2012 Campus Master Plan
Kalamazoo College

The 2012 Kalamazoo College Campus Master Plan is intended to provide a developmental framework for K for the next ten years. The Master Plan is the result of K, neighbors, and the City of Kalamazoo coming together to create a plan that meets K’s facility needs as they grow to an enrollment of 1500 students, while still protecting the integrity of the adjacent neighborhoods.

To accommodate an increased enrollment size and to continue to compete with other institutions, the Plan proposes the addition of 90,000 gross square feet of building space and 3 acres of additional land space, all to be designated open green space. The floor to area ratio remains steady, however, at .305. Parking counts overall are to be increased from 575 spaces to a total of 633 spaces. Peak parking demand is currently 550 spaces, with 466 being the average number of cars parked on campus daily.

Proposed setbacks, building heights, and square footages follow on the next two pages.
**Master Plan Goals:**

Based on input from the Task Force, the goals for the Master Plan include:

1. Improve campus identity/image along the public edge
2. Improve Signage
3. Facility Needs for 1,500 Students
4. Extend the quality of the Historic Central Quad north across Academy Street
5. Improve pedestrian connectivity: North-South
6. Holistic Parking Solution
7. Rezone the Campus
8. The Process and Product benefit K and Neighbors

The Master Plan outlines strategies for addressing these goals. For clarity, the Master Plan improvements are organized into the following sections:

- **New Campus Gateway**
- **Upper Lovell Street**
- **Campus Core**
- **Thompson Quad**
- **Lower Lovell Street**
- **Northeast Quad**
- **Athletic Fields**
- **Academy Street**

### Building Information

<table>
<thead>
<tr>
<th>Bldg. No.</th>
<th>Building Name</th>
<th>No. of Stories</th>
<th>Approximate Gross Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Arcus Center</td>
<td>1</td>
<td>10,000 Sq. Ft.</td>
</tr>
<tr>
<td>2</td>
<td>Fitness Center</td>
<td>2</td>
<td>29,000 Sq. Ft.</td>
</tr>
<tr>
<td>3</td>
<td>Natatorium</td>
<td>1 High Bay</td>
<td>30,000 Sq. Ft.</td>
</tr>
<tr>
<td>4</td>
<td>Welcome Center</td>
<td>1</td>
<td>8,000 Sq. Ft.</td>
</tr>
<tr>
<td>7</td>
<td>Hodge House</td>
<td>1</td>
<td>1,000 Sq. Ft.</td>
</tr>
<tr>
<td>13</td>
<td>Multi-Purpose Courts</td>
<td>1 High Bay</td>
<td>20,000 Sq. Ft.</td>
</tr>
<tr>
<td>14</td>
<td>West Main Street Housing</td>
<td>3</td>
<td>40,000 Sq. Ft.</td>
</tr>
<tr>
<td>15</td>
<td>Anderson Lobby</td>
<td>1</td>
<td>1,000 Sq. Ft.</td>
</tr>
<tr>
<td>16</td>
<td>Facilities Addition</td>
<td>1 High Bay</td>
<td>2,000 Sq. Ft.</td>
</tr>
<tr>
<td>26</td>
<td>Facilities Storage</td>
<td>1 High Bay</td>
<td>10,000 Sq. Ft.</td>
</tr>
</tbody>
</table>

**10 Year Master Plan**

1. Arcus Center
2. Fitness Center
3. Natatorium
4. Welcome Center
5. Academy Improvements
6. Thompson Street Quad
7. Hodge House (President’s House)
8. Dow Science Parking Lot
9. Light Fine Arts Renovation
10. Severn Hall Renovation
11. Crissey Hall Renovation
12. New North East Parking Lot
13. New Multi-Purpose Court Building
14. New West Main Street Housing
15. Anderson Renovation / Lobby Addition
16. Facilities Management Parking Lot & Addition
17. Hohen Hall Renovation
18. Harmon Hall Renovation
19. Mandelle Hall Renovation
20. Trowbridge Hall Renovation
21. DeWaters Hall Renovation
22. Lovell / Monroe / Crawford Pedestrian Walk
23. Lovell Street Site Improvements
24. Lovell Street Campus Gateway
25. Academy Street Gateway
26. New Facilities Management Building
27. Monroe Street Enhancements
28. West Main Street Enhancements
29. Lovell Park Enhancements
30. Athletic Field Enhancements
31. Renovated Student Housing
The development setback is zero feet (0 ft.) along the public right-of-way when K owns property on both sides of the street, and twenty-five feet (25 ft.) when adjacent to residential zoned property.
To improve K College identity and image along public edges, the Master Plan recommends a new campus gateway along W Michigan Avenue between Lovell and West Main Street, placing emphasis specifically on the intersection at Academy Street. The new campus gateway is improved by demolishing three houses that currently exist on Academy Street. The Plan also recommends the acquisition of the former Burger King site and Munchie Mart property to achieve a “greener” and more attractive first impression of the campus. In addition, gateway signage, extension of the brick street paving, and vertical campus identifiers are also proposed. This plan also supports some fundamental concepts of WMU’s campus Master Plan: to protect the Valley’s role in the Arcadia Creek sub-watershed and the Kalamazoo River watershed, to collect and filter run-off waters where possible, and to provide active and passive recreation opportunities where possible.
Lower Lovell Street
To improve campus identity and the sense of arrival, the lower portion of Lovell Street where it meets W Michigan Avenue would be reverted to two-way. A new entry sign at this intersection will help mark the campus entry, while new brick walls, banners, and beautified landscaping will define the campus edge.
Upper Lovell Street
To encourage more pedestrian traffic from central campus to the Athletic Complex, new sidewalks, banners, and lighting are suggested improvements. In addition, new visible signage will be located at Lovell and Monroe to indicate the southwest corner of K’s property. The Plan also recommends adding brick to Lovell Street from Monroe to W Michigan Avenue as a further demonstration of K’s campus edge. K currently has the houses at 402 and 408 Stanwood Street under contract to purchase. These buildings would be used for student housing and parking. Other properties in this area may be considered for acquisition if opportunity arises.
Northeast Quad
To meet Athletic, Recreation, and Housing needs for a growing campus community, the improvements to the Northeast Quad include several new buildings: a Fitness Center, Natatorium, Welcome Center, Multi-purpose Courts, two Residence Halls, and a lobby addition to Anderson Athletic Center. To accomplish this new construction, Catherine Street must be vacated, though the utility easement remains. Acker Street becomes two-way with on-street parallel parking along the west side. The new 14-lane Natatorium shares outdoor plaza space with a new Fitness Center. Both are attached to the existing Markin Center, along with a multi-purpose court addition, creating synergy within K’s recreation and athletics programs. An addition to the entrance of Anderson completes the picture.

A new Welcome Center at the corner of Acker and Academy is located in prime position for first-time visitors to campus. This facility will become the home of Admissions and Financial Aid.

New Residence Halls (100-120 beds total) along West Main Street create a strong campus edge and provide additional beds for the projected enrollment increase. The scale of the Residence Halls would be similar to that of the homes in the neighborhood across West Main Street. Green space would help separate the Natatorium from the street.
Campus Core

K College’s central Historic Core is a wonderful, inviting space, with a character that the Master Plan would like to emulate in other spaces on campus. The central quad has a mature canopy of trees and its space is well-defined by the buildings that enclose its perimeter. Some buildings in the Historic Core would receive renovation to keep up with teaching trends and to provide the type of housing looked for by students today.

The Arcus Center for Social Justice Leadership is adjacent to this Central Core space, as is the Facilities Management Building. The Arcus Center is an academic building housing offices, meeting spaces, and classrooms. This Center also focuses on better use of The Grove, an idyllic wooded area on campus. The Facilities building would receive a green roof and a small addition. The storage building that is on that site would be razed and storage relocated to the Athletic Complex.
Banners and signage would be added along the public edge of the Athletic Complex property. New sidewalks, lights, and banners would also be added along Crawford and Monroe Streets to encourage pedestrian traffic from central campus, as shown on the graphic. A new Facilities Management Building, architecturally similar to the Field House, would be added at the northern edge of the site.

The recently renovated Soccer and Football Fields will receive stadium lighting, beginning with the lighting at the soccer field, for use beginning in Fall 2012. Lighting on the football field would follow after July 1, 2016.

The stadium lighting systems for the football and soccer stadiums will be designed to produce two separate lighting levels. An average light level of 75 foot-candles (fc) will be produced at the playing surfaces for NCAA competition. All other evening uses of the fields will use a light level that averages 30 fc at the playing surfaces. Under all conditions light bleed at the property lines of the complex will be 0.05 fc or less.

The soccer stadium will use the Light Structure Green System by Musco Lighting. This system uses the most effective available technology to control light spill and glare. The soccer stadium light fixtures will be positioned 80 feet above the playing surface. The fixtures are factory-aimed to further minimize the possibility of random light spill. The future lighting at the football field will be of equal effectiveness to that installed at the soccer stadium.
Thompson Quad

The proposal for Thompson Quad initially involves vacating Thompson Street. As with Catherine Street, the utility easement would remain intact. Once the street is vacated, a new green space—Thompson Quad—will be created. This both brings the Dow Science Center into the campus fold and spreads the qualities of the Campus Core northward across Academy Street. Pedestrian access to Dow is much improved.

The Light Fine Arts Center retains handicapped parking and service access. Access to Hodge House is now via Bulkley Street and parking, which maintains current numbers, has been moved to the perimeter. Two small additions are added to either side of the Hodge House, enabling the President to entertain more easily. Thompson Court access is extended to Bulkey via K-owned property.
2012 Campus Master Plan

Existing Thompson Street

Proposed Thompson Quad
Existing Thompson Parking Lot

Proposed Thompson Quad
**Academy Street**

Academy Street retains parallel parking on the south side of the street, but has improved pedestrian crossings and new traffic calming measures. A traffic circle at the intersection of Acker and Academy serves to calm traffic and act as a campus-identifier. A raised, wide traffic table is located where Thompson Street used to intersect Academy, which creates a safe crossing point at K’s busiest pedestrian intersection.
Existing Crossing At Acker and Academy

Existing Crossing At Thompson and Academy

Proposed Crossing at Acker and Academy

Proposed Crossing at Thompson Quad
Proposed Pedestrian Circulation

Recommendations for improving pedestrian circulation on Campus include:

- Incorporating traffic calming strategies along Academy Street that double as pedestrian crosswalks.
- Vacating Thompson Street and Upper Fine Arts Parking Lot to create a new pedestrian quad.
- Maintaining parking to the campus perimeter.
- Vacating Catherine Street to create an arcade linking Anderson, Fitness Center, Markin and the Natatorium
- Improving sidewalks, lighting, and signage along Lovell, Monroe, Crawford to encourage pedestrian to walk from main campus to the Athletic Complex.
- Extending City and County Bike Path System along K's Campus to link WMU and adjacent neighborhoods with the downtown district.
2012 Campus Master Plan

Potential Property Acquisitions/Demolition:
1. Former Burger King
2. Munchie Mart
3. House on Catherine
4. Properties on West Main

Potential Demolition:
1. Houses on Academy (778, 812, 816)
2. Natatorium
3. Houses on Catherine (114,116)
4. House on Thompson (116)
5. Facilities Storage
6. Portions of Markin

300' from the Edge of the Proposed IC District