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 Its internal layout is significantly outdated and in need of contemporary infrastructure.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
ACKNOWLEDGEMENTS

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ACKNOWLEDGEMENTS
CHESTER CAMPUS MASTER PLAN

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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 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.
CHESTER CAMPUS
MASTER PLAN GOALS

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 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.
CHAPTER 4 - RECOMMENDATIONS

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 BUILD-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)
C A M P U S   S P A C E S

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.