2012 Campus Master Plan
KALAMAZOO COLLEGE
March 27, 2012
K-College Master Plan Task Force

Anna Asbury, Student, Sophomore
Andrea Augustine, K’00, City of Kalamazoo Planner
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Hillary Teague, Admissions
Jessica Fowle, K’00, Admissions
Tom Kostrzewa, Fairmont Neighborhood Rep
Julie Lewandowski, Administrative Assistant and HR
Paul Manstrom, Associate Vice President for Facilities Management
Jim Prince, Vice President for Business and Finance
Jan Tobochnik, Faculty, Physics
Jim Van Sweden, K’73, Communications, Neighborhood Liaison
Aracely Vasquez, Student, Senior
Elaine Wickstrom, K’86, West Main Hill Neighborhood Rep
Tim Young, Director of Security
Master Plan Progress Summary

- 8 Campus Visits / Workshops
- 42 Meetings
  - President’s Staff
  - Master Plan Task Force
  - Campus Forums (4)
  - Students
  - Student Development Staff
  - Faculty Planning and Budget
  - Neighborhood Meetings (4)
  - Stadium Lighting Specific Mtgs’ and Tours (11)
  - Western Michigan University
  - Buildings and Grounds Committee (2)
  - BOT (October and March)
Master Plan Goals

• Identify a Main Campus Entry
• Improve campus identity/image along the public edge
• Improve Signage
• Facility Needs for 1,500 Students
• Extend the quality of the historic Quad North, across Academy
• Improve pedestrian connectivity: North-South
• Holistic Parking Solution
• Rezone the Campus
• The Process and Product benefit K and Neighbors
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New Campus Gateway

- Demolish 3 Existing Houses along Academy St.
- Acquire Former Burger King Site and Munchi Mart
- New Green from Lovell to W. Main St.
- New Gateway Signage
- Extend Brick Street
- Arcadia Creek
  - Improve Water shed Quality and Quantity
  - Site Feature
  - Active & Passive Recreation
- New Signage at Lovell

KALAMAZOO COLLEGE
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Lower Lovell Street

- 2-Way Traffic
- New Entry Sign
- New Brick Wall with lighting, banners and landscape
Upper Lovell Street
- New Signage
- Monroe & Lovell
- New Sidewalk and Banners along Lovell
Signage

- Bronze Arch
- Bronze Accents/Logos
- Brick/Limestone Bases
- Accent Lighting
- Bronze Way-finding Signs
Proposed Signage
Master Plan Goals

- Identify a Main Campus Entry
- Improve campus identity/image along the public edge
- Improve Signage
- **Facility Needs for 1,500 Students** (Academic, Student Life & Athletics)
- Extend the quality of the historic Quad North, across Academy
- Improve pedestrian connectivity: North-South
- Holistic Parking Solution
- Rezone the Campus
- The Process and Product benefit K and Neighbors
Space Study
## Current and Projected Space Need by Division

<table>
<thead>
<tr>
<th>College Divisions</th>
<th>Current ASF</th>
<th>Calculated ASF</th>
<th>Difference</th>
<th>Current Need</th>
<th>Projected Need</th>
<th>Difference</th>
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<tbody>
<tr>
<td>ACADEMIC AFFAIRS</td>
<td>125.833</td>
<td>132,766</td>
<td>-6,933</td>
<td>136,761</td>
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<td>ADMISSIONS AND FINANCIAL AID</td>
<td>4,436</td>
<td>5,049</td>
<td>-613</td>
<td>5,232</td>
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<td>BUSINESS AND FINANCE</td>
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<td>11,821</td>
<td>-291</td>
<td>11,977</td>
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<td>CAMPUSWIDE</td>
<td>154,908</td>
<td>151,880</td>
<td>3,026</td>
<td>156,932</td>
<td>-2,024</td>
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<td>COLLEGE ADVANCEMENT</td>
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<td>6,042</td>
<td>-362</td>
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<td>INFORMATION SERVICES</td>
<td>58,279</td>
<td>56,741</td>
<td>1,538</td>
<td>58,485</td>
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<td>PRESIDENT</td>
<td>1,128</td>
<td>1,125</td>
<td>4</td>
<td>1,125</td>
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<td>STUDENT DEVELOPMENT</td>
<td>125,558</td>
<td>125,927</td>
<td>-369</td>
<td>126,747</td>
<td>-1,189</td>
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<td><strong>TOTAL ASF</strong></td>
<td><strong>487,487</strong></td>
<td><strong>491,350</strong></td>
<td><strong>-3,863</strong></td>
<td><strong>503,300</strong></td>
<td><strong>-15,813</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Academic Divisions</th>
<th>Current ASF</th>
<th>Calculated ASF</th>
<th>Difference</th>
<th>Current Need</th>
<th>Projected Need</th>
<th>Difference</th>
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<tbody>
<tr>
<td>FINE ARTS</td>
<td>35,888</td>
<td>41,468</td>
<td>-5,580</td>
<td>42,229</td>
<td>-6,341</td>
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<td>HUMANITIES</td>
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<td>4,429</td>
<td>-525</td>
<td>4,451</td>
<td>-547</td>
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<td>INTERDISCIPLINARY</td>
<td>3,662</td>
<td>3,935</td>
<td>-273</td>
<td>3,935</td>
<td>-273</td>
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<td>MODERN AND CLASSICAL LANG AND LIT</td>
<td>4,425</td>
<td>4,893</td>
<td>-468</td>
<td>4,915</td>
<td>-490</td>
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<tr>
<td>NATURAL SCIENCES AND MATHEMATICS</td>
<td>43,863</td>
<td>41,731</td>
<td>2,132</td>
<td>44,393</td>
<td>-530</td>
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<tr>
<td>PHYSICAL EDUCATION</td>
<td>12,028</td>
<td>13,045</td>
<td>-1,017</td>
<td>13,287</td>
<td>-1,259</td>
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<td>SOCIAL SCIENCES</td>
<td>8,964</td>
<td>9,238</td>
<td>-274</td>
<td>9,523</td>
<td>-559</td>
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<tr>
<td><strong>TOTAL ASF</strong></td>
<td><strong>112,734</strong></td>
<td><strong>118,738</strong></td>
<td><strong>-6,004</strong></td>
<td><strong>122,732</strong></td>
<td><strong>-9,998</strong></td>
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</tbody>
</table>

- Campus Wide Space: Athletic/Recreation, Assembly, Food Service, Lounge, Meeting, Support Services, Health Care
## Current and Projected Space Need by Room Type

<table>
<thead>
<tr>
<th>Room Type Description</th>
<th>Current ASF</th>
<th>Calculated ASF</th>
<th>Difference</th>
<th>Projected ASF</th>
<th>Difference</th>
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<tbody>
<tr>
<td>Classroom</td>
<td>28,797</td>
<td>25,666</td>
<td>3,131</td>
<td>27,471</td>
<td>1,326</td>
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<tr>
<td>Class Laboratory</td>
<td>43,345</td>
<td>43,010</td>
<td>335</td>
<td>45,174</td>
<td>-1,829</td>
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<tr>
<td>Research Lab/Studio</td>
<td>16,392</td>
<td>18,254</td>
<td>-1,862</td>
<td>19,354</td>
<td>-2,962</td>
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<tr>
<td>Office</td>
<td>71,735</td>
<td>74,267</td>
<td>-2,532</td>
<td>76,168</td>
<td>-4,433</td>
</tr>
<tr>
<td>Library/Study</td>
<td>49,706</td>
<td>47,719</td>
<td>1,987</td>
<td>48,302</td>
<td>1,404</td>
</tr>
<tr>
<td>Special Use (media/vivarium/greenhouse)</td>
<td>12,224</td>
<td>12,402</td>
<td>-178</td>
<td>13,227</td>
<td>-1,003</td>
</tr>
<tr>
<td>Athletic/Recreation</td>
<td>67,678</td>
<td>71,790</td>
<td>-4,112</td>
<td>72,915</td>
<td>-5,237</td>
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<tr>
<td>Assembly/Performance</td>
<td>24,899</td>
<td>27,671</td>
<td>-2,772</td>
<td>27,727</td>
<td>-2,828</td>
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<td>Exhibition</td>
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<td>2,846</td>
<td>-2,446</td>
<td>2,902</td>
<td>-2,502</td>
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<td>Food Facility</td>
<td>13,630</td>
<td>13,549</td>
<td>81</td>
<td>14,589</td>
<td>-959</td>
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<tr>
<td>Lounge</td>
<td>4,456</td>
<td>4,176</td>
<td>280</td>
<td>4,510</td>
<td>-4</td>
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<tr>
<td>Merchandising</td>
<td>5,081</td>
<td>2,784</td>
<td>2,297</td>
<td>3,007</td>
<td>2,074</td>
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<tr>
<td>Meeting Room</td>
<td>14,662</td>
<td>15,516</td>
<td>-854</td>
<td>15,764</td>
<td>-1,102</td>
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<tr>
<td>Support Services</td>
<td>27,402</td>
<td>24,620</td>
<td>2,782</td>
<td>25,111</td>
<td>2,291</td>
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<tr>
<td>Health Care</td>
<td>1,547</td>
<td>1,547</td>
<td>0</td>
<td>1,547</td>
<td>0</td>
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<tr>
<td>Residential</td>
<td>105,533</td>
<td>105,533</td>
<td>0</td>
<td>105,533</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total ASF</strong></td>
<td><strong>487,487</strong></td>
<td><strong>490,525</strong></td>
<td><strong>-3,863</strong></td>
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- Research Lab/Studio deficit is primarily for Faculty Art Studios
- Class Lab need is additional chemistry and physics lab
- Athletic/Recreation space need includes larger pool
Northeast Quadrant

- Vacate Catherine
- Acker – 2-way with parallel parking – Brick Street
- 14 Lane Natatorium
- New Fitness and Natatorium Share Outdoor Plaza Space
- New Anderson Entry
- New Multi-Purpose Court Building
- New Welcome Center
  - 8000 SF - 1 STORY
- Upper Class / Theme Housing along West Main St. (100-120 Beds)
- New Parking Lot
  - 142 Spaces
Not a lot to do

- Hoben, Trowbridge, DeWaters, Harmon: some renovation
- Mandelle: some renovation
- Facilities Management
  - Green Roof
- Trowbridge Lot: dedicated to Arcus
Athletic Fields

- New Soccer and Football Stadium Lighting
- New & Expanded Facilities Management Building
- New Banners and Signage along Public Edge
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New Thompson Quad

- Vacate Thompson St.
  - Bring Dow into the fold
  - Use Open Space as campus unifier
  - Pedestrian Friendly Access to Dow
  - Native Landscaping

- Light Fine Arts Building
  - Maintain Service
  - Drop-off
  - ADA Parking

- Hodge House
  - Expansion
  - Access via Bulkley

- New Dow Science Parking Lot

- Extend Thompson Ct. to Bulkley
Light Fine Arts Building Parking

Parking available within 500 ft. radius.

Existing 160 Spaces

Proposed 162 Spaces
Materials/Details

- Respect Existing Campus Finishes
- Red Brick Buildings
- Windows with Vertical Proportions and Divided Lites
- Ironwork and Bronze Accents
- Dormers
Materials/Details

- Small Scale Elements Should be Incorporated to Break Up Large Building Forms
- Arched Openings
- Limestone Accents
- Painted Metal/Wood Work
- Traditional Lighting Accents
Site

- Proposed Standard Site Furnishings

- Built in Brick and Stone Seat Walls wherever possible

- Black Finish similar to Bike Racks Currently on Campus

- The Stone Benches in Front of Stetson and the Benches at Red Square Would Remain
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## Parking Summary

<table>
<thead>
<tr>
<th></th>
<th>Ex.</th>
<th>Proposed</th>
<th>Net Gain (Loss)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-Street</td>
<td>416</td>
<td>512*</td>
<td>96</td>
</tr>
<tr>
<td>On-Street</td>
<td>159</td>
<td>123</td>
<td>(36)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>575</td>
<td>635*</td>
<td>60</td>
</tr>
</tbody>
</table>

- Does not include the new Athletic Complex Lot of 133 spaces
- 768 Total

**Kalamazoo College**
Special Event Parking Options

Academy Street Parking
• Typical Days: Traffic: 2-Way with on-street parallel parking
• Special Events: 1-Way with on-street angled (Net Gain 50 Spaces)

Athletic Complex Parking Lot: 133 Spaces
Non-Motorized Paths

- New Sidewalk, Lighting and Banners along Lovell, Monroe, Crawford

- Security Phones / Surveillance
Master Plan Component Costs

10+ Year Master Plan
2012 Construction Costs
Soft Cost: Typ. 30-40% of Construction Costs
Higher Priority Projects

Component Name
Arcus Center
New Fitness Center
New Natatorium
Public Image / Gateway / Signage

Component Name
Lovell/Monroe/Crawford Pedestrian Walk
Lovell Street Improvements
Lovell Street Campus Gateway
Academy Street Gateway
Monroe Street Enhancements
West Main Street Enhancements
Lovell Park Trail Enhancements
Athletic Field Edge Enhancements
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Benefits of the Process & Product

• Everyone had a voice
• Improve Identity and Signage
• Add Green Space
• Increase Parking
• Improve Pedestrian Pathways
• Address Traffic Calming
• Improve Facilities and Grounds