December 15, 2011

John Tyler Community College began its service to the population of the capital region of Virginia on October 2, 1967. The original campus, located in Chester, Virginia, was built primarily in the late 1960s and early 1970s. The College’s student center and workforce development building, the Nicholas Center, was completed in 1993 and was the last building constructed to date. The age of the campus, coupled with major enrollment growth over the past several years, ensures that a new master plan is needed.

The Chester Campus reflects primarily the architectural patterns of almost five decades ago. Its external appearance reflects the funding realities of the early years. Its internal layout is significantly outdated and in need of contemporary infrastructure. Now, a new day is dawning. The institution must provide contemporary higher education with all that implies, including current technology, current teaching / learning philosophy, and modern construction. The age of the campus, coupled with major enrollment increases in the past several years, ensures that a new master plan is both timely and useful as the institution looks to the decades ahead.

Through a series of meetings involving the academic and support units of the College, a plan has emerged with consensus and prioritization. A wide range of ideas, goals, and aspirations were examined broadly and comprehensively by a cross-section of the institution’s people. The following document, which I commend to your attention, is the result of that effort.

John Tyler now has a clear and coherent path to the future at the Chester Campus. I thank all those who made this new document possible and who also made it visionary.

Sincerely,
Dr. Marshall W. Smith
President
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**Chester Campus Master Plan**

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MASTER PLAN STEERING COMMITTEE

William F. Taylor   Administration
Dr. Ray Drinkwater   Student Services
Mikell Brown   Facilities Management
Gregory Dunaway   Student Services
Vicky V. Henry   Facilities Management
Meredith Carrington   College Relations
Joseph Jordan   Faculty
Ashley White   Students

FOCUS GROUPS

Students
Chris Baldwin
Justin Doherty
Torinci Graham
Katie Reynolds
Amy Ruiz
Lakeyia Underwood

Faculty
Les Bell
Rhonda Keyes Pleasants
Sandra Kirkland
Kerrigan Sullivan

Administration
Bev Dew
Joanne Horton
Linda Luebke
Melody Moore
Michelle Tindall

Facilities / ITSC / Security
Travis Freeland
Shane Hobgood
Nicholas Holmes
Frank Medaglia
Martin Mitchell
Fred Patteson
David Pecht
Doretha Ragsdale
Russ Robinson
Michael Smith
John Wilhelm
Chris York

Classified Staff
Cindy Ball
Diane Boshor
Penny Chaffin
Patty Cope
Nancy Jimison
Judy Marsh
Beki Patteson
Larry Rubes
Adrienne Wilkins

SPECIAL THANKS

Dr. Marshall W. Smith

CONSULTANT TEAM

Stantec Architecture P.C.
Damon Sheppard, AIA   Project Manager
Paul Nabti, AICP, RLA, LEED AP   Project Planner
Benjamin Keeney, AIA, LEED AP   Project Architect
Illeana Schinder, AIA, LEED AP   Sustainability Manager
Kai Hu   Visualization
Erin Kelleher   Photographer

Koth Consulting
Lance Koth   Stormwater Management
CHAPTER ONE
MASTER PLAN OVERVIEW

STRATEGIC OBJECTIVES

MASTER PLAN GOALS
The following is a summary of the strategic objectives as defined by the Master Plan Steering Committee on September 16, 2011. These objectives represent the 20 year outlook for the Chester campus and encompass both items that directly and indirectly influence the master planning process.

OBJECTIVE 1: STRENGTHEN AND PROMOTE THE CAMPUS CHARACTER.
- OBJECTIVE 1.1: Improve the overall campus entry experience.
- OBJECTIVE 1.2: Provide more visual presence from Jefferson Davis Highway.
- OBJECTIVE 1.3: Create a more attractive campus.
- OBJECTIVE 1.4: Improve overall campus signage.
- OBJECTIVE 1.5: Replace the existing sign on I-95
- OBJECTIVE 1.6: Establish design standards to tie both campuses together (i.e. site furnishings, site lighting, etc.)
- OBJECTIVE 1.7: Bring the Arts program back to Chester.

OBJECTIVE 2: CREATE A MORE USABLE CAMPUS.
- OBJECTIVE 2.1: Improve vehicular circulation on campus.
- OBJECTIVE 2.2: Provide an additional entrance to the campus.
- OBJECTIVE 2.3: Create a safer campus.
- OBJECTIVE 2.4: Provide a campus anchor or focal point.
- OBJECTIVE 2.5: Acquire adjacent land and Budget Inn motel.
- OBJECTIVE 2.6: Provide classrooms of sufficient size, quantity and quality.
- OBJECTIVE 2.7: Provide more, and better quality, faculty spaces. These spaces should have sufficient privacy to accommodate discussions between students and advisors.
- OBJECTIVE 2.8: Replace functions currently housed in trailers with permanent structures.

OBJECTIVE 3: PROMOTE A MORE STUDENT FOCUSED CAMPUS.
- OBJECTIVE 3.1: Provide breakout and informal spaces in each building.
- OBJECTIVE 3.2: Combine Student Services into a single location. Create a One-Stop-Shop.
- OBJECTIVE 3.3: Provide more student activity space on campus for both student groups and intramural sports.
- OBJECTIVE 3.4: Expand Nicholas Hall to include a gymnasium that could serve both the campus and broader community.
- OBJECTIVE 3.5: Provide performance space.
- OBJECTIVE 3.6: Make campus more accommodating and appealing so that students want to spend more time there.
- OBJECTIVE 3.7: Provide on campus dining options for the students.

OBJECTIVE 4: ENHANCE THE CAMPUS FACILITIES.
- OBJECTIVE 4.1: Transition the building aesthetic to be more contemporary while respecting the existing buildings.
- OBJECTIVE 4.2: Upgrade / modernize the existing buildings.
- OBJECTIVE 4.3: Improve lighting in classrooms.
- OBJECTIVE 4.4: Focus on facilities and infrastructure with an emphasis on life-cycle costs and maintenance, not just low up-front costs.
- OBJECTIVE 4.5: Invest in sustainability.
- OBJECTIVE 4.6: Improve the rear entrance to Godwin Hall which faces the pedestrian entrance to the campus core.
- OBJECTIVE 4.7: Provide excess capacity for future growth in IT infrastructure.
In the Fall 2011 semester, John Tyler Community College engaged Stantec to provide a Master Plan update for its Chester Campus. The primary purpose of the Master Plan is to provide a road map for the physical development of the campus. In addition, the Master Plan must support the strategic objectives defined by the Master Plan Steering Committee on September 16, 2011, and reinforced by the various Focus Group meetings on October 6, 2011.

The Steering Committee is comprised of students, faculty, staff, and administrators who collectively represent the best interests of John Tyler Community College. The Steering Committee acts as the primary disseminator of information to the College faculty, staff, and student body. Upon review of the focus group findings and preliminary project team meetings, the Steering Committee approved the following goals for the Master Plan effort:

**GOAL 1:** Identify the proposed location and general architectural character for the new Science Building.

**GOAL 2:** Identify parking recommendations to accommodate future campus development.

**GOAL 3:** Recommend improvements to the main campus entrance on Jefferson Davis Highway to address issues of visibility and aesthetics.

**GOAL 4:** Evaluate and recommend improvements for pedestrian and vehicular circulation on campus.

**GOAL 5:** Evaluate and make recommendations to improve and expand on the Student Activities spaces on campus (i.e. dining, athletics, clubs, etc.).

**GOAL 6:** Identify proposed locations and general architectural character for future buildings including the Academic Building, Student Center, and Nicholas Addition.

**GOAL 7:** Document the current state of the Chester campus including its grounds, facilities, and space allocation.

**GOAL 8:** Document sustainability initiatives by JTCC.
CHAPTER 2 - CAMPUS OVERVIEW

CHESTER CAMPUS MASTER PLAN
CHAPTER TWO
CAMPUS OVERVIEW

CAMPUS HISTORY
CAMPUS CHARACTERISTICS
ENROLLMENT DATA
LOCATION MAP
EXISTING CAMPUS PLAN
JOHN TYLER COMMUNITY COLLEGE

HISTORY

During the 1964 session, the General Assembly of Virginia passed legislation providing for the establishment of two-year technical colleges in the Commonwealth. The plan called for a partnership between the Commonwealth and local cities and counties.

The 1960’s

Accordingly, on January 27, 1965, under the regional leadership of the Appomattox Basin Industrial Development Corporation, three cities (Colonial Heights, Hopewell, and Petersburg) and five counties (Charles City, Chesterfield, Dinwiddie, Prince George, and Sussex) submitted jointly an application to the newly-created State Department of Technical Education requesting assistance in the establishment of a technical college in the region. Later, the counties of Amelia and Surry joined in sponsoring the proposed college.

The State Department of Technical Education approved the application and on September 3, 1965, the College Board of Trustees met for the first time. Early on, it was decided that the College would be named John Tyler Technical College after the tenth president of the United States, who was a native of the College’s service region. His home, Sherwood Forest, is located in Charles City. The question concerning its location was resolved when Harold T. Goyne, Sr. generously gave the new college its 100 acre campus.

On June 12, 1966 a surveyor drove a stake into the ground at what was to be the northwest corner of Goyne Hall. Changes were in store for the fledgling college. Two weeks after construction began on campus, legislation would expand the mission of all two-year colleges in Virginia, making them community colleges.

On Wednesday, October 4, 1967 Governor Mills E. Godwin dedicated John Tyler Community College.

John Tyler was the first community college to be built from the ground up in Virginia, and the dedication ceremony was a momentous occasion, well attended by members of the local community who would now have access to the College’s library and many continuing education programs. The following Monday, 1,208 enrolled students would make history as the first class to enter John Tyler Community College.

The original campus of John Tyler Community College was situated in Chesterfield County, near Route 10 in Chester. The 100 acres of trees, bushes, and flowers surrounding the buildings provided “a lovely parklike setting” for learning. The campus had three original buildings: Bird, Goyne and Godwin halls. The facilities at the time featured a student lounge, a bookstore, and a greenhouse. Behind Goyne Hall, bright plastic chairs lined the walkways, and students often gathered around the nearby fountain and moat that meandered through campus. Even in the late 1960s, space was tight at the College. Faculty offices were in large open areas often referred to as “bullpens” by faculty members, and students were already making known their desire for a larger library, a gymnasium and more parking spaces.

Because full-time students who enrolled in 12 or more credit hours paid a flat rate at the time, many students enrolled in a full schedule of classes and stayed on campus the majority of the day. There were few choices for lunch or entertainment beyond the campus, so the College provided students with a small cafeteria and a student lounge filled with ping pong and pool tables, as well as space to eat and study. The lounge was an active scene in those days. It was often filled with students, faculty and staff during the day, and in the evenings, the College used the space to host dances, concerts and receptions.

The 1970’s

1975 marked a major milestone for the College, as construction was completed on an extension of the engineering technology laboratories and classrooms in Godwin Hall and the addition of Moyar Hall. Moyar, a two-story “learning resources” building, housed a library, audio-visual facilities, classrooms, laboratories and student services administrative offices. The two-year construction project approximately doubled the facilities at the College.
The 1980’s
In 1980, the College opened the Fort Lee Outreach Center to serve both active-duty military and their family members on base. The College would remain on-site at Fort Lee until 2002, when budget cuts would necessitate the difficult decision to close the outreach center. In 2006, the College began re-establishing its on-site presence at Fort Lee in response to base realignments, which greatly increased the need for educational opportunities on base.

Expansion also presented itself in 1980 when the College began to expand its offerings into the Midlothian area of Chesterfield County. The College’s original outreach office was in the Sycamore Square Shopping Center. Registration and testing took place at the office, but classes were held at schools, libraries, churches and community centers in the area. In 1984, Chesterfield County gave permission for the College to occupy Watkins Annex.

In 1988, the College experienced two major events. The first was that the Midlothian location of the College was moved to the Featherstone Professional Center, an office complex situated on Huguenot Road. This would be its home for 12 years, before a permanent Midlothian Campus would be constructed.

The second major event was a fire at the Chester Campus that took place on December 12, 1988. Bird Hall was severely damaged. A total of 14 classrooms, 10 offices, the student lounge, bookstore, and reprographics department were destroyed. The College picked up the pieces and continued serving the community by moving classes and offices to 20 mobile units that were set up in the parking lot.

The 1990’s
In 1991, when the Featherstone site became larger than ten other campuses in the Virginia Community College System, the College applied to have the site designated as an official campus. When the site was given campus status, it was becoming increasingly clear that a permanent campus was needed in the Midlothian area.

In 1991 a major development for the College involved initial negotiations with the Louis Reynolds Marital Trust Fund regarding the possibility of the Trust providing land for a Midlothian Campus location.

As the College prepared to celebrate its 25th anniversary in 1992, enrollment was four times as high as it was in 1967. Instead of offering just 24 programs of study, the College had 16 degree programs, 7 certificate programs, and 22 career studies certificate programs. In just 25 years, the College had served over 200,000 people – 11,000 of them in the 1991-92 academic year.

The Chester Campus expansion, continued with the addition of the Nicholas Student Center in 1993. The Nicholas Center housed the student lounge, bookstore, cafeteria, classrooms, and a large multi-purpose room.

The 2000’s
On February 23, 1994, after two-and-a-half years of negotiation, the Trust signed an agreement that provided 126 acres of land in Midlothian. The new Midlothian Campus opened for summer classes in 2000 and was formally dedicated on October 3, 2000. The campus consisted of three buildings: an administration building, an academic building and a warehouse/physical plant facility.

In 2006, John Tyler Community College was able to relocate, consolidate, and expand its Nursing Program thanks to a donation valued at $1,762,303 from CJW Medical Center. Through this public-private partnership, the hospital gave the John Tyler Community College Foundation approximately 15,000 square feet in a new building on the CJW Johnston-Willis campus. The new space included classrooms, nursing and computer laboratories, and faculty office space.

The following year, in 2007 the College celebrated its 40th anniversary with a year of special community events and activities. Along with these festivities included the news that the College was approved for funding for an additional academic building on the Midlothian Campus.

In 2009 the College opened the new Science Building on the Midlothian Campus. The project was the first VCCS building to be registered under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1966</td>
<td>Groundbreaking ceremony of John Tyler Community College’s Chester Campus, the first technical college to be constructed in Virginia.</td>
</tr>
<tr>
<td>1967</td>
<td>Classes begin, and the College is dedicated by Mills E. Godwin, Jr., governor of the Commonwealth of Virginia.</td>
</tr>
<tr>
<td>1969</td>
<td>First graduation exercises are held. Sixty-one students receive various degrees and certificates.</td>
</tr>
<tr>
<td>1975</td>
<td>The Chester Campus expands by constructing an extension to Godwin Hall and by adding Mayor Hall, a new two-story Learning Resources building.</td>
</tr>
<tr>
<td>1980</td>
<td>John Tyler opens a Midlothian Outreach Office to meet the increasing needs in the service region.</td>
</tr>
<tr>
<td>1981</td>
<td>John Tyler opens an annex at Fort Lee to further serve the public.</td>
</tr>
<tr>
<td>1984</td>
<td>The College is given permission by Chesterfield County Schools to offer classes at Watkins Annex.</td>
</tr>
<tr>
<td>1988</td>
<td>The College moves to the Featherstone Professional Center, where it will stay for 12 years.</td>
</tr>
<tr>
<td>1991</td>
<td>A fire destroys a large portion of Bird Hall on the Chester Campus.</td>
</tr>
<tr>
<td>1993</td>
<td>The Featherstone location gains campus designation within the Virginia Community College System. The College and the Louis Reynolds Marital Trust begin discussions about the possibility of the Trust providing land to construct a permanent Midlothian Campus. The Chester Campus opens the Nicholas Student Center, which houses the student lounge, bookstore, cafeteria, classrooms and a large multipurpose room.</td>
</tr>
</tbody>
</table>
An agreement is signed between the College and the Louis Reynolds Marital Trust committing the donation of 126 acres of land for the new campus.

Groundbreaking occurs at the Midlothian Campus.

John Tyler’s Midlothian Campus is opened for summer classes and is dedicated.

The College’s Commencement exercises are held at the Midlothian Campus for the first time.

John Tyler’s Business, Industry and Government Services (BIGS) Center celebrates its 10th anniversary with the renovation and expansion of its Featherstone location.

J. Sargeant Reynolds and John Tyler Community Colleges join forces to create the Community College Workforce Alliance, in an effort to provide business, industry and government in the greater Richmond area with a single source for workforce development.

John Tyler Community College’s Nursing Program moves to a new home thanks to a donation from CJW Medical Center. The donation allowed the College to expand its nursing program, helping to alleviate the critical nursing shortage in Virginia.

The General Assembly of Virginia approves funds for a new academic building at John Tyler Community College’s Midlothian Campus. The new building will alleviate crowded conditions at the campus, which reached capacity five years sooner than expected.

John Tyler Community College celebrates its 40th anniversary with a year of special community events and activities.

The College opens a new Science Building on the Midlothian Campus. The project is first VCCS building to be registered under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
CHESTER CAMPUS

CHARACTERISTICS

Chester is the original campus of John Tyler Community College and is located in Chesterfield County. Before inception of the College, the land was used agriculturally. The campus aesthetic pays homage to its rural roots with its parklike environment. While the campus is adjacent to the two major thoroughfares of the area, Route 1 and I-95, landscaping, and orientation of the buildings provide a relief from highways and dense commercial development, which envelope the campus.

Students and staff enjoy walking through the large pines and memorial garden between Goyne and the Nicholas Center. Students can often be found between classes congregating in the outdoor courtyard between Mayar, Godwin, and Bird Halls or in the Nicholas Student Center lounge. The five buildings on campus are densely situated with only Mayar Hall exceeding one story in height. The tightly centered nucleus of buildings and reduced vertical height evokes the down-to-earth environment and close-knit culture of the Chester Campus’ students, staff, and faculty.

The Chester Campus’ programs and facilities allow the College to offer unique educational opportunities and services. Technical and manufacturing programs have been a mainstay on the Chester campus since its inception, and remain a strong component of the course offerings. Other flagship programs on campus include Funeral Services, Early Childhood Development, and Human Services. Future growth in this area is expected to continue through partnerships with local firms.
CHESTER CAMPUS

ENROLLMENT DATA

Historical enrollment trends for JTCC reflect a steady increase in enrollment (Full-Time Equivalents and Head Count) since the opening of the College in 1967.

The trends of Annual FTES and Annual Head Count for Enrollment Year. Color shows details about Annual FTES and Annual Head Count.
John Tyler Community College’s original campus was built in Chester in 1967. Since then, John Tyler Community College’s Chester Campus has been expanded and renovated. It now consists of five buildings which house a learning resource center, technical laboratories and classrooms, traditional classrooms, computer labs, and a large student center.
CHAPTER 3 - CAMPUS CONDITIONS
CHAPTER THREE
CAMPUS CONDITIONS

CAMPUS SITE ANALYSIS

PEDESTRIAN AND VEHICULAR CIRCULATION ANALYSIS

CAMPUS UTILITIES

DEFERRED MAINTENANCE PLANS

SPACE USE PLANS
This site analysis focuses on the strongest attributes of the campus, both positive and negative, as defined during the Focus Group Sessions in October 2011. This includes; locations of mature trees, which contribute to a passive campus aesthetic; site lines, which can create a marketing brand for the campus; areas impacted by noise from Interstate 95, which could impact the quality of outdoor spaces; and low-lying area, which should be avoided for major development.
The current circulation pattern for the campus consists of vehicular circulation and parking on the periphery with a pedestrian oriented core. Within the core, the primary pedestrian routes intersect at the small plaza between Moyar, Bird and Godwin, with a network of secondary routes around and through the buildings and extending to Nicholas.
DEFERRED MAINTENANCE
2012 - 2032

The Deferred Maintenance Plans on the following pages reflect the projected maintenance and repair costs associated with the various systems for the existing buildings on campus. These color coded plans provide a simple graphic representation of how these costs will be distributed over time.
DEFERRED MAINTENANCE

0 - 5 YEARS
ARCHITECTURAL

BUILDINGS
MOYAR HALL
GODWIN HALL
BIRD HALL
GOYNE HALL
NICHOLAS STUDENT CENTER

SCALE = 1:300

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000

JEFFERSON DAVIS HIGHWAY

INTERSTATE 95

NEW ENGLAND ROAD
OLD BERMUDA HUNDRED ROAD
DEFERRED MAINTENANCE
0 - 5 YEARS
ELECTRICAL / COMMUNICATIONS / IT
DEFERRED MAINTENANCE

5 - 10 YEARS
HVAC / PLUMBING / FIRE PROTECTION

SCALE = 1:300

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000
DEFERRED MAINTENANCE
5 - 10 YEARS
ELECTRICAL / COMMUNICATIONS / IT

CHAPTER 3 - CAMPUS CONDITIONS
DEFERRED MAINTENANCE
10 - 20 YEARS
ARCHITECTURAL

DEFERRED MAINTENANCE

INTERSTATE 95

NICHOLS GOLDER GORDON

JEFFERSON DAVIS HIGHWAY

GODWIN HALL

BIRD HALL

GOYNE HALL

NICHOLAS STUDENT CENTER

OLD BERMUDA HUNDRED ROAD

NEW WEIR ROAD

WALLED BODY ROAD

SCALE = 1:300

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000

0' 150' 300' 600'

SCALE = 1:300
CHAPTER 3 - CAMPUS CONDITIONS

DEFERRED MAINTENANCE

10 - 20 YEARS

HVAC / PLUMBING / FIRE PROTECTION

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000

SCALE = 1:300

JEFFERSON DAVIS HIGHWAY

DEPARTMENT OF THE ENVIRONMENT

STANTEC
DEFERRED MAINTENANCE
10 - 20 YEARS
ELECTRICAL / COMMUNICATIONS / IT

CHAPTER 3 - CAMPUS CONDITIONS

CHESTER CAMPUS MASTER PLAN

DEPARTMENT OF EDUCATION STUDENT CENTER

JEFFERSON DAVIS HIGHWAY

SCALE = 1:300

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000

NICHOLAS STUDENT CENTER
BIRD HALL
GODWIN HALL
GOWEN HALL
OLD BERMOND ROAD
OLD BERMUDA HUNDRED ROAD

DEFERRED MAINTENANCE
ELECTRICAL / COMMUNICATIONS / IT

10 - 20 YEARS

Less than $100,000
$100,000 - $500,000
$500,000 - $1,000,000
$1,000,000 - $3,000,000
More than $3,000,000

CHAPTER 3 - CAMPUS CONDITIONS

CHESTER CAMPUS MASTER PLAN

DEFERRED MAINTENANCE
10 - 20 YEARS
ELECTRICAL / COMMUNICATIONS / IT
The Space Use Plans on the following pages provide a graphic depiction of the distribution of various space types on the Chester Campus.
CHAPTER 3 - CAMPUS CONDITIONS

SPACE USE PLANS

BIRD HALL

Administrative Spaces
Athletic Facilities
Bookstore
Building Services
Circulation
Classrooms
Computer Labs
Food Facilities
Laboratories
Library
Lounge Spaces
Multi-Purpose Rooms
CHAPTER 3 - CAMPUS CONDITIONS

SPACE USE PLANS

FACILITIES

ADMINISTRATIVE SPACES
ATHLETIC FACILITIES
BOOKSTORE
BUILDING SERVICES
CIRCULATION
CLASSROOMS
COMPUTER LABS
FOOD FACILITIES
LABORATORIES
LIBRARY
LOUNGE SPACES
MULTI-PURPOSE ROOMS

WAREHOUSE
GROUND SHOP
TRADES SHOP
JC
MAIL ROOM
CLOSET
LOBBY
JOHN'S OFFICE
DAWN'S OFFICE
GROUNDS SHOP
CLASSROOMS
COMPUTER LABS
LIBRARY
FOOD FACILITIES
LABORATORIES
MULTI-PURPOSE ROOMS
CHAPTER 3 - CAMPUS CONDITIONS

SPACE USE PLANS

TRAILERS

- TRAILER A (TRA)
- TRAILER B (TRB)
- TRAILER C (TRC)
- TRAILER D (TRD)
- TRAILER E (TRE)
- TRAILER F (TRF)
- TRAILER G (TRG)
- TRAILER 01 (TR1)
- TRAILER 02 (TR2)
- TRAILER 03 (TR3)

ADMINISTRATIVE SPACES
ATHLETIC FACILITIES
BOOKSTORE
BUILDING SERVICES
CIRCULATION
CLASSROOMS
COMPUTER LABS
FOOD FACILITIES
LABORATORIES
LIBRARY
LOUNGE SPACES
MULTI-PURPOSE ROOMS
CHAPTER FOUR
RECOMMENDATIONS

10 YEAR MASTER PLAN
20 YEAR MASTER PLAN
SUSTAINABILITY
The Site Master Plan is comprised of two visual snapshots of how the campus may evolve in the future, one at 10 years and the other at 20 years. These plans were developed based on the Campus Goals and Strategic Objectives outlined in Chapter 1, along with a basic program for expansion that has been identified by the College. The expansion program for the 10 Year Master Plan includes the following:

- Science Building (60,000 square feet)
- Nicholas Expansion (20,000 square feet)
- Parking Garage (350 net new parking spaces)

The locations for the new buildings in the 10 year time frame shift the center of campus to the north, reducing the isolation of the Nicholas Center, and creating a continuous network of pedestrian circulation paths and building nodes. This is accomplished with minimal disturbance to the existing vehicular network.

**CAMPUS CHARACTER**

The location of the Science Building, which is likely to be the next funded building on campus, accomplishes multiple objectives. It not only fills the gap between Bird Hall and Nicholas, it creates an outdoor focal point which can help relieve the highly active space between Bird, Moyar, and Godwin. The building also creates a barrier along I-95, which can help relieve noise pollution in the space. Although this significantly changes the passive character of the path between Bird and Nicholas, that character can be duplicated with a new path in the wooded area south of the Science Building.

**CIRCULATION**

**Vehicular Circulation:** The 10 year plan primarily utilizes the existing street and parking network. Additional vehicular traffic is accommodated with a connector road from the north end of campus to Weir Road, which provides a new entry/exit point. The location of the new parking garage at the north end of campus provides incentive for more students to use the new road, relieving some of the congestion at the main campus entrance.

**Pedestrian Circulation:** The pedestrian network is expanded in the 10 year time frame to serve the increased concentration of activity at the north end of campus. The new parking garage as well as the CCWA addition to Nicholas, can be expected to generate significant pedestrian traffic between Nicholas and Bird. These additions make this the desirable location for a plaza as a new activity node. The passive walkway south of the Science Building also provides a new link between the north end of campus and the south parking lot.

**Service:** Building service areas in this plan are re-oriented in the north end of campus to keep the most utilitarian areas separate and invisible from key activity nodes. Primary service for Nicholas has been shifted to the north end of the building, serving the existing building as well as the addition. Access to the Science Building, which is expected to be served by infrequent smaller vehicles, would be provided by an informal concrete driveway that could double as a pedestrian area. The driveway could also allow for smaller deliveries at the existing Nicholas service area.

**VISUAL PRESENCE**

Though change in the visual presence of the campus along Jefferson Davis Highway is minimal in the 10 year time frame, the presence of the parking garage and Science Building along I-95 present an opportunity to modernize the campus. In addition, the new plaza created between the science building and Bird Hall will add an active exterior space with greater visibility than the existing courtyard.
1 Goyne Hall
2 Bird Hall
3 Godwin Hall
4 Moyar Hall
5 Nicholas Center
6 Facilities Building
7 Science Building (Phase 1)
8 Parking Garage (Phase 1)
9 Nicholas Center Addition (Phase 1)
CHAPTER 4 - RECOMMENDATIONS

CHESTER CAMPUS
20 YEAR MASTER PLAN BUI LD-OUT

The expansion program for the 20 Year Master Plan includes the following components:

- Student Center (50,000 square feet)
- New Academic Building (60,000-75,000 square feet)
- Expanded Facilities Building
- Parking Garage (350 net new parking spaces)

The 20 year build-out has a more significant impact on existing campus infrastructure by adding new buildings and green space in place of the parking lots in front of the Nicholas Center. This creates an opportunity to establish a new area of campus that has a strong link to the existing campus, without significant disturbance to existing campus character.

CAMPUS CHARACTER

The goal of the 20-year plan is to create a hierarchy of public spaces and nodes on the campus that together establish a single campus character. There are three primary spaces that contribute to this character; The Pocket Plaza, a small urban space bounded by Bird, Moyar, and Godwin; Central Campus Plaza, a more open plaza bounded by The Science Building, Bird, and the Student Center; and The Campus Green, a large open space in front of Nicholas. These three spaces are discussed in detail in the following pages.

CIRCULATION

Vehicular Circulation: The existing front parking lot in the 20-year plan is dispersed into several smaller parking areas and garages, leaving room for the campus green and associated roadway. The roadway would function as a one-way route with diagonal parking spaces for visitors, drop-off, service, and accessible spaces. A second parking garage is added adjacent to Godwin and Moyar to serve the south end of campus.

Pedestrian Circulation: The pedestrian network is expanded in the 20-year time frame primarily to serve the buildings around The Campus Green. The student center acts as a link between the new and existing campuses with a pedestrian path bisecting it, either as a breezeway or a path that goes through the building, strengthening interactions with the public spaces inside.

Service: The primary change to service in the 20-year plan is the addition of a new “right-in/right-out” entrance from Jefferson Davis Highway to directly serve the facilities building and truck driving area. This reduces interaction between service vehicles and the general public. The north Godwin service area would be expanded to serve both Godwin and The Student Center.

VISUAL PRESENCE

The addition of the campus green, academic building, and student center strengthens the visual presence of the campus toward Jefferson Davis Highway by creating a formal visual cue. The athletic field also creates a pleasant and welcoming experience that could be expanded to the south side of the main entrance if the existing motel site is acquired by the college.
2  Bird Hall
3  Godwin Hall
4  Moyar Hall
5  Nicholas Center
7  Science Building (Phase 1)
8  Parking Garage (Phase 1)
9  Nicholas Center Addition (Phase 1)
10  Student Center (Phase 2)
11  Academic Building (Phase 2)
12  Parking Garage (Phase 2)
13  Renovated / New Facilities Building (Phase 2)
CAMPUS SPACES

The Pocket Plaza: This is an expanded version of the existing plaza located in the same space. Although space is limited, this plaza can be extended to the south of the Godwin service drive and re-organized to prevent conflicts between gathering areas and pedestrian traffic areas.

Central Campus Plaza: With the first phase of this plaza included with the Science Building, the addition of the Student Center allows for an expansion to serve additional needs, including dining. The central location along with the mix of surrounding uses make this the likely active center of campus. The plaza should contain a mix of open gathering areas and more isolated passive areas.

The Campus Green: The purpose of this space is to provide a key identifying element for the campus that separates it from peer institutions. It is flanked on three sides by the proposed Academic Building, Nicholas, and the proposed Student Center, which replaces Goyne. The west end is open, providing a strong first frame of reference for visitors.
SUSTAINABILITY INITIATIVES

John Tyler seeks to provide a safe, positive, and productive environment conducive to attaining our overall vision and mission of student success and community vitality. As part of this effort the college will continue to promote sound institutional practices, which balance environmental concerns with the long term well-being of the college. The following items are areas of focus for the college’s sustainability efforts.

LIGHTING:

In order to reduce electrical consumption, John Tyler will make efforts to maximize usage of natural light and limit usage of indoor lighting sources for future renovations and new construction projects. By utilizing daylighting techniques, John Tyler will reduce energy and maintenance costs, along with creating a pleasant and productive environment for teaching and learning.

To emphasize the commitment to reduce energy consumption, it is John Tyler’s goal is to gravitate toward LED technology, while shifting away from existing fluorescent and HID lighting. LED technology provides substantial savings in energy consumption and maintenance efforts while ensuring reliable campus lighting. This initiative will be completed in phases starting with exterior bollard lighting and classroom retrofits. Additional phases of LED retrofits include courtyard, sidewalk, site and parking lighting.

LOW VOC PRODUCTS AND MATERIALS:

Volatile organic compounds (VOCs) are contained in many construction materials and furnishings, posing a risk to public health. John Tyler will continue its effort to maximize usage of low- and zero-VOC materials and products, such as paints, adhesives, solvents, cleaning agents, caulks, wood products, carpets, and sealants. Increasing the use of low- and zero-VOC materials and products will improve indoor campus air quality.

STORM WATER MANAGEMENT:

Storm water management is top priority for the college. As opportunities for growth are presented, additional storm water BMPs (Best Management Practices) will be needed to support growth. The college will continue to incorporate the use of filterra, bioswales, and rain gardens while limiting the use of retaining ponds. This practice will provide attractive and manageable storm water management solutions.
INTEGRATED PEST MANAGEMENT:

John Tyler will continue the usage and growth of Integrated Pest Management (IPM) practices. The IPM program considers pest life cycle and environmental interaction. The goal of IPM is to manage pest damage by the most economical means with the least possible hazard to people, property, and the environment. Emphasis will be placed on establishing pest thresholds, pest identification, population monitoring, sanitation and other non-chemical controls. Chemical controls will be limited and used only as a last resort.

RECYCLING/WASTE REMOVAL

John Tyler Community College seeks to facilitate reduction of the waste stream by encouraging recycling, reuse, and responsible waste disposal practices by students, faculty, staff, and the local community. Convenient, well-marked, and consistent recycling/waste receptacles will be located throughout the campus, in workrooms, and other areas where recyclables are generated.

Over time the college will increase its recycling efforts by initiating the usage of outdoor recycling receptacles. Technology, such as solar powered compacting waste and recycling receptacles will be reviewed for possible use. Solar powered waste receptacles will reduce effort of maintenance and ensure trash is placed in receptacles, reducing litter on campus.

GREEN CLEANING:

John Tyler supports green cleaning practices and procedures, which protects the health and safety of building occupants and workers. Green cleaning products and procedures will be used effectively and efficiently to reduce or eliminate environmental impact from chemicals and equipment.

BUILDING SYSTEMS:

John Tyler will make every effort to introduce energy efficient and low life cycle cost building systems/equipment through normal life cycle replacements, renovations, and new construction. These efforts will include, but not be limited to maximizing envelope insulation through increased insulation/weatherproofing, roofing systems, and energy efficient windows. The college will also increase the use of energy monitoring/management systems, and embrace the use of energy efficient technology and methods, such as geothermal heating/cooling, passive solar heating, and solar hot water systems, where economically and mechanically practical.

SUSTAINABLE PURCHASING:

John Tyler will seek to reduce the environmental and air quality impacts of the materials and goods acquired for use in the operations and maintenance of buildings. These materials include ongoing consumables, materials for alterations and food. Sustainability criteria for purchases will be evaluated based on external sources, availability and financial feasibility. Parameters to be considered include recycled content, renewable materials, locality of manufacture and reusability, among others.

ALTERNATIVE COMMUTING TRANSPORTATION:

It is John Tyler’s goal to reduce the impact from single-occupant automobile use for commuting. To promote alternative commuting options John Tyler will take a series of measures to promote: bicycle use, telecommuting, walking and carpooling. John Tyler will promote the use of public transportation to and from campus where feasible.

Alternative commuting transportation measures will be supported by the installation of convenient bicycle parking, changing/shower facilities, accessible parking for carpooling and low emitting vehicles, among other facilities.
STORMWATER MANAGEMENT STUDY AND MASTER PLAN

Note: The figures below are an excerpt from the Stormwater Management Study and Master Plan prepared by Koth Consulting P.C., dated November 1, 2011.

Figure 1 - Vicinity Map
Figure 2 - Surrounding Areas Streams
Figure 3 - Aerial Image of Campus
Figure 4 - Campus Layout and Topography
Figure 5 - Soils Map
Figure 6 - Eastern Watershed
Figure 7 - Western Watershed
Figure 8 - Northern Watershed
Figure 9 - Water Quality Analysis
Figure 10 - Current Projects
Figure 11 - Master Plan Opportunities