf course.

Recommendations

f. Remove the three golf course holes and construct a series of outdoor playfields, spectator seating, and outdoor storage sheds for field equipment.

g. The baseball field should be relocated to provide space around the field for spectator seating, dugouts, and related support facilities.

h. Other fields are for soccer, field hockey, and the tennis courts relocated from Beall Avenue.

i. There is room to create additional fields should the College desire to do so.

j. Any of the fields might be enhanced by the use of field turf, which will extend the time and flexibility of its use.

11. Construct pole barn storage facilities for grounds equipment and supplies.

Findings

a. The College lacks sufficient and appropriate storage of outdoor equipment and supplies for maintaining the landscape and grounds.

b. Currently, a variety of storage sheds and garages, as well as the stadium are used for storage. This situation is not good for management and maintenance of equipment.

Recommendations

c. Construct the barn to the east of Gashe Street adjacent to the existing and future play fields.

d. Include parking for a minimum of 5 service vehicles.

e. This site will allow for a doubling of the size of the barn in the future if warranted.

12. Close the golf course and convert it to informal trails, outdoor wellness resources, a biological field station, and a protected telescope site for astronomy.

Findings

a. See 10. above.

b. Three holes of the golf course presently occupy land that could be used for other recreational needs, club sports, and athletic events.

c. The golf course occupies a significant amount of College land and serves a disproportionate, small number of users.

d. The Wooster College golf team plays and practices at the country club, not on the College golf course.

Recommendations

e. The Board has already approved the closing of the Golf Course.

f. It will be less expensive to close the course than to redesign and relocate the three holes described in 10. above.

g. Close the golf course.

13. Increase the number of outdoor informal student gathering spaces

Findings

a. The College of Wooster has a beautiful campus, mostly designed to walk from building to building without stopping, lingering, socializing, or studying.

b. The campus has several lovely outdoor social spaces, but they are few and hidden gems.

c. Outdoor benches are placed, usually singularly, along a path and very few are grouped into a cluster.

d. The campus could easily have several outdoor seminar spaces - but none exist today.

Recommendations

e. Create outdoor seminar spaces. They can be as simple as a chalkboard attached to the side of a building with informal seating arranged nearby.

f. Galpin, McGaw, Severance, Scoville, Taylor, and Morgan are all possible sites.

g. Other effective outdoor spaces are created by clustering benches and tables that will allow students to gather in groups. To the extent possible, minimize the number of singular benches along a path.

h. Enhance these areas with landscaping.

14. Renovate and expand Lowry Center to improve resources for campus life and for dining.

Findings

a. Although the Lowry Pit and Mom's have been upgraded, the building is in need of renovation and expansion.

b. Student dining is constrained, the building lacks a sufficient number of meeting spaces, back of the house kitchen support is awkward, and there is insufficient space for student clubs and organizations.

c. Lowry lacks event space for College and student events, guest speakers, and conferences.

d. The main entrance to Lowry Center is uninspiring.

e. There is no appropriate entrance from the rear parking lot.

Recommendations

f. Lowry Center should be renovated and expanded to provide much needed College program space.

g. As part of this project, a new entrance on the east side of Lowry should be designed and constructed to provide access from the parking lot.

h. The parking lot should be redesigned and landscaped to provide a more appropriate parking and entrance to the building from the east.

i. A new loading dock can be constructed as part of the Lowry expansion and food service trash and compactors can be hidden from view either with vine covered brick walls or simple landscaping and fencing.

15. Convert the Power Plant from coal to natural gas and replace steam absorption chillers with high energy electric.

Findings

a. Korda Engineers was tasked with investigating options for conversion of the coal fired Power Plant to a more sustainable, environmentally friendly fuel source as part of this campus planning study. See Appendix 3 for more details.

b. Coal is used to produce 60% of the heating and 40% of the cooling on campus.

c. Coal use in 2008, before energy savings upgrades, was 8,922 tons and is projected to be about 6,500 tons annually following implementation of the upgrades.

d. Estimated carbon footprint of the above usage is 15,300 Tons of CO2 per year which is approximately what is produced by 3000 cars.

e. Coal boilers will need to be replaced in 5-10 years due to condition plus possible additional $ to meet future EPA emission requirements.

f. Central plant conversion concepts included 1) renewable options: solar, geothermal, wind turbines, 2) fossil fuels options: biomass, gas turbines with heat recovery, ice storage, micro turbines, conversion to all electric plant.

g. Distributed sustainable options (ground source heat pumps, micro turbines and photovoltaics) were also analyzed and are recommended for consideration as opportunities (new buildings or major renovations) present themselves which would further reduce the central plant load.

Recommendations

h. Convert the existing coal plant to natural gas. This is the least expensive, most efficient conversion and environmentally responsible (cuts the carbon footprint in half).

i. Replace the steam absorption chillers with high efficiency electric centrifugal chillers.

j. Consider implementation of green technologies (distributed solar, geothermal and/or micro-turbines) for new buildings or major renovations and bio-digester to create natural gas from methane which would reduce purchasing.

k. In addition, the College should consider making a statement about LEED – whether certification is sought or not – that all new construction or renovation should achieve LEED Silver or better.

l. The American College and University Presidents' Climate Commitment has been signed by 675 institutions. Whither the College of Wooster?

16. There are two alternatives for McGaw - the first is to renovate it as a much needed large venue space for the College. The second alternative is to demolish it and create a site for a Science Center initially consisting of Biology, Chemistry, Biochemistry, Cell/Molecular Biology, and related interdisciplinary initiatives.

Findings

a. McGaw Chapel is one of the few large venue spaces at the College.

b. It is also one of the few buildings on campus that is out of scale with surrounding buildings and contextually different.

c. There are some people on campus who see the building as an example of contemporary architecture - others a carbuncle.

d. The acoustics for this large venue needs to be improved, as does the seating, sigh-lines, HVAC, and general aesthetics.

Recommendations

e. An architectural and engineering study should be prepared to explore the renovation of this large space.

f. One aspect of the study should be to see whether an entrance can be created on the east façade - facing the open space bounded by Kauke, McGaw, and the science library.

g. The second alternative for McGaw sets the stage for a more ambitious approach to creating a consolidated science center.

h. This alternative requires the demolition of McGaw to provide the site for a new science complex. With each of the College's science departments in their own building, interdisciplinary interactions are hindered.
i. Biology and Chemistry have a strong link, particularly with biochemistry and molecular biology, such that physical proximity and connection is imperative.
j. Construct a new science building on the McGaw site to replace Mateer and Severance. This first building cannot be a phased solution. The intent is to keep Biology and Chemistry together from the start.
k. Over time, connect to Taylor and expand into the Taylor parking lot to consolidate all of the sciences into a well-designed and contemporary science center.
l. Vacated buildings: Severance and Mateer can be renovated for academic improvements and to support incremental department growth.
m. There are several negative issues that need to be considered. First is the great cost of building an all new Biology and Chemistry facility. The College will need to decide whether it will replace the large venue that McGaw represented. Lastly, a plan will need to be created for the reuse of vacated Severance and Mateer.

17. Improve facilities for the sciences, enhancing Biology and Chemistry space and strengthening the link between Biochemistry and Molecular Biology.

Findings

a. Constructed in 1968, Mateer Hall is the only science building that has not been renovated and upgraded.
b. Mateer was conceived, designed, and constructed prior to the vast changes that have taken place in biology and the other sciences and the way in which science is taught and students learn.
c. With each of the College's science departments in their own building, interdisciplinary interactions are hindered.
d. Biology and Chemistry have a strong link, particularly with biochemistry and molecular biology, such that physical proximity and connection is imperative.

Recommendations

e. Renovate and expand Mateer with the intention of making the connection with Chemistry in Severance as seamless as possible.
f. This will be a combination of new and renovated space.
g. Biochemistry and cell/molecular biology are intertwined. The new and renovated space should encourage the melding of the two disciplines.
h. Depending on the extent of the new construction, interdisciplinary programs can be located within the facility, or one of the other science departments might be relocated here as well.

18. Construct new student townhouses to replace several of the existing, less efficient College-owned small houses.

Findings

a. The College owns a number of small, single family residential buildings on the periphery of the campus that are used for student housing. These are regarded highly by the students and by the office of Residential Life. These residences are very much a part of the culture of the College and are highly valued.
b. These houses are expensive to operate and maintain. Many need renovation and upgrading of the building systems and infrastructure.

Recommendations

c. When financially feasible, replace the worst of the small houses with College of Wooster quality townhouses that respects, responds to, and maintains the desirable small-scale grouping of students.
d. One location for the townhouses are along Spink Street.

19. Galpin Hall, the main administrative building on campus, should be made accessible and consistent with ADA standards

Findings

a. Although Galpin Hall has undergone significant renovation since the last campus plan, it still does not meet the Americans with Disabilities Act (ADA).
b. Access into the building and between floors is not ADA accessible.
c. Public Restrooms do not meet ADA requirements.
d. Additional meeting rooms and office space will be required in the future.

Recommendations

e. Create an accessible entrance with elevator access to the three floors of Galpin.

f. The entrance and elevator should be located on the north façade so the architectural integrity is maintained and renovation minimized.

g. Depending on programmatic need, the addition could also include a small meeting room on each floor as well as several additional offices.