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# LCC Perimeter Master Plan

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Update

3 February 2010

# Scope

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Prepare a perimeter master plan for LCC that uses the land as a resource to support the educational mission of the institution.



# Study Area

5

30th

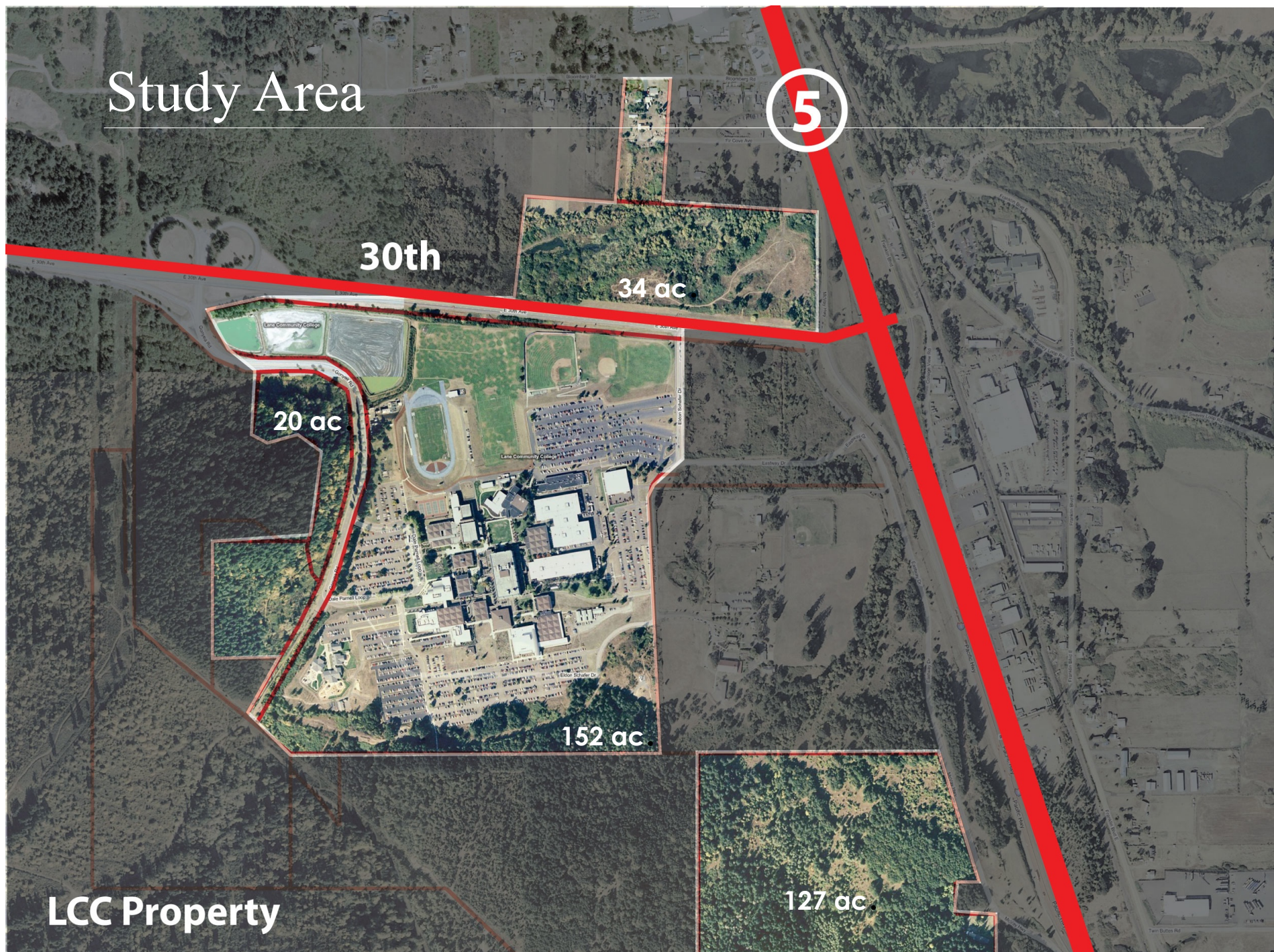
34 ac

20 ac

152 ac

LCC Property

127 ac





# Adjacent Parcels

5

30th

Warren  
Keller Wroth  
Wikstrand

36 ac Hoffman

LDS

Arlie & Co

EWEB

Arlie & Co

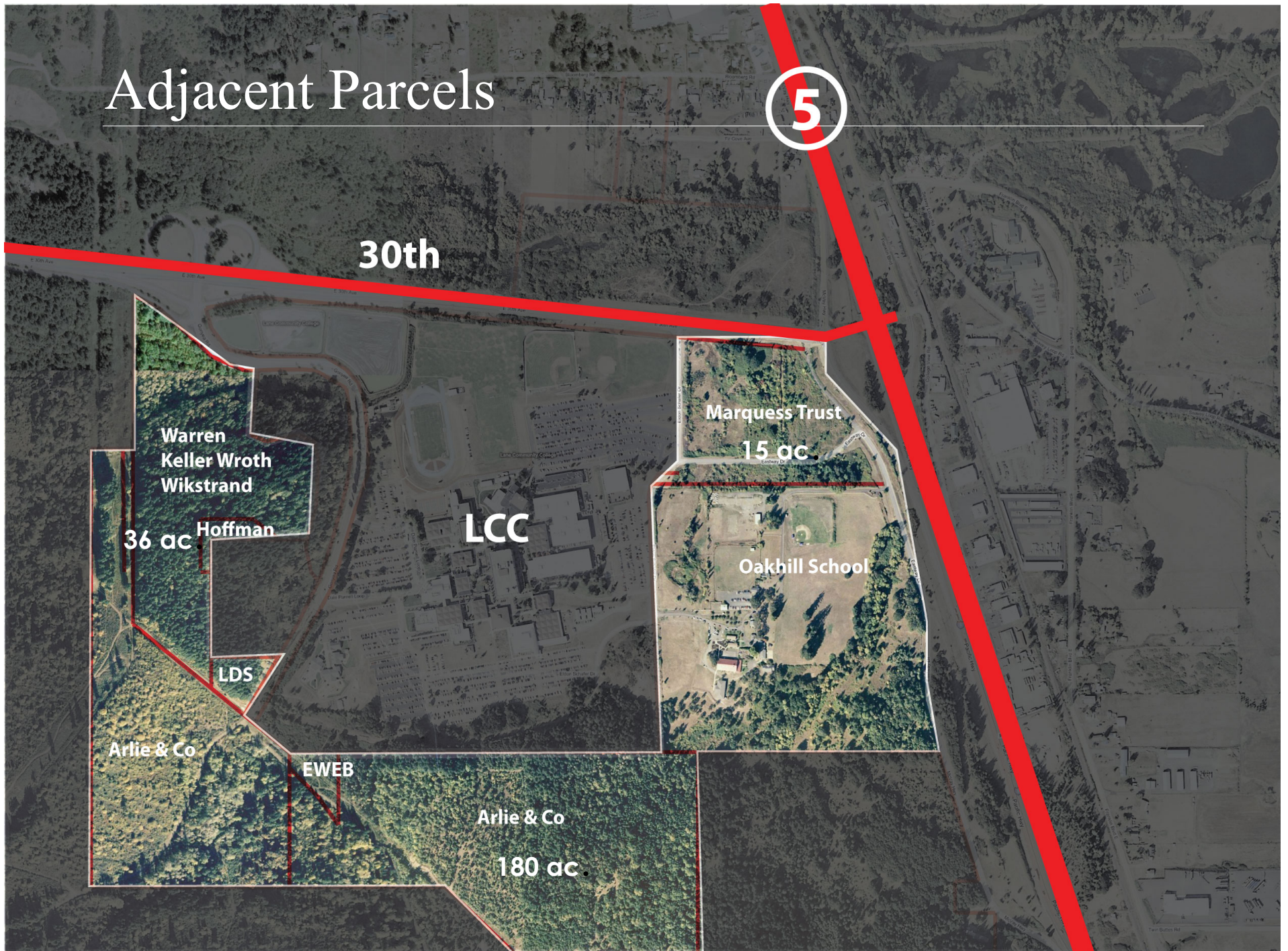
180 ac

LCC

Marquess Trust

15 ac

Oakhill School



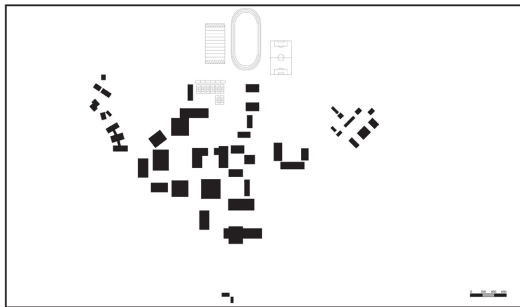


# Shasta College

-Redding, California



Shasta College, built in 1948, greatly embraces its natural habitat. Its large trees and shrubbery allow the brutalist architecture to blend in seamlessly. The campus is spread out with accessible pathways that weave from building to building. At the northern end there is an out-door pool and basketball courts surrounding providing a variety physical activity. This college is located 2 miles out from town allowing great access to other alternative resources for students. Shasta College shares its variety in educational, cultural and recreational facilities to all of its surrounding county areas that is greater than 10,000 square miles of space. In just 2005 a \$1.5 million Early Childhood Educational child care center and instructional facility opened. Their latest project also includes a new Health Sciences and University Center Building with a total of 44,000 square feet was completed in the fall of 2007. Despite these different time frames, the buildings fit comfortably with its original surroundings.



## The Rights and the Blights

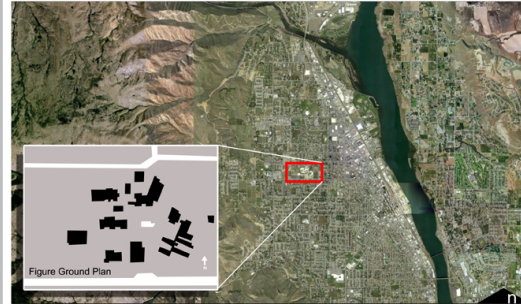
<b>Aesthetic Parking</b> - Vegetated Parking Buffer		<b>Limiting Pedestrian Network</b> - Difficult Way Finding	
<b>Open Community Space</b> - Theater space behind facility building.		<b>Undefined Central Core</b> - No well defined entry process or perceived central core to campus.	
<b>Adequate ADA Accessibility</b> - More ADA Accessible than most campuses.		<b>Minimal Community Opportunities</b> - Poor Outdoor Seating Quality	
<b>Connecting Natural and Built Environments</b> - Responding to Context		<b>Inadequate Entry Articulation</b> - Unwelcoming Campus Boundaries	
<b>Natural Landscaping</b> - Promotes an array of wild life native to the area		<b>Minimal Stormwater Management</b> - Water off roads is uncontrolled.	

## Unique Campus Features



# Wenatchee Valley Community College

- Wenatchee, Washington



Wenatchee Valley College is located in the Columbia river basin east of the Cascades and serves North Central Washington



Aerial view of campus

Wenatchee Valley Community College, located in the Columbia River Basin successfully creates a campus feel similar to that of a university. Planning efforts to update old buildings and the erection of new structures have created a fresh look for the campus and have shaped some successful outdoor spaces.

The new Wenatchee Hall and the Van Tassel Center have formed new boundaries for an exterior courtyard in the center of the site. This courtyard, with a fountain at its center, has created a centralized heart for the campus. The combination of these new buildings and the construction of Wells Hall, the college's new dormitories, help to create a more cohesive built environment and a university-style plan. These efforts in building and planning positively contribute to Wenatchee Valley Community College's distinct identity.



Southeast facade of the Brown Library



Entrance to new Wenatchee Hall

## The Rights and the Blights

<b>Central Space</b> The campus is centered around a quad which creates interior circulation and open space.		<b>Fountain of Disney</b> The large central fountain creates dead space during the fall and winter months when it is not operable.	
<b>Face Lift</b> Building facades have been updated adding a cohesive design language to the campus.		<b>Disconnected Students</b> Lack of well designed indoor and outdoor spaces limit student interaction.	
<b>Campus Culture</b> Large art installations throughout campus add landmarks and provide way-finding opportunities.		<b>Inharmonious Housing</b> The new student housing complex is detached from campus which disrupts the unity of the campus plan.	
<b>Sense of Place</b> Building placement provides framed views of the surrounding foothills which add to a unique sense of place.		<b>Gloomy Classrooms</b> The lack of daylighting in classrooms is not conducive to a healthy learning environment.	
<b>On-Campus Living</b> Providing student housing assists in cultivating a close knit sense of community on campus.		<b>Unguarded Spaces</b> Blank facades create safety concerns as visual connections are not formed between indoor and outdoor spaces.	

## Unique Campus Features



Main quad provides a university feel on a community college campus

The campus was designed to highlight its beautiful setting.



# Collaborative Workshops

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# Key Ideas from the Workshops

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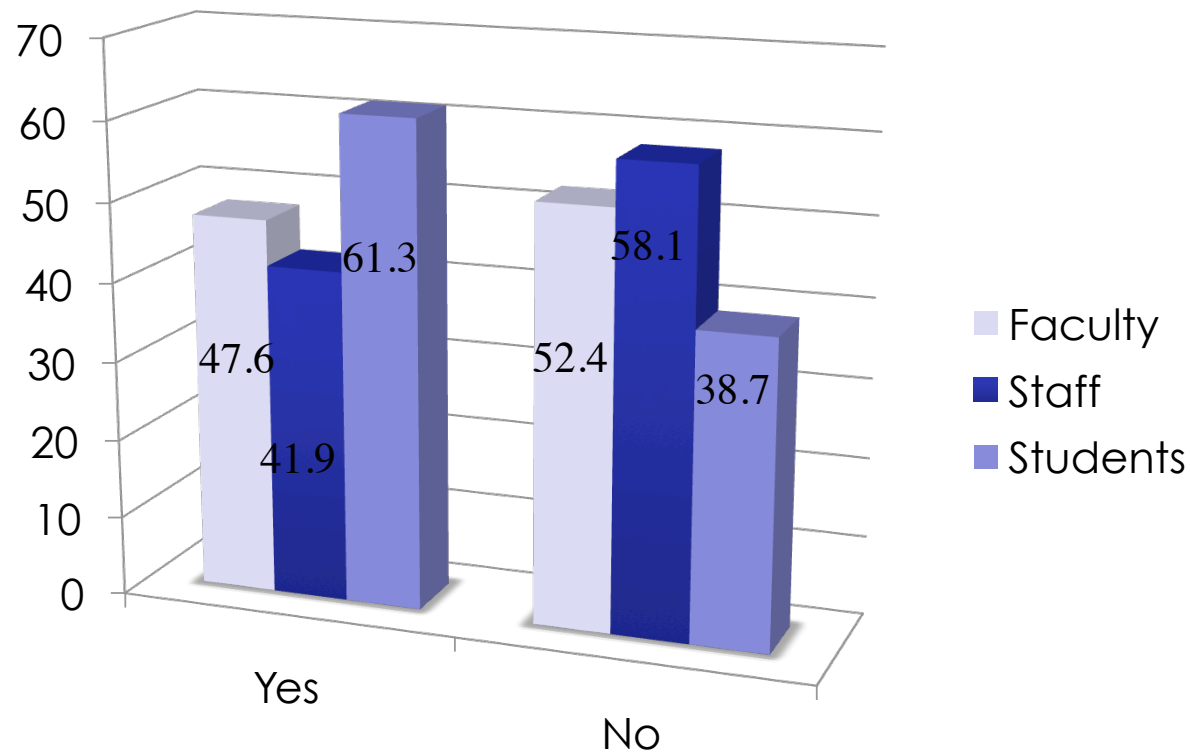
- Connect to other LCC parcels
- Develop along 30th Avenue
- Provide more campus green spaces
- Allow for housing of various types
- Improve wayfinding throughout campus
- Connect new facilities to educational program
- Look for alternative parking solutions
- Consider revisions to campus core that improve civic structure
- Consider selective demolition of facilities as needed

# Community Survey

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Sent to 14,000 emails; 1,454 completed surveys

Sample Question: Would you consider living on or near campus?





# Design Process

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## COMPLETED

- Students prepared 2 conceptual alternatives
- Reviewed in December with key staff
- Students prepared a 3<sup>rd</sup> alternative in January
- Reviewed in January with key staff
- Developed Analysis Criteria based on Campus Design Guidelines

## UPCOMING

- Weight Analysis Criteria (using survey to key stakeholders)
- Analyze each alternative against criteria (Feb 12)
- Prepare Preferred Alternative and Planning Report



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