Kalamazoo
College

Campus Master Plan

2022

Prepared by THE COLLAB ORATIVE

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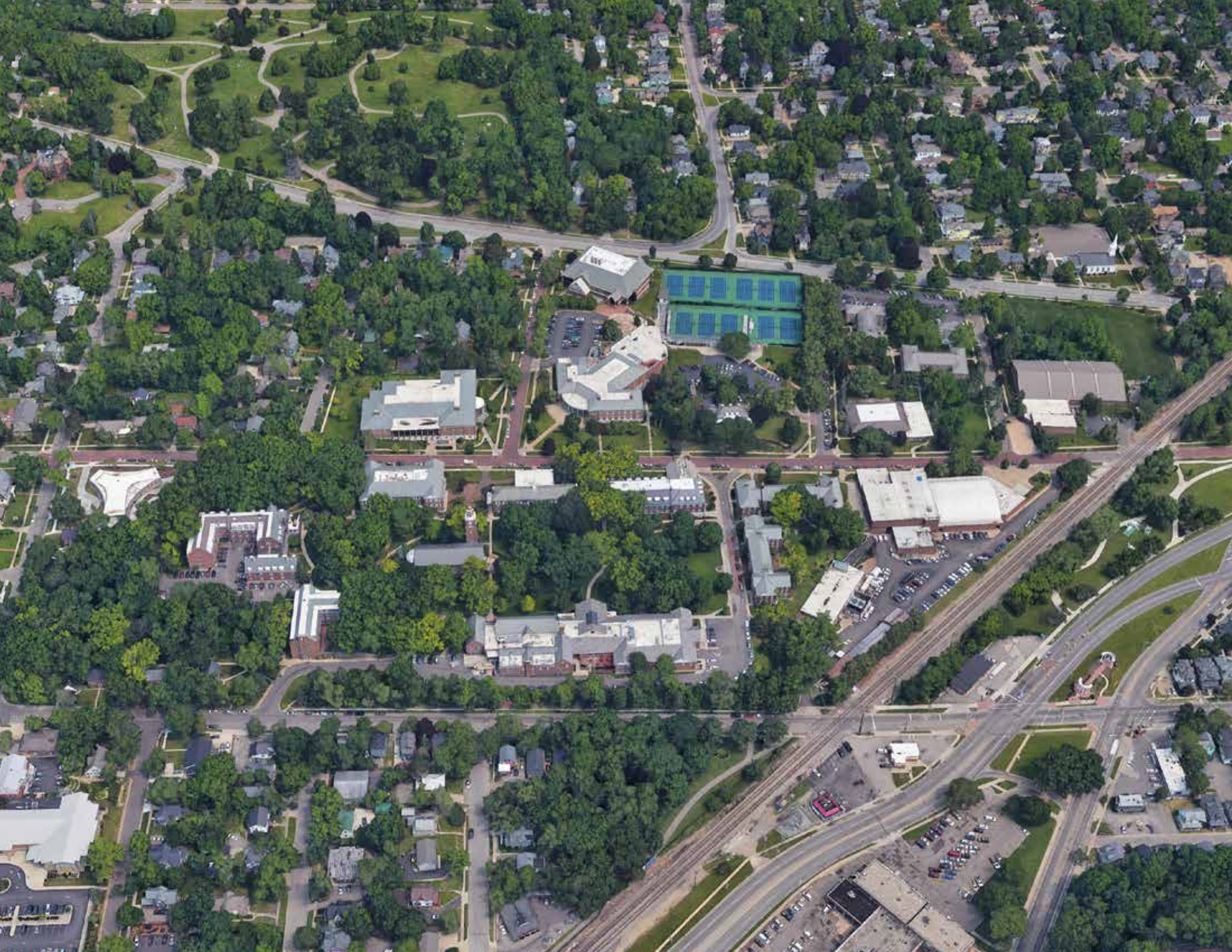
01

Master Plan Statement

The following statement defines the institution's mission and objectives of the institution and a description of how all development contemplated or defined by Kalamazoo College advances the goals and objectives of the institution.



Mission & Objectives

The mission of Kalamazoo College is to prepare its graduates to better understand, live successfully within, and provide enlightened leadership to a richly diverse and increasingly complex world.

Highly selective, nationally renowned, and globally oriented, Kalamazoo College offers a personalized and integrated approach to the liberal arts and sciences. A K education combines rigorous scholarship, study abroad, career development, and civic engagement in a flexible curriculum that allows students to make the most of their unique interests and gifts.

Located in Kalamazoo, Michigan, K was founded in 1833 placing it among the 100 oldest colleges and universities in the nation. It currently enrolls 1,398 students from 39 states and 29 countries, with an enrollment goal of 1,500 students.

Nestled in the West Main Hill neighborhood adjacent to the campus of Western Michigan University and downtown Kalamazoo, Kalamazoo College offers a competitive advantage to many small colleges in that it provides a vibrant small city environment where opportunities for community service, employment, and entertainment are abundant, and town and gown relations are strong.

As part of its focus on experiential education, the College is deeply engaged in the Kalamazoo community and values the mutual benefit of this reciprocal relationship. The College continues to enhance and support civic engagement in our local and regional communities through service-learning opportunities and community partnerships forged through the Mary Jane Underwood Stryker Center for Civic Engagement (CCE), local internships, and externships through the CCE and Center for Career and Professional Development and work through the Arcus Center for Social Justice Leadership.

The College is also deeply intertwined with the arts and cultural community in Kalamazoo, offering musical ensembles comprised of students and community members, partnering with organizations like the Kalamazoo Institute of Arts, presenting theatrical productions and guest lectures to the public, and providing spaces like the Dalton Theatre and Stetson Chapel for community use.

The 2022 Campus Master Plan will support the College in its pursuit of its 5-year strategic plan, Advancing Kalamazoo College, which focuses on four strategic areas: Curriculum and Co-Curricular Programs, Community, Campus, and Endowment.

Curriculum & Co-Curricular Programs

The College seeks to advance existing programs and identify new opportunities and resources to help students pursue the various elements of K's curriculum known collectively as the *K-Plan*. Within this area, K continues to assess technological developments that might improve educational opportunities and enhance marketing and communication to bolster its prominence in a crowded higher-education landscape. The Campus Master Plan provides recommendations for helping K stand out with the physical environment to continue to attract students to campus.

Community

Kalamazoo College is a community of students, faculty, staff, and alumni who are committed to making it an exceptional place to learn, live, and work. The College will invest in its people and implement programs that foster an inclusive and supportive campus for students, faculty, and staff. Keeping alumni connected with the College through programs that contribute to the personal growth and development of alumni is also a high priority. The Campus Master Plan supports community with safe and accessible pathways, inclusive gathering spaces, and parking for public events.

Campus

While it has a celebrated campus and a distinguished history, Kalamazoo College's campus has present-day needs that must be addressed to ensure the quality of its facilities matches that of its exceptional students, faculty, and staff. To this end, the College is working to modernize instructional spaces and upgrade technology to encourage active, engaged learning. The College will continue to improve facilities that support healthy co-curricular programs, including athletics. In addition, K will develop a plan for major residence hall renovations and potentially a new residence hall to accommodate a student body of 1,500.

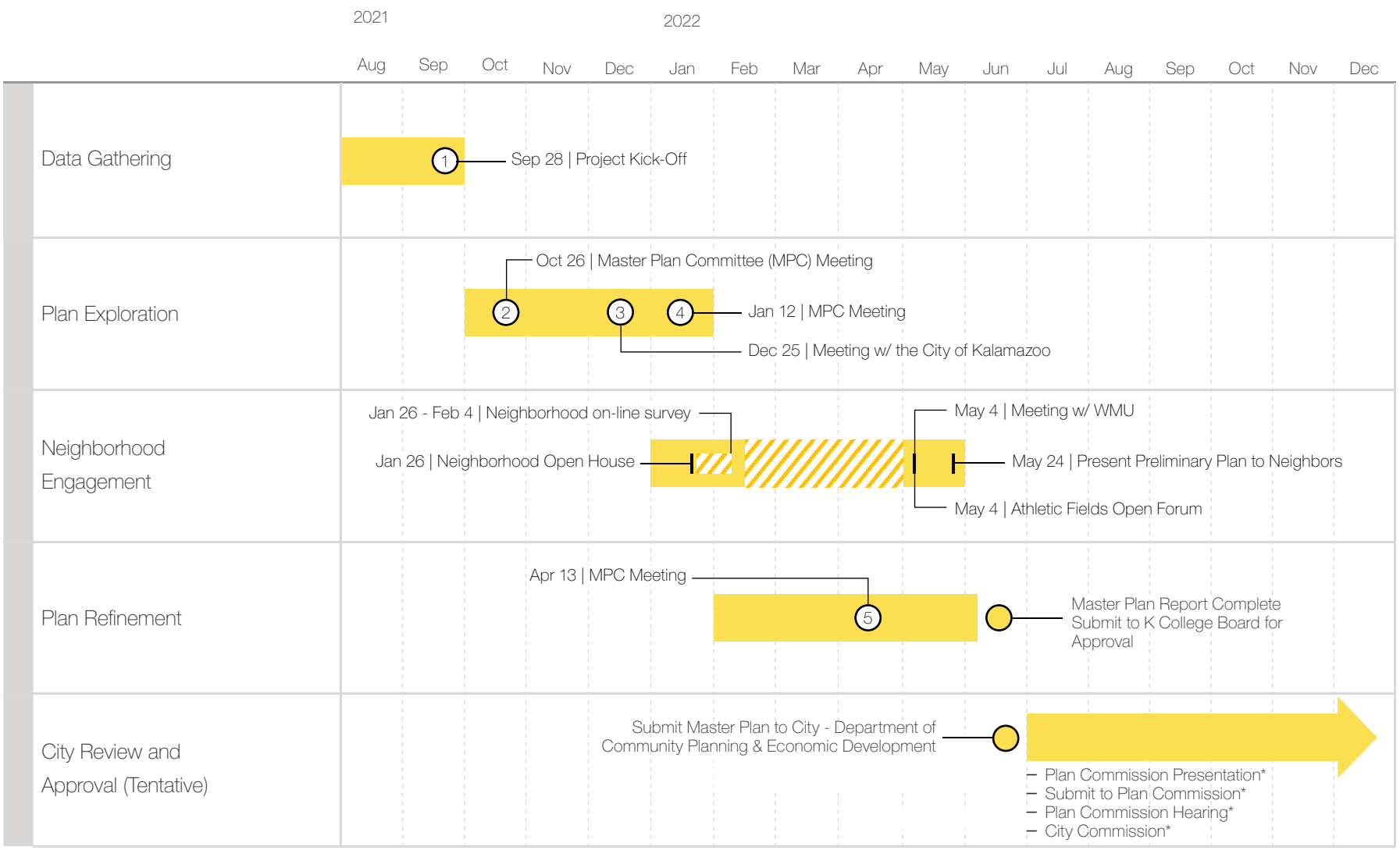
Endowment

Kalamazoo College is working toward building a stronger endowment to support priorities in this plan and to provide a sustainable source of revenue for years to come. Keeping K and all elements of the *K-Plan* affordable for talented students, regardless of their economic means, is critically important. The Campus Master Plan documents a vision that can be realized in part through the generous support of our alumni, families and friends.

02

Planning Process & Participation

The Kalamazoo College 2022 Master Plan Update was developed over the course of ten months through a highly focused exercise. Kicking off in September of 2021, the Master Plan Process was guided by the Master Plan Committee. The College met with stakeholders from the surrounding neighborhoods and campus community to gather input to inform the Master Plan.



* Dates to be determined by the City of Kalamazoo

Planning Process

The Kalamazoo College 2022 Master Plan Update was developed over the course of ten months through a highly focused exercise. Kicking off in September of 2021, the Master Plan Process was guided by the Master Plan Committee and informed by campus and community participation.

Master Plan Committee Members:

- Susan Lindemann, Associate Vice-President for Facilities and Chief Sustainability Officer
- Malcolm Smith, Vice President for Student Development
- Mj Huebner, Vice President for Admission and Financial Aid
- Tom Askew, Professor of Physics

The Planning Process also included input from the City of Kalamazoo. Christina Anderson, City of Kalamazoo Planner, acted on behalf of the City and helped to ensure that the plan embedded the goals of the Imagine Kalamazoo 2025 Master Plan.

The Consulting Team :

In August of 2021, The Collaborative of Toledo and Ann Arbor was retained by Kalamazoo College to facilitate the Planning Process. The team consisted of the following members:

- Philip Enderle ASLA, Principal and Landscape Architect
- Michael Muse AIA, Principal and Architect
- Rachel Momenee AICP, Senior Planner

A schedule documenting the Planning Process can be found on the previous page. Details about engagement and participation can be found on the following pages along with a summary of the neighbors concerns and issues.

Please join us
for a discussion about the athletic fields, and the College's desire to extend the use of the **Stadium Lights**. We want to hear from you!
DATE: Wednesday, May 4
TIME: 6-7p.m
WHERE: The Hornet Suite (2nd Floor of K's Fieldhouse)
WHO: All Neighbors are invited
WHAT: Open Forum
KALAMAZOO COLLEGE

Engagement

During the Planning Process, the College encouraged input from the neighborhood and campus communities. An Open House was held on January 26th along with a Virtual Survey via Google Forms that ran from January 26th to February 4th as a way to capture the concerns of the community and garner input on key planning issues. An Open Forum was held to specifically discuss Athletic Field Use and Stadium Lighting on May 4th. A final meeting was held on May 24th to present the preliminary master plan to the surrounding neighbors for final input before the plan was finalized.

Open Campus Forum

- 5 in-person neighborhood participants
- 14 in-person campus participants
- In-person participation was affected due to Covid-19 restrictions on campus

Virtual Survey

- 22 online neighborhood participants
- 65 online campus participants

Open Forum on Athletic Field Use

- Door hangers placed on 55 homes surrounding the stadium
- 7 in-person participants

Preliminary Plan Presentation

- 5 in-person neighborhood participants

What we heard...

During the engagement sessions we heard feedback on the following issues:

- Campus Edges
- Safety and Connectivity
- Imagine Kalamazoo 2025
- Potential Student Housing Development
- Potential Neighborhood Node
- Stadium Lighting

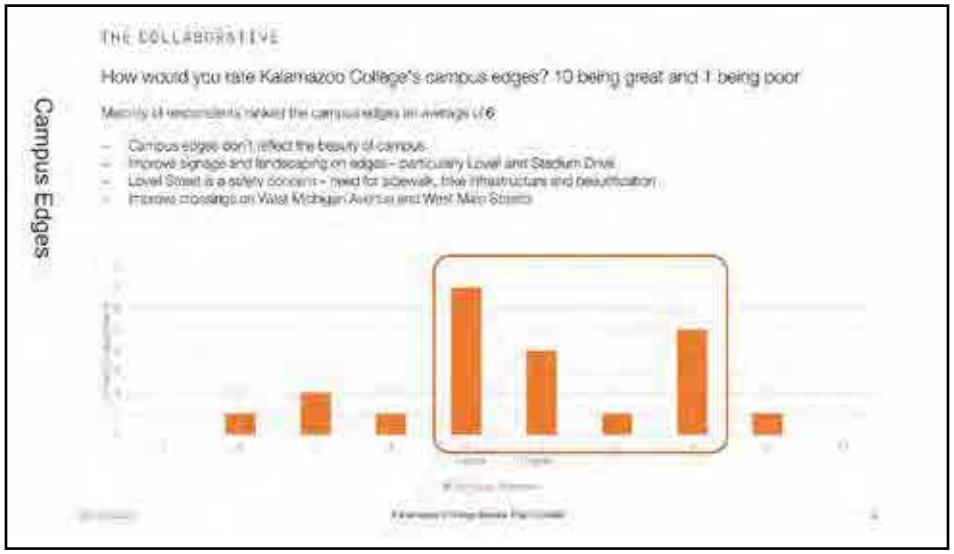
The following page lists K's responses to the issues and concerns put forward by stakeholders. K will continue to actively work with the surrounding neighborhood associations to address their concerns, while balancing the K community's desire for a vibrant campus. Other input from neighborhood participants can be found on pages 14-16.

Representatives from K and The Collaborative presented K's Preliminary 2022 Campus Master Plan to property owners surrounding campus. The following comments were made:

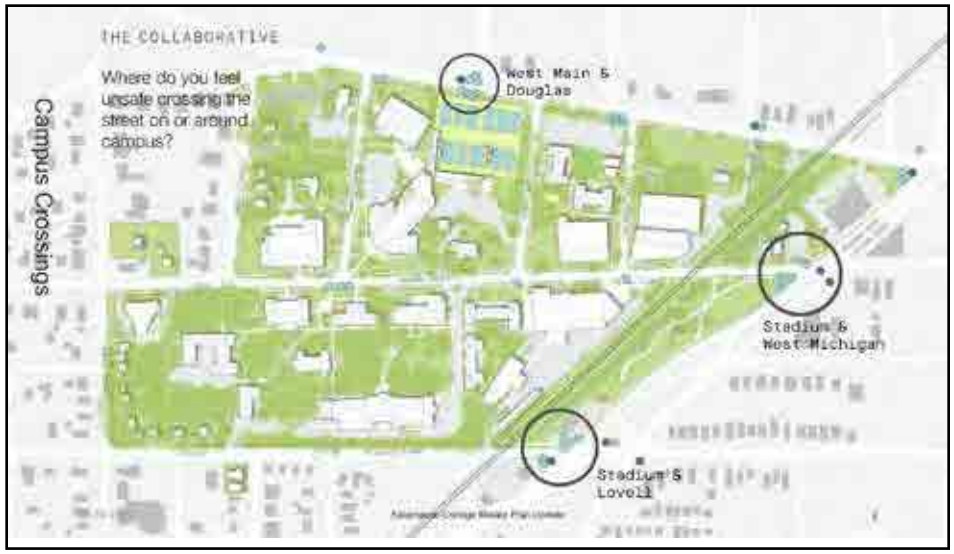
- "This master plan is a nice start"
- "A very informative plan"
- "The master plan is an enhancement to campus, hopefully bringing more students to campus, which is a good thing"
- "I think this is a good plan. My comment card is blank"
- The proposed retail along West Main should be available to the neighbors to create more interaction between the students and the residence that live around K's campus.
- A comment was made that some of the houses in the Stuart neighborhood are owned by parents of K Students for student housing. It was noted that first- and second-year students are required to live on campus. K acknowledges that some residents halls are in declining condition which may be one of the reasons parents are buying houses.
- Street lighting is one of the top 5 issues the Stuart Neighborhood is currently looking to improve.
- Question: "When will Trowbridge be replaced?" Response: Hopefully in 7 years. The new West Main Residence Hall needs to be constructed before Trowbridge can be demolished.
- Question: How many beds will be in the new West Main Residence Hall?" Response: Approximately 210-215 beds.
- Question: Is K looking to increase enrollment?" Response: No. Current enrollment is 1,450 which is below K's goal of 1,500.
- Question: "Will the plan be posted on K's website?" Response: Once the plan is approved by the Board and adopted by the City the plan will be posted.

	Concerns / Issues	Response
Campus	Create more indoor / outdoor gathering spaces on campus	The master plan proposes additional outdoor gathering spaces as a component of new student housing, improvements to the Grove, along with the addition of a neighborhood node along W. Michigan Avenue
	Renovate residence halls and replace Trowbridge	The master plan proposes the addition of new student housing to replace Trowbridge and increase housing options on campus, along with the renovation of existing residence halls to remain
	On-campus accessibility	The master plan recommends rebuilding two key problems areas on campus to meet ADA standards. Any new construction on campus will follow ADA standards
	Remain authentically K	Design Guidelines will ensure that any new development on campus will match and/or compliment the existing character and style of the campus
	Improve transit to eliminate need for cars on campus	The master plan proposes the addition of bus stops along W. Michigan Avenue along with the increased frequency of buses along the edges of campus, i.e.. W. Main Street
Shared	Add and improve sidewalks and crossings that connect campus and neighborhood	The master plan recommends improved crossings at key locations, streetscape improvements, along with new sidewalk on Lovell, in an effort to enhance safety and connectivity to surrounding community
	Increase parking options that support campus and reduce need for parking on residential streets	The master plan proposes additional off-street parking on campus. In addition, the College is exploring options for shared long-term parking on WMU's campus
Neighborhood	New construction should reflect existing fabric and respect historic designation of the West Main Hill Historic District	Design Guidelines that ensure future development follows the character and style of existing campus and neighborhood
	Concern for replacing the Living Learning Housing Units (LLHUs)	The LLHUs are reaching the end of their life cycle and will eventually need to be replaced. Any future development will follow Design Guidelines and show sensitivity to existing character
	View of Facilities from adjacent neighborhood is unsightly	The master plan proposes cleaning up entrance and parking area behind Facilities
	Add and improve bike infrastructure along K's edges	The master plan proposes a dedicated bikeway along W. Michigan Avenue that links existing Kalamazoo bike routes as well as shared lane designation along Lovell Street and a shared-use path on W. Main St.
	Consider use of facilities, like the new natatorium, for community use	The College will take into consideration shared use of the campus amenities for community use
Neighborhood (Stadium Lighting)	Noise from athletic fields during certain hours i.e. music and yelling from games/practice	College will continue to work with neighbors on volume levels from audio equipment.
	Parking in the neighborhood related to games, want better enforcement (City of Kalamazoo)	The college will make the city aware of game schedules
	Traffic going the wrong way on Burrows Road between Crawford and Lovell (one way going South)	City traffic engineering has agreed to add signage and pavement markings
	Litter on the edges of property, in and outside the fence. Past conditions of the barns at North end of property, but did compliment the college on recent improvements	College will implement better litter control
	Want something in writing from the College addressing the list of "expectations" so that they have something to "point to" when point of contact moves on (i.e. A.D., coaches, etc)	College collaborating with WMHNA to provide agreed upon guidelines

Campus Edges

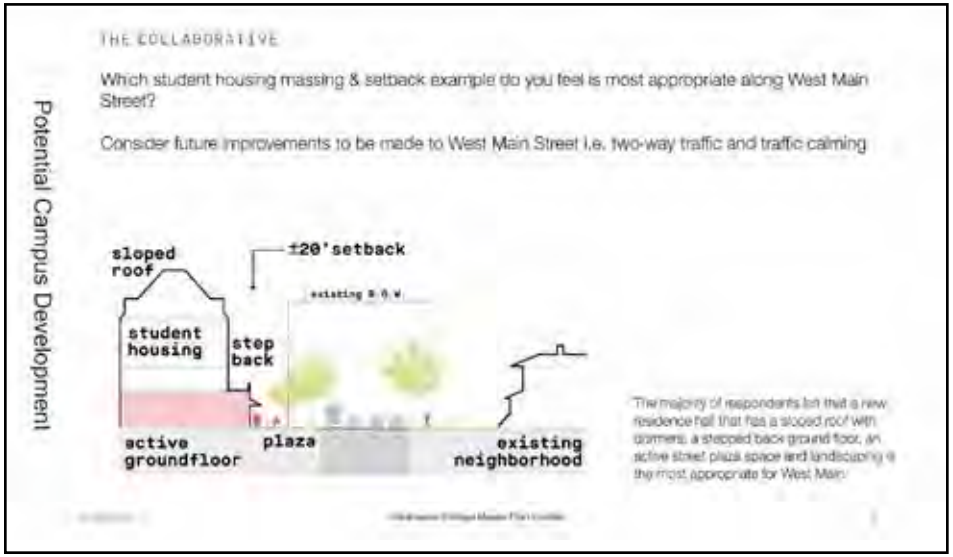


Campus Crossings

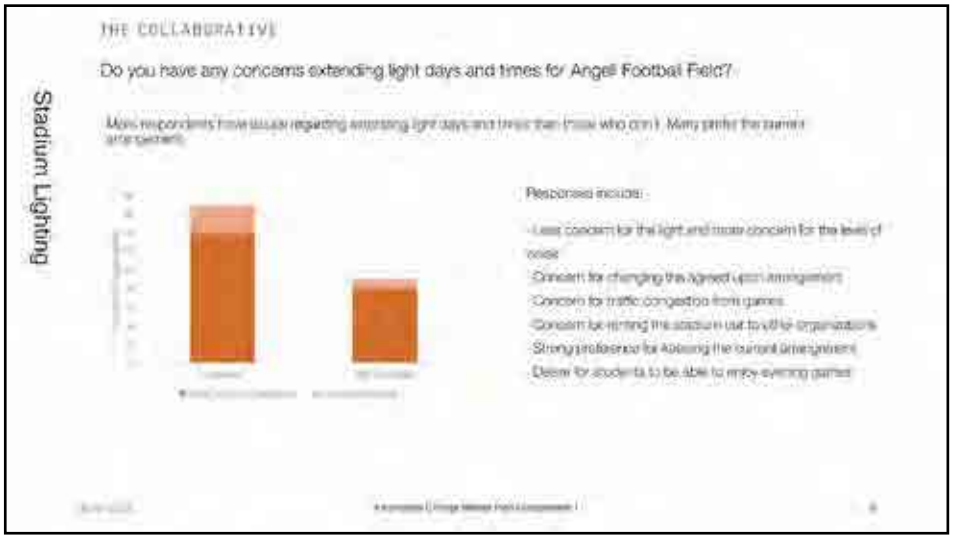


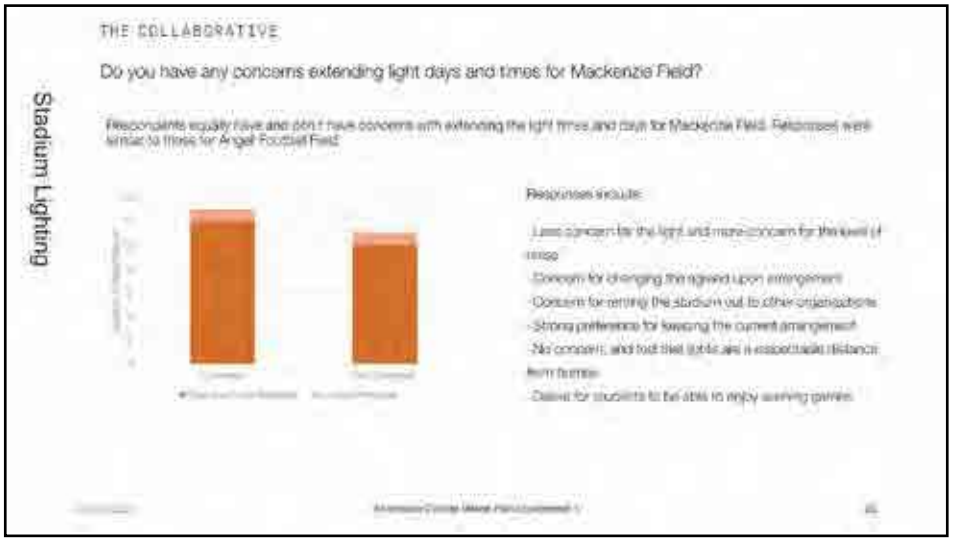
Imagine Kalamazoo 2025

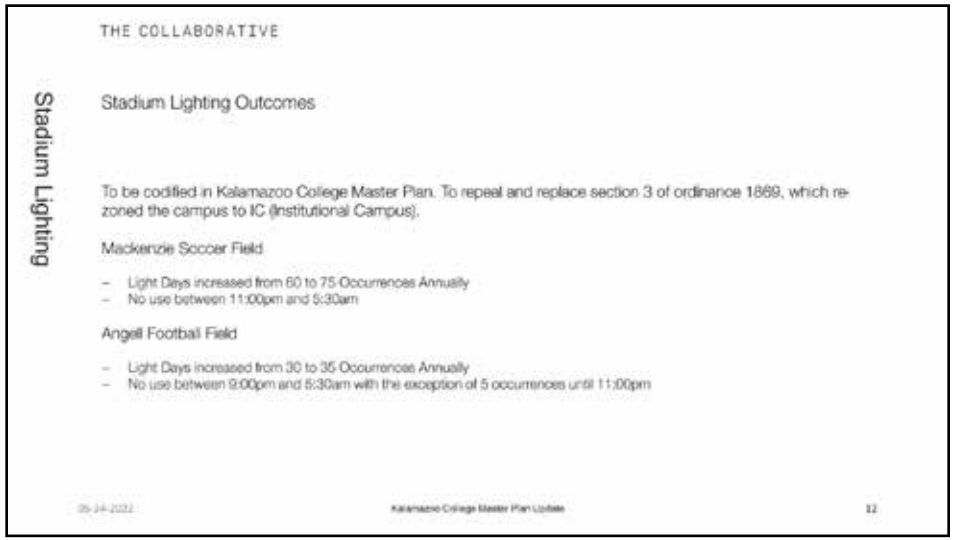
Potential Development



Stadium Lighting







03

Existing Conditions

The following illustrates the existing conditions of Kalamazoo College as of 2022 including building footprints; heights and gross floor area; land and building uses; and existing roads, sidewalks, parking, and general landscape features.

Existing Conditions

Existing Campus Plan

The 45-acre campus is situated on the side of a hill on the western edge of downtown Kalamazoo, Michigan. In addition to the main campus, a 22-acre outdoor athletic facility is remotely located several blocks to the southwest. The college also owns approximately 140 acres of land in Oshtemo Township 6 miles west of campus. This land was not included in the Planning Process.

Landlocked by stable residential neighborhoods, most of which are located in various historic districts, K currently has limited opportunities to expand the campus boundary. Adjacency to Western Michigan University, however, affords potential for sharing of resources and collaboration.

Bordered by busy streets, safety and connectivity are campus concerns shared by neighbors. The City's Imagine Kalamazoo 2025 planning efforts to redesign streets create the opportunity for K to enhance it's campus edges and strengthen connections.

The campus structures of K were constructed in varying interpretations of Georgian architecture with newer facilities taking on a more contemporary style. The academic core of the campus is organized around a well-defined campus green. Of the 24 primary buildings on K's campus, several of them are located around the historic academic core. The physical connections of campus break down to the north.

Academy Street bisects campus and plays an important role in K's daily culture. The two-way street pattern provides for vehicular access into campus as well as local neighbors passing through. It also forms the main campus gateway as it intersects W. Michigan Avenue creating a poor arrival experience.

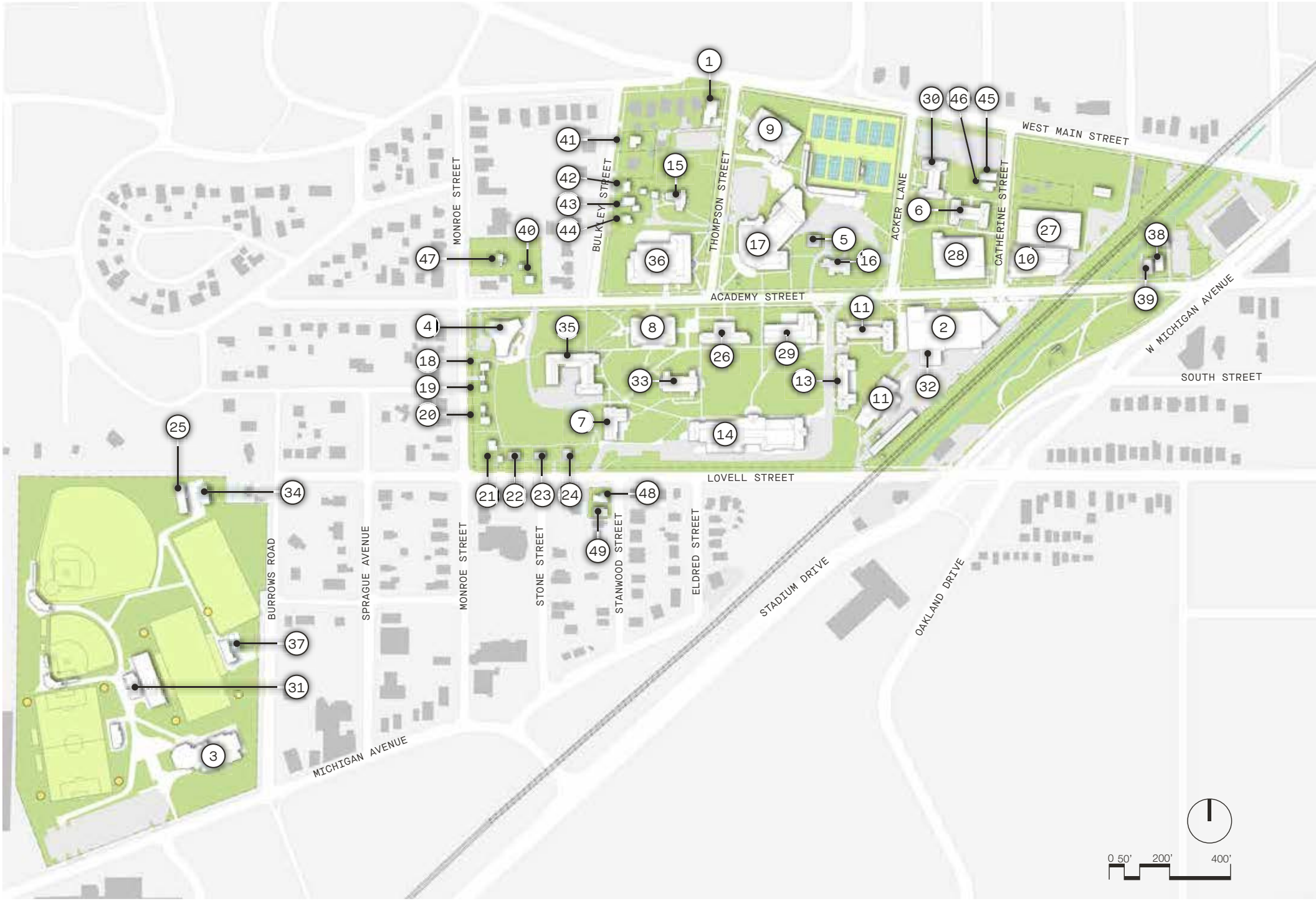
Additional information regarding K's facilities can be found on the following pages.

STUART HISTORIC DISTRICT
ADMISSIONS
DOW
TENNIS
WEST MAIN STREET
HODGE HOUSE
BULKLEY STREET
THOMPSON STREET
ACKER LANE
SEVERN
CATHERINE STREET
HOOP HOUSE
MONROE STREET
LIGHT FINE ART BUILDING
CRISSEY
MARKIN
HUMPHREY HOUSE
UPJOHN LIBRARY
NATATORIUM
ACADEMY STREET
ARCUS
DEWING
MANDELLE
OLDS-UPTON
HARMON
ANDERSON
W. MICHIGAN AVENUE
TROWBRIDGE
CHAPEL
THE QUAD
HOBEN
FACILITIES
SOUTH STREET
OAKLAND DRIVE
LIVING / LEARNING UNITS
THE GROVE
DEWATERS
HICKS
SOUTH STREET HISTORIC DISTRICT
LOVELL STREET
LOVELL PARK
STONE STREET
STANWOOD STREET
ELDRED STREET
MICHIGAN AVENUE
WESTERN MICHIGAN UNIVERSITY
0 50'
200'

Building Analysis

No.	Name	Stories	Max Height	Gross Area
1	Admissions Center	2	30.0’	6,100 sf
2	Anderson Athletic Center	2	39.3’	47,054 sf
3	Athletic Complex Fieldhouse	2	44.5’	25,480 sf
4	Arcus Center for Social Justice	1	18.0’	10,000 sf
5	Carriage House	1.5	20.0’	1,338 sf
6	Crissey Residence Hall	4	44.0’	31,228 sf
7	DeWaters Residence Hall	5	59.1’	33,155 sf
8	Dewing Hall	4	64.9’	46,374 sf
9	Dow Science Center	3	62.6’	62,500 sf
10	Fitness & Wellness Center	2	150’	28,842 sf
11	Facilities Management Building	2	25.6’	18,350 sf
12	Harmon Residence Hall	3	42.2’	35,582 sf
13	Hoben Residence Hall	3	40.6’	28,034 sf
14	Hicks / Wells Student Center	2	43.6’	78,000 sf
15	Hodge House (President’s House)	2	31.9’	5,950 sf
16	Humphrey House	2	38.0’	6,000 sf
17	Light Fine Arts	3	41.7’	73,000 sf
18	Living / Learning House	2	27.2’	1,750 sf
19	Living / Learning House	2	27.2’	1,880 sf
20	Living / Learning House	2	27.2’	1,750 sf
21	Living / Learning House	2	30.2’	2,010 sf
22	Living / Learning House	2	27.2’	1,880 sf
23	Living / Learning House	2	20.8’	1,750 sf
24	Living / Learning House	2	31.7’	1,880 sf
25	Maintenance Building	1	18.9’	3,018 sf

No.	Name	Stories	Max Height	Gross Area
26	Mandelle Administration	3	42.7’	27,441 sf
27	Markin Racquet Center	1	34.2’	35,000 sf
28	Natatorium	2	136’	29,606 sf
29	Olds / Upton Science Hall	3	65.6’	58,979 sf
30	Severn Residence Hall	4	42.6’	30,390 sf
31	Stadium Services Building	2	33.4’	4,515 sf
32	Steam Plant	1	20.0’	3,500 sf
33	Stetson Chapel	1	116.5’	9,113 sf
34	Storage Building	1	14.9’	2,068 sf
35	Trowbridge Residence Hall	4	50.9’	56,305 sf
36	Upjohn Library Commons	3	49.1’	101,000 sf
37	Visitors Restrooms	1	15.2’	398 sf
38	812 Academy St. Residence	2	24.6’	3,530 sf
39	818 Academy St. Residence	2	31.2’	3,190 sf
40	1324 Academy St. Residence	2	26.5’	1,710 sf
41	115 Bulkley St. Residence	2	26.3’	2,620 sf
42	129 Bulkley St. Residence	2	26.2’	2,150 sf
43	133 Bulkley St. Residence	2	31.6’	2,750 sf
44	139 Bulkley St. Residence	2	29.0’	2,340 sf
45	114 Catherine St. Residence	2	29.5’	3,480 sf
46	116 Catherine St. Residence	2	26.7’	2,750 sf
47	143 Monroe St. Residence	2	29.5’	1,710 sf
48	204 Stanwood St. Residence	2	23.0’	1,404 sf
49	208 Stanwood St. Residence	2	23.0’	1,421 sf
Total Gross Building Area				940,275 sf


WEST MAIN STREET
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W MICHIGAN AVENUE
MICHIGAN AVENUE
MONROE STREET
BULKLEY STREET
THOMPSON STREET
ACKER LANE
CATHERINE STREET
BURROWS ROAD
SPRAGUE AVENUE
STONE STREET
STANWOOD STREET
ELDRED STREET
STADIUM DRIVE
OAKLAND DRIVE
0 50' 200' 400'

Campus Front Door

- The designated entry at Academy and W. Michigan is confusing to visitors. Also the first impression along Academy is of building backs, utility lines and the rail road.
- There does not exist a visible “front door” to campus.
- Improve entry sequence from W. Michigan Avenue.
- Entry signage / gateways could be enhanced.

Campus Edges

- Campus edges are not well defined, N, S, E and W.
- The campus is hidden from the outside.
- Identification banners are located on the interior of campus but not along the public edges.
- Where does campus begin and end?
- There is opportunity along Lovell for image enhancement / visibility.
- West Main Street has fast moving traffic which is a significant barrier to the north campus edge.
- W. Michigan Avenue is fast moving and wide. Cannot cross in one light.
- Opportunities to improve connectivity and safety of crossing.

Campus Quad

- Wonderful scale.
- Mature trees / tall canopy.
- Beautifully maintained.
- Well-defined campus center.
- Buildings strongly engage.
- Topography may inhibit interaction.

Northeast Quadrant

- For many visitors to K, this area of campus is the first they will experience, yet it is perhaps the weakest physically and aesthetically.
- The buildings in this area are in many ways different from those in the historic core of campus.
- The buildings are, in general, larger in scale with few windows therefore limited transparency of function.
- Facilities like Anderson and Markin are stylistically out of sync with the Georgian style that proliferates campus whereas, in the historic core, buildings connect and interact; these seem isolated and lack connectivity.

The “Grove”

- The “Grove” is an area of untapped potential.
- It has a wonderful scale and provides a good transition from campus to community.
- The small theme housing along Monroe and Lovell is a great scale and fits well in the neighborhood.
- These facilities do, however, require consistent maintenance.
- Potential for greater density to house more students.
- Wooded area currently utilized by K's composting program
- Potential opportunity to create a learning environment with an outdoor classroom and educational signage to support current and future programming of the space

Academy Street

- The street serves as the primary campus organizing element.
- Academy Street is center of campus activity for both vehicles and pedestrians.
- Some traffic calming measures would increase the connectivity of north and south campus.
- The red brick street is a signature of K and should be included on other areas of campus where possible.
- Potential for rerouting the street to create a more regular intersection with W. Michigan Avenue and a stronger gateway moment.

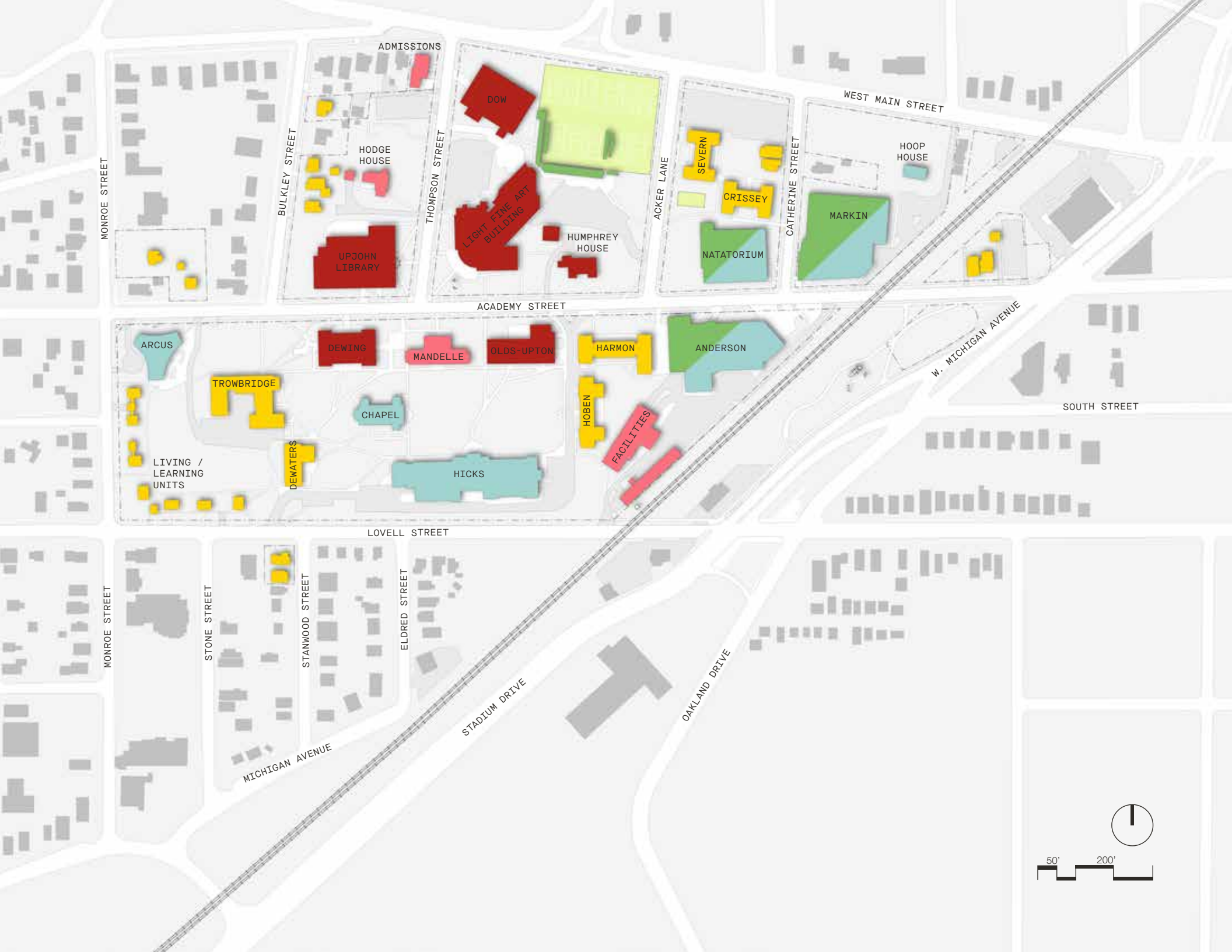
Existing Conditions

Land and Building Use

- The Academic Core is generally organized around the corner of Thompson and Academy.
- Housing is generally at the perimeter but not accessible from the campus core.
- Athletic / Recreation buildings are co-located in the northeast portion of campus.
- The athletic fields, while a few blocks away, are also grouped together.
- Hicks Center is in a good location central to most student housing.

LEGEND

- Administration / Support
- Academic
- Athletics
- Housing
- Student Life


ADMISSIONS
DOW
WEST MAIN STREET
HODGE HOUSE
SEVERN
HOOP HOUSE
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TROWBRIDGE
CHAPEL
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MONROE STREET
STONE STREET
STANWOOD STREET
ELDRED STREET
STADIUM DRIVE
OAKLAND DRIVE
MICHIGAN AVENUE
50'
200'

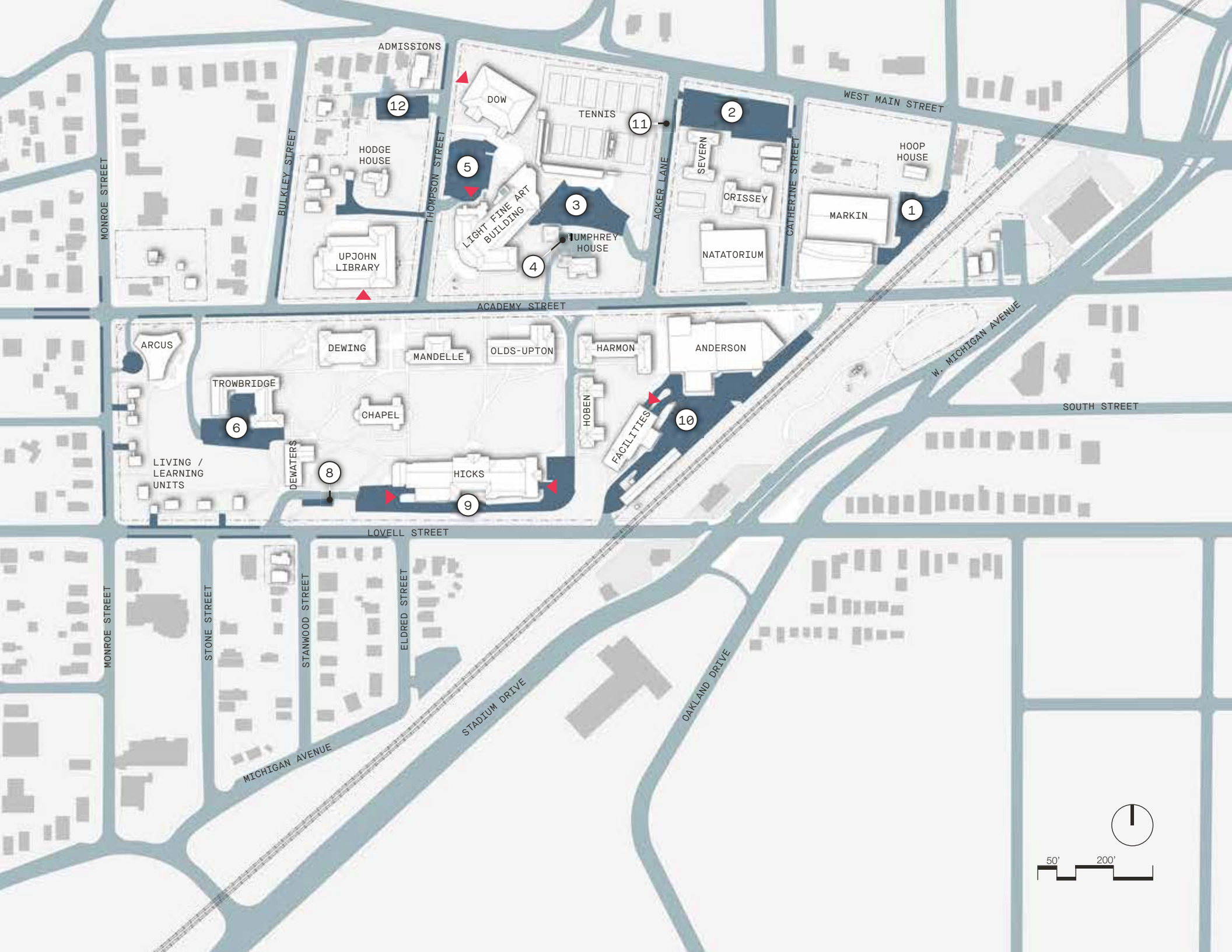
Existing Conditions

Parking & Loading

No.	Lot	Capacity
1	Markin	24
2	Crissey / Severn	91
3	Lower Fine Arts	46
4	Humphrey House	3
5	Upper Fine Arts	48
6	Trowbridge	50
7	Living / Learning House Driveways	8
8	DeWaters	10
9	Hicks	47
9a	Olds - Upton - Accessible	1
10	Anderson / Facilities Management	69
10a	Anderson - Accessible	2
11	Acker Lane	46
Total Off-Street		482
	Academy Street	74
	Catherine Street	14
	Bulkley Street	11
	Lovell Street	26
	Monroe Street	12
	Thompson Street	22
Total On-Street		159
Total Parking Available		549

LEGEND

- Vehicular Circulation
- Parking
- Loading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STADIUM DRIVE
OAKLAND DRIVE
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11
12
50'
200'

04

Future Needs

The following includes a brief summary and projection of Kalamazoo College's current and near future needs. The most urgent need of the Institution and the focus of this planning effort is student housing and parking to support growth.

Housing

The College is contemplating expanding the number of available on-campus beds to improve the opportunities for mentoring between student classes. Having more upperclassman living on campus would strengthen the campus community and keep these students woven into campus life. This would make returning to campus after study-away much easier for students and help ensure high quality accommodations while relieving pressure on the surrounding neighborhoods.

Presently, the college has 881 available beds on campus. The updated master plan configuration would result in an additional 258 beds with the opportunity for future apartment style living along W. Michigan Avenue for an additional 150 occupants but likely outside of the 10-year planning horizon.

Parking

Expanded on-campus student housing will necessitate additional off-street parking. These needs will grow slowly, keeping pace with the additional housing capacity. With the construction of the first new residence hall along West Main Street, for instance, 70 additional parking spaces will be added. With the eventual replacement of Trowbridge Hall, there will be a net gain of 26 spaces, almost double that of the number of additional beds. There are alternate options that allow us to gain additional off-street parking spaces but at the cost of additional campus openspace. Towards the end of the planning horizon, when new housing capacity targets more upperclassman, the projects will include a greater ratio of spaces to beds than the present system which discourages students from having vehicles on campus. There are no other program expansions anticipated that would increase the need for parking. Much of the current on-street parking in the adjacent residential area (mainly Bulkley Street) for drivers destined for the college is out of convenience of location rather than a deficit of off-street parking within the campus system.

Academic

The 2012 Master Plan projected needs for future enrollment of 1,500 students, and this remains the goal for the institution. While the updated plan contemplates mixed-use spaces in residence halls, which may include some academic uses, K does not currently have plans to add new academic programs.

Services

The College does not anticipate any expansion of services to students that would require additional facilities.

Research

Kalamazoo College is primarily a teaching college. Faculty and student research is an important component of the College's academic programs. K does not engage in research for outside entities, and there is not expansion for research facilities planned at this time.

Office

Office space at K is presently adequate to support both existing programs and future needs aside from further sub-dividing existing office/instructional space to accommodate minor fluctuations in faculty/staffing needs.

Patient Care

The College offers basic medical care and counseling to students enrolled. The program does not extend to other members of the community and does not include in-patient care. There are no plans for major expansion of health care services.

Public Assembly

K makes available for public use two assembly spaces, Dalton Theater and Stetson Chapel, as well as lectures and performances that are open to the public in various spaces around campus. At this time, there are no plans to expand

Stadium Lighting

Stadium Lighting is a permitted use on Kalamazoo College's Athletic Fields. Kalamazoo College would like to extend the number of days and times in which the existing Stadium Lighting is used for both MacKenzie Soccer Field and Angell Football Field in order to expand opportunity for student use of the fields. This latitude allows for both increased flexibility for teams and enhanced student experience. K is excited about giving its students the opportunity to participate in night games, much like they were used to in high school. These events will be planned for in advance; other instances, like the following examples, may need to be decided on day of use.

The ability to leave the lights on for a longer designation of time in the evenings allows for a grace period in the event of weather and other unforeseen game delays in order to avoid cancellation. During periods of excessive heat, the ability to schedule the fields earlier in the mornings can make practice safer for student athletes. And in the Fall, during orientation, mornings may be the only time available for Freshman to participate in practices.

Kalamazoo College will commit to sending out the game schedules in advance via email communication to the West Main Hill Neighborhood Association, for them to distribute to members, as well as any neighbors who provide a current/valid email address. The College will notify this group of the planned instances of designated late night or early morning use of lights, as soon as the school knows, no later than the Monday before usage. In the event of weather inconveniences or delays, K will not know of light needs until day of and will not be able to give advanced notice of use.

These updates will be codified in Kalamazoo College Master Plan, to repeal and replace section 3 of ordinance 1869, which re-zoned the campus to IC (Institutional Campus).

Stadium Lighting Updates

Mackenzie Soccer Field

- Number of light days increased from 60 to a total of 75 occurrences annually
- No use between 11:00pm and 5:30am

Angell Football Field

- Number of light days increased from 30 to a total of 55 occurrences annually
- No use between 9:00pm and 5:30am with the exception of 5 occurrences until 11:00pm

05

Master Plan

The following is an update to Kalamazoo College's 2012 Master Plan and is intended to provide a developmental framework for K for the next 10+ years. The Master Plan is a result of K, neighbors, and the City of Kalamazoo coming together to create a plan that meets the College's facility needs as they grow to an enrollment of 1,500 students, while still protecting the integrity of adjacent neighborhoods.

"Peak Hour Traffic" was determined to inform this Master Plan. Approximately 1,250 people can be observed on campus at 9:45 M-F. This count includes 383 staff members, 30 dining services staff, 832 students, rounding up for miscellaneous service providers or guests.

This chapter includes graphic and written descriptions of the proposed future development for Kalamazoo College's campus and its edges. Plans and sections are included to illustrate locations and "development envelopes" in which future potential development may occur.

Master Plan Goals

Based on input from the Master Plan Committee and the community, goals for the master plan include:

- Identify sites for future student housing
  - Near term goal of replacing Trowbridge Hall (208+ beds)
  - Long term goal increasing number of students living on campus
- Improve pedestrian safety and connectivity to and from campus
- Enhance campus identity / image along public edge
- Integrate holistic parking solutions
- Increase outdoor gathering spaces on campus
- Improve stormwater management potential on campus
- Design a process and product that benefits K and its neighbors

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Guiding Principles

1 Enhance and expand K's on-campus living experience
2 Improve connectivity on campus
3 Create safe crossings & multi-modal connections between campus & community
4 Establish a campus gateway and sense of arrival
5 Honor legacy spaces on campus
6 Develop a presence and activation along West Main Street
7 Create a neighborhood node along Michigan Avenue
8 Implement stormwater management best practices
9 Respect existing building heights and context
10 Support the Imagine Kalamazoo 2025 Master Plan

10+ Year Master Plan

In an effort to enhance and expand the on-campus living experience at K, The Master Plan proposes the potential addition of ± 258 beds in the next 10 years with the replacement of Trowbridge Residence Hall and the Living Learning Houses on Monroe and Lovell, and a new residence hall along West Main Street, along with the renovation of K's existing residence halls to remain. To implement the plan, 273 existing beds will need to be taken offline during the demolition and construction of new housing.

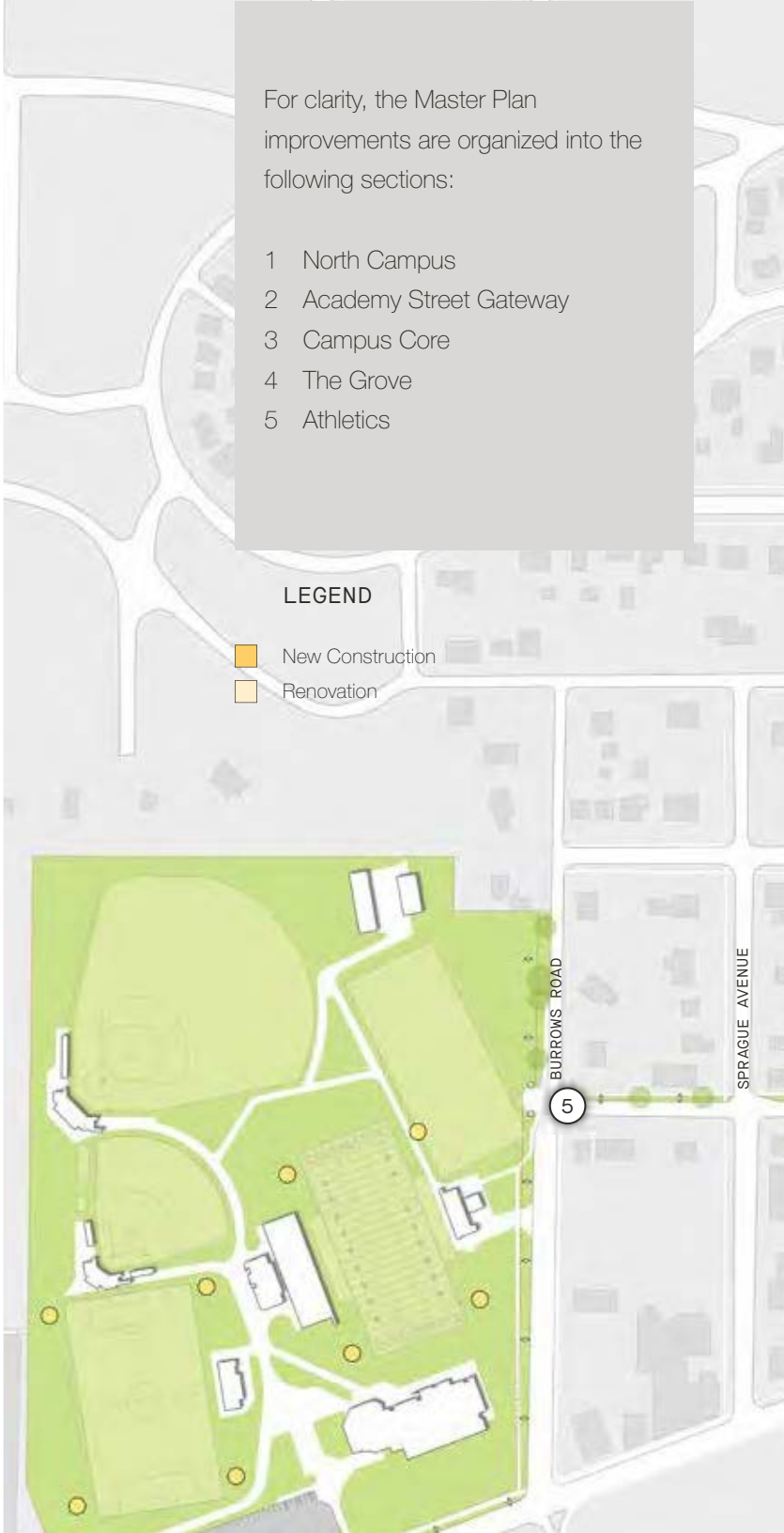
The Master Plan puts forth ideas about improving connectivity and enhancing K's campus edges in an effort to champion the Imagine Kalamazoo Plan. The rerouting of Academy Street to create a New Academy Gateway and the addition of a new neighborhood node are in support of the Imagine Kalamazoo Plan although likely outside of the 10 year timeline.

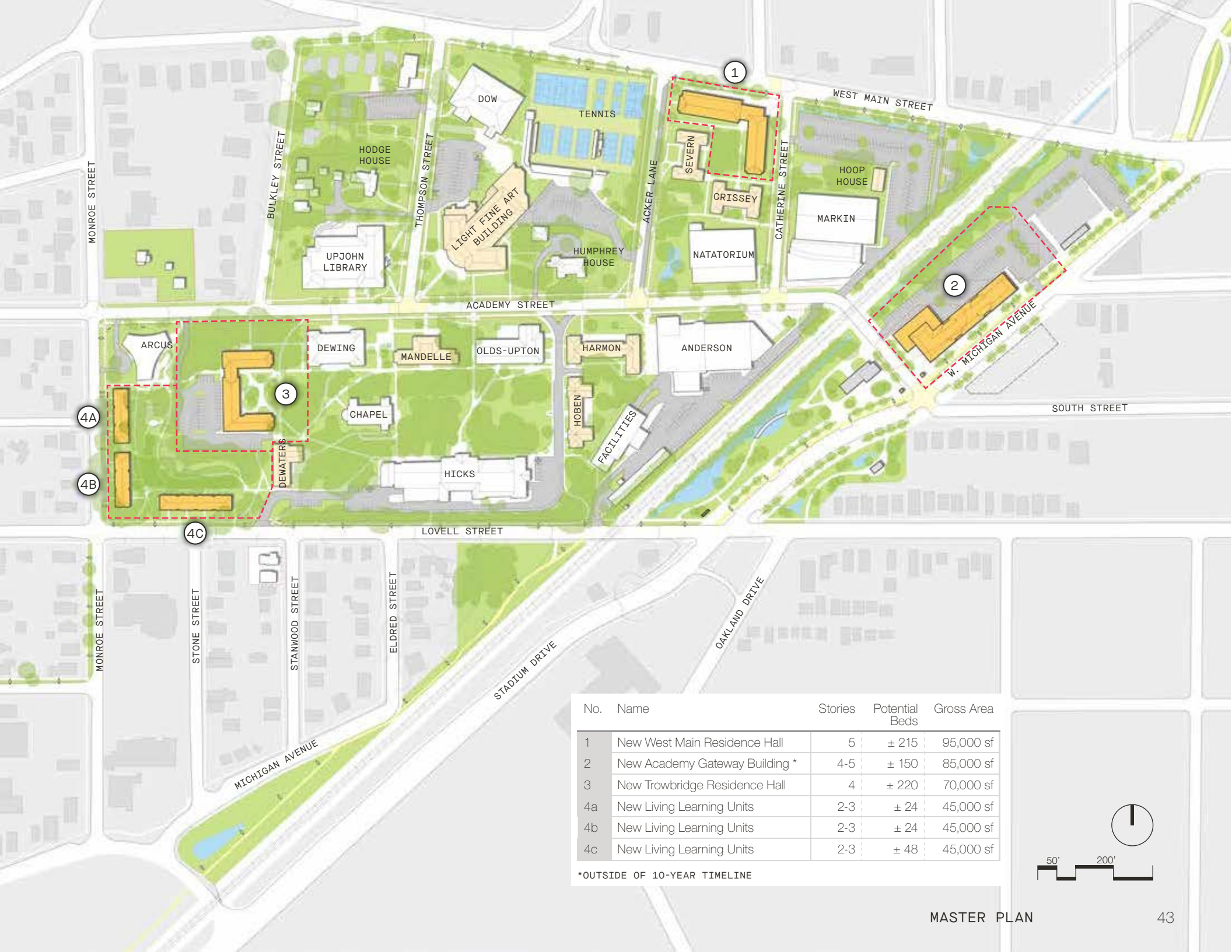
In order to support housing more students on campus, additional parking is proposed in the areas of growth along West Main Street and behind Trowbridge. The Master Plan proposes the enhancements of existing open spaces like The Grove and the tennis courts and adds approximately 0.3 acres to the Campus Core in an effort to activate underutilized areas on campus. Parking and open space are dealt with holistically across campus.

The Master Plan outlines strategies for addressing the guiding principles in the following pages.

For clarity, the Master Plan improvements are organized into the following sections:

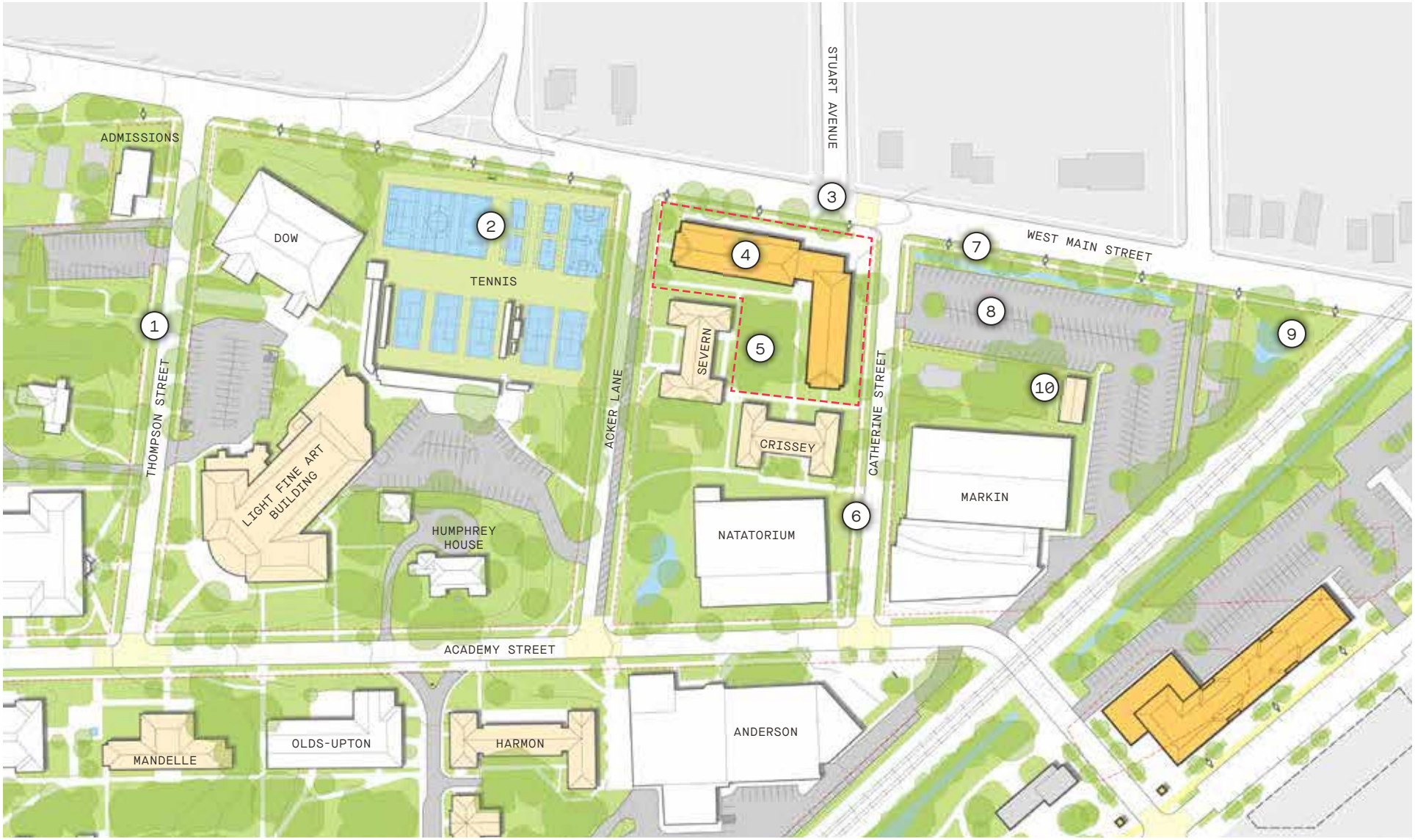
1 North Campus
2 Academy Street Gateway
3 Campus Core
4 The Grove
5 Athletics





No.	Name	Stories	Potential Beds	Gross Area
1	New West Main Residence Hall	5	± 215	95,000 sf
2	New Academy Gateway Building *	4-5	± 150	85,000 sf
3	New Trowbridge Residence Hall	4	± 220	70,000 sf
4a	New Living Learning Units	2-3	± 24	45,000 sf
4b	New Living Learning Units	2-3	± 24	45,000 sf
4c	New Living Learning Units	2-3	± 48	45,000 sf

*OUTSIDE OF 10-YEAR TIMELINE



OPTION A

LEGEND

- New Construction
- Renovation

1 Thompson Accessibility Improvements
2 New Multi-purpose Courts
3 Signalized Midblock Crossing
4 New Residence Hall (±215 beds)
5 Improved Quad
6 Improved Campus Connection
7 New Lightpoles and Banners
8 Expanded Markin Parking Lot (±185 spaces)
9 Stormwater Feature
10 Relocated Hoop House

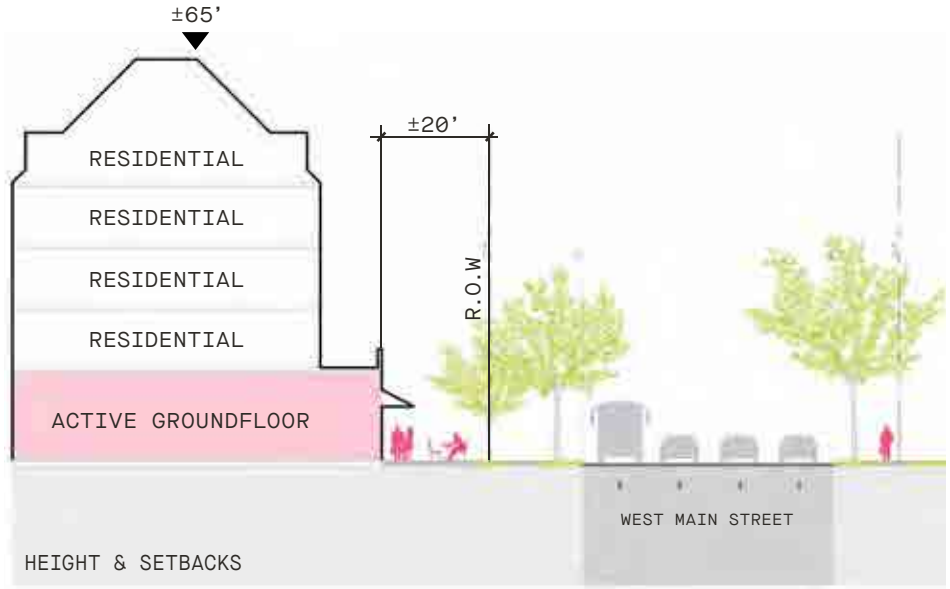
North Campus

Master Plan Goals include:

- Increasing K's presence along West Main
- Calming traffic and the creation of a safer crossing
- Establishing a build zone 0'-20' to allow for gathering space in front of the building
- Creating an active street frontage, plaza space, & ground floor
- Developing a New West Main Residence Hall (±215 beds) to act as swing space for Trowbridge to be demolished
- Completing a North Campus residential quad experience
- Strengthening the connection between North Campus & Main Quad
- Replacing tennis courts with multi-purpose courts to make up for recreational space lost to parking
- Increasing the number of parking spaces on North Campus (±163 spaces)
- Implementing stormwater infrastructure

Development Area

Site Area	±55,000
Gross Floor Area	±95,000
Height	55'-65'
Number of Stories	5
Site Area Open Space	±25,000
Number of Parking Spaces	±235 adjacent spaces



OPTION A

LEGEND

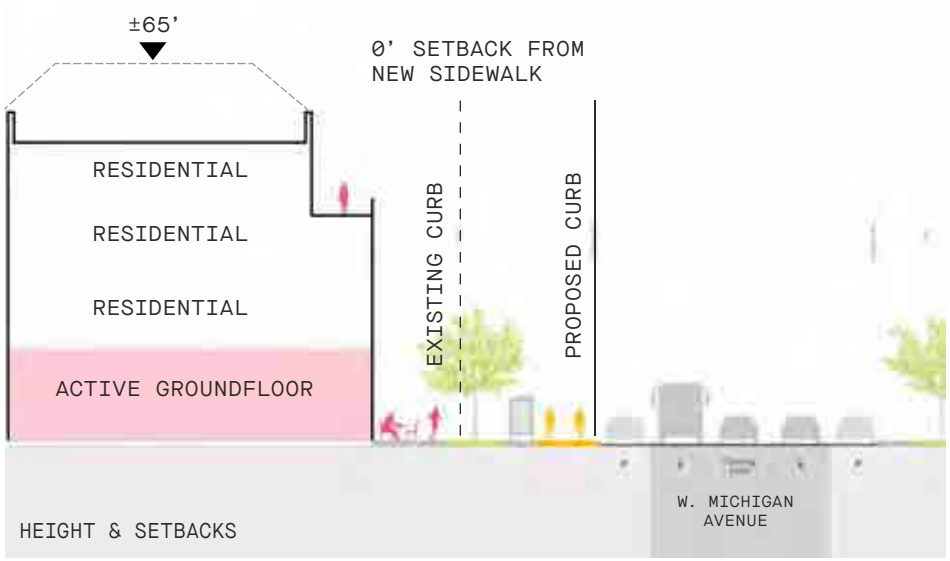
- New Construction
- Renovation

1 New Campus Signage
2 Arcadia Creek Stormwater Feature
3 New Bikeway
4 Potential Future Park (not owned by K)
5 New Park Pavilion
6 Rerouted Academy Street
7 New Campus Gateway
8 New Signalized Intersection
9 New Mixed-Use Development (±150 beds)
10 Potential Future Mixed-Use Development (not owned by K)
11 Redesigned W. Michigan (±100 spaces)
12 New/Expanded Parking (±105 spaces)
13 Walgreens Addition
14 Expanded Walgreens Parking (±60 spaces)
15 Stormwater Feature

Academy Street Gateway

Master Plan Goals include:

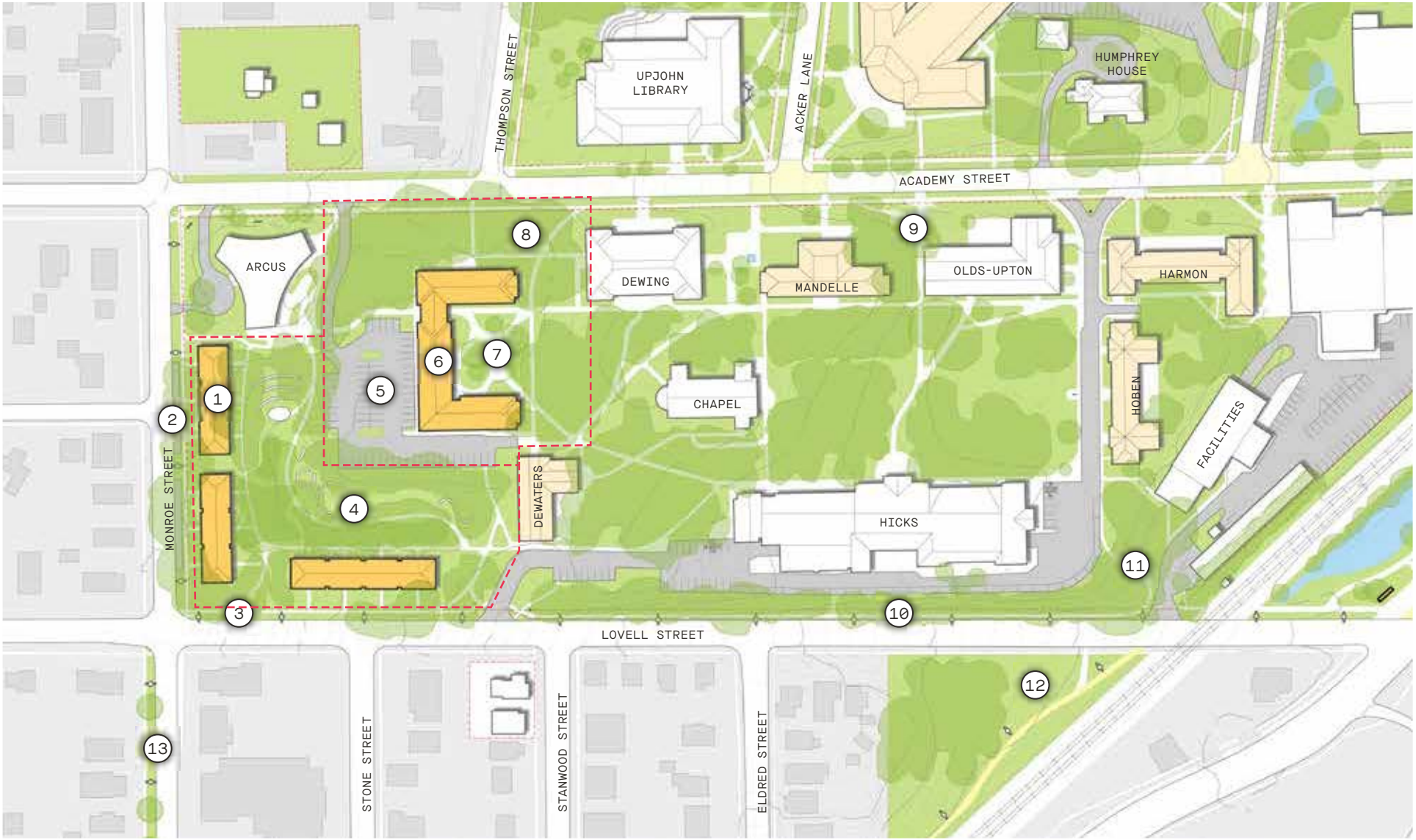
- Rerouting Academy Street to create a more prominent and navigable gateway experience for K
- Increasing K's visibility on W. Michigan Avenue
- Calming traffic and the creation of a safer crossing
- Connecting bike routes from WMU to Michikal
- Developing New Academy Street Gateway building* (±150 apartment style beds) with ground floor commercial to support the neighborhood node concept put forward by the Imagine Kalamazoo 2025 Vision
- Engaging with Arcadia Creek to collect and filter stormwater runoff
- Implementing stormwater infrastructure and increasing stormwater plantings
- Developing a bus interchange between WMU & Downtown
- Activating the existing park with new elements and design
- Outlining potential future opportunities for private development of the surrounding land not owned by K. K is not interested in acquiring this land



Development Area

Site Area	±115,000 SF
Gross Floor Area	±85,000 SF
Height	±55'-65'
Number of Stories	4-5
Site Area Open Space	±20,000 SF
Number of Parking Spaces	105+ spaces

*Outside of 10-year timeline



OPTION A

LEGEND

- New Construction
- Renovation

1 New Living Learning Units (±196 beds)
2 New Monroe Street Parking (±14 spaces)
3 New Sidewalks & Lighting
4 New Grove Gathering Spaces
5 Expanded Parking Lot (±70 spaces)
6 New Trowbridge (±220 beds)
7 Expanded Quad
8 Reconfigured Pathways
9 New Accessible Pathway
10 New Raised Sidewalk & Lighting
11 New Pathway
12 Improved Multipurpose Trail
13 Improved Connection to Athletics

Campus Core

Master Plan Goals include:

- Replacing the outdated Trowbridge Residence Hall (±215 beds)
- Creating a building that faces the Main Quad
- Reorienting and shifting the building footprint in order to expand the Main Quad experience and creating outdoor social spaces
- Respecting surrounding context and reflecting existing campus architecture
- Protecting as many trees as possible
- Creating an architectural gateway
- Increasing number of parking spaces in this zone of campus (±20 spaces)
- Increasing number of beds on campus (±12 beds)

Development Area

Site Area	±120,000 SF
Gross Floor Area	±70,000 SF
Height	±55
Number of Stories	4
Site Area Open Space	65,000 SF
Number of Parking Spaces	70 spaces

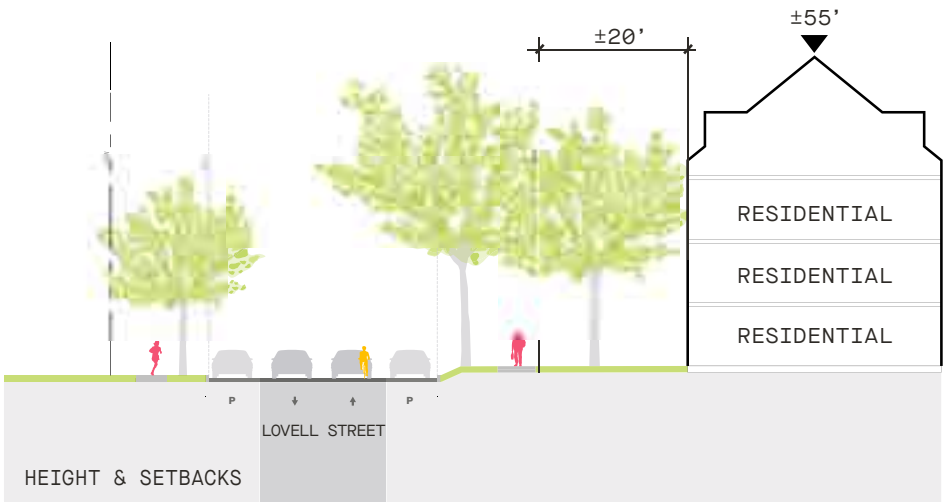
The Grove

Master Plan Goals include:

- Respecting surrounding neighborhood context
- Creating style of housing appropriate for an upperclassman experience
- Fitting within the characteristics of neighborhood and capturing existing style of the Living Learning Houses
- Increasing the density of the Living Learning Units (±48 beds)
- Establishing a better connection to the rest of campus
- Activating The Grove
    - Creating outdoor social spaces and/or outdoor classroom, learning environments
    - Incorporating educational signage
    - Introducing sensitive parking to support the LLU's
    - Increasing parking options (±6 spaces)

Development Area

Site Area	±110,000 SF
Gross Floor Area	±48,000 SF (3 bldgs)
Height	±55
Number of Stories	2-4
Site Area Open Space	±80,000 SF
Number of Parking Spaces	14 spaces



Options for Expanded Parking

Additional concepts were put forward to show options for expanded parking in the Campus Core / Grove areas of campus

Option B - Grove Parking Lot

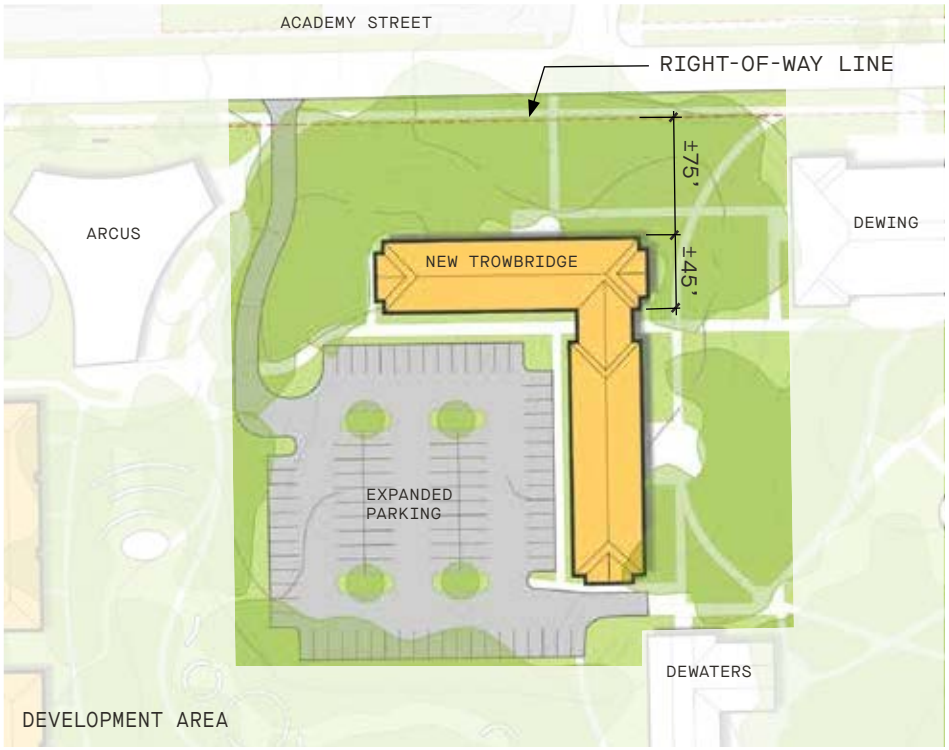
Site Area Open Space	± 60,000 SF
Number of Parking Spaces	64 spaces

* Compare to page 48

Option C - Expanded Trowbridge Lot

Gross Floor Area	± 60,000
Site Area Open Space	± 50,000 SF
Number of Parking Spaces	100 spaces

* Compare to page 47



LEGEND

Field Lights

1 Improved Connection to Athletics
2 Improved Athletics Complex Edge
3 Angell Football Field
4 MacKenzie Field
5 Improved Multipurpose Trail
6 Stormwater Feature

Athletics

Master Plan Goals include:

- Strengthen connection from Main Campus to Athletics Complex with the addition of new sidewalks, banners, lighting, and beautified landscaping. Work with the City of Kalamazoo to accomplish these enhancements along W. Lovell Street, Crawford Street, Burrows Street, and W. Michigan Avenue.
- Extend light days and times for Angell Football Field and MacKenzie Field to expand opportunity for student use of field in the morning and evening to increase flexibility for teams and enhanced student experience i.e. night games under the lights, later games due to weather delays, early morning use to avoid extreme heat.
    - Stadium Lighting is a permitted use on Kalamazoo College's Athletic Fields.
    - In support of this goal, K will establish email communication with the West Main Hill Neighborhood, for them to distribute to members, as well as any interested neighbors who provide a current/valid email address
    - In support of this goal, K will communicate games schedules and planned instances of designated late night or early morning use of lights, as soon as the school knows, no later than the Monday before use to the established group

06

Pedestrian Circulation

The following illustrates the network of sidewalks and pathways linking Kalamazoo College's campus and connecting the surrounding neighborhood context. Renderings are included to show recommended improvements to select campus edges and crossings to strengthen campus safety and enhance walkability.

Master Plan

Pedestrian Circulation

A primary goal of this master plan was to strengthen connectivity on campus and to the surrounding neighborhoods in support of the Imagine Kalamazoo 2025 Plan. To do this, the plan proposes enhanced crossing at key locations on W. Michigan Avenue, West Main Street and Academy Street to improve safety and ease of crossing along with the addition of new sidewalks along Lovell Street and increased pedestrian realm along W. Michigan Avenue. As these are all public streets, K will need to work with the City of Kalamazoo to achieve these improvements to pedestrian circulation.

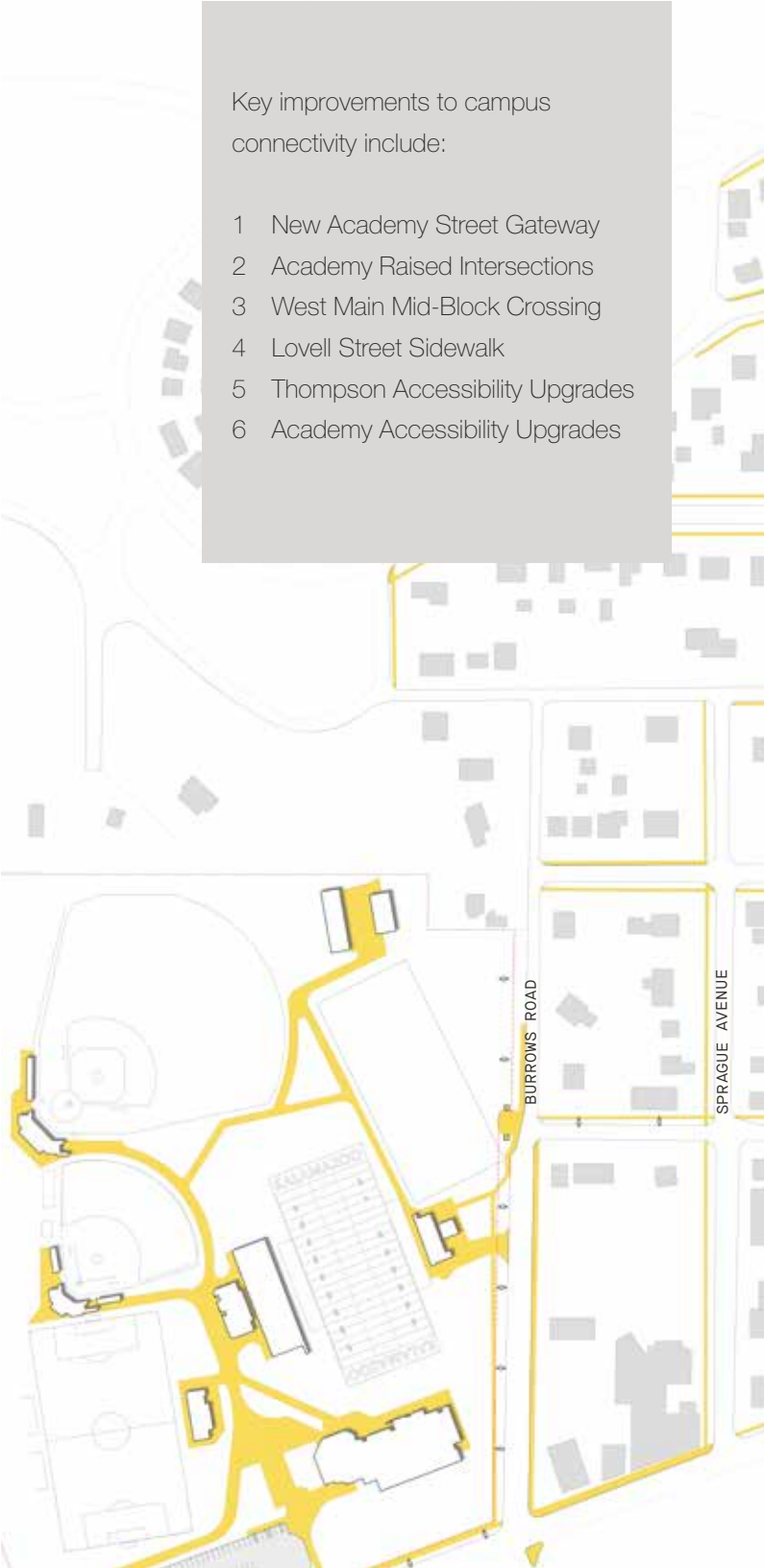
The addition of banner poles, lighting, architectural features, special pavement, and landscape upgrades are recommended along the campus edges to enhance campus identity and improve the pedestrian experience from main campus through the neighborhood to the Athletics Complex.

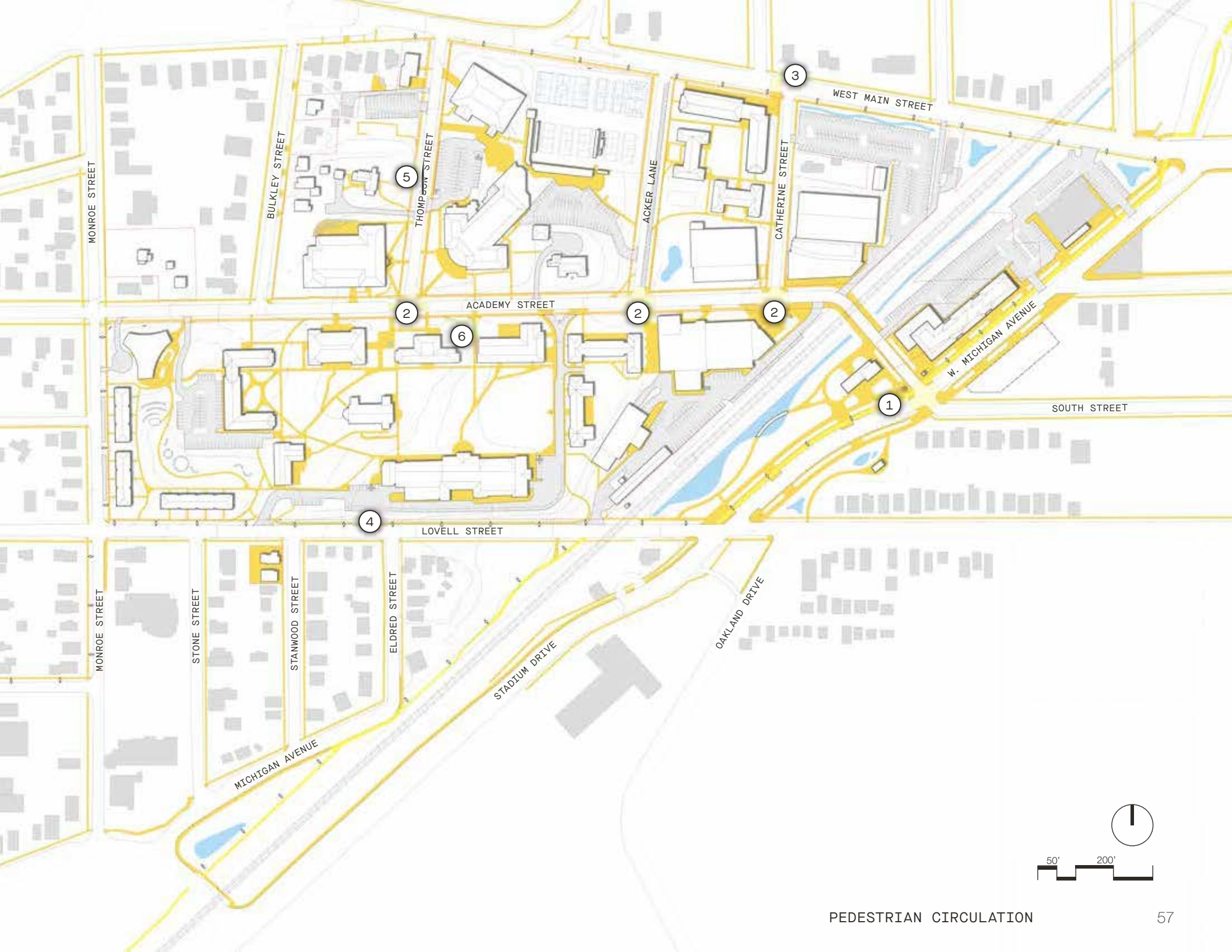
The Master Plan recommends changes to create accessible options for navigating the topography of campus.

The following pages illustrate these recommendations and act as a guidelines for pedestrian circulation on campus and along it's edges.

Key improvements to campus connectivity include:

1 New Academy Street Gateway
2 Academy Raised Intersections
3 West Main Mid-Block Crossing
4 Lovell Street Sidewalk
5 Thompson Accessibility Upgrades
6 Academy Accessibility Upgrades





PEDESTRIAN CIRCULATION

Possible Improvements

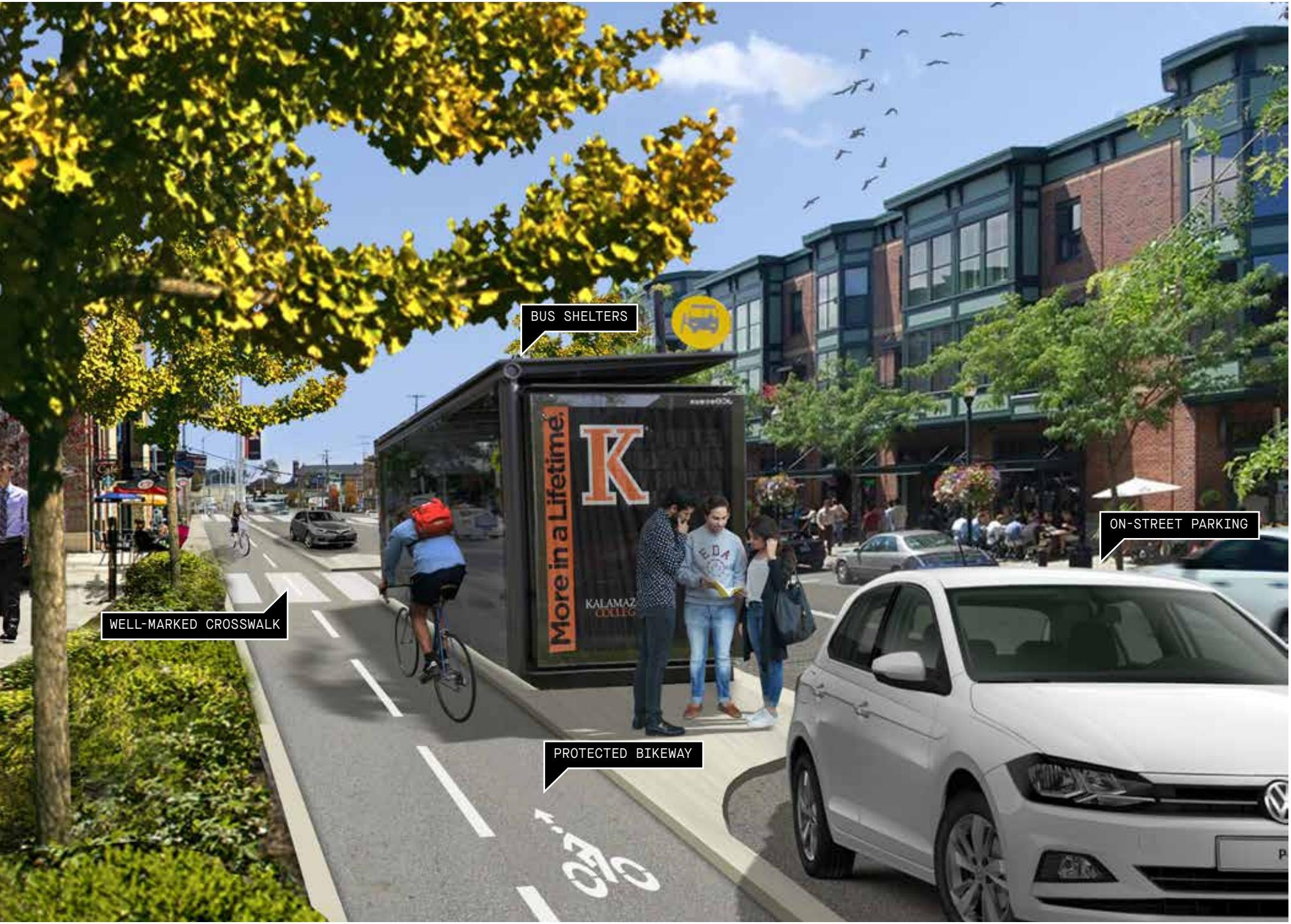
W. Michigan Avenue

The Master Plan recommends rerouting Academy Street to create a more regular intersection with a narrowed W. Michigan Avenue. The new configuration lends itself to a new gateway entrance to campus, traffic signals, and safer, well-marked crossings. Upgrades to W. Michigan Avenue will follow the Street Design Guidelines released by the City of Kalamazoo.

New development should be mixed use with an active ground floor. Areas dedicated to outdoor seating should be planned for along with wider sidewalks set back from the roadway, buffered by planted areas with campus identifying features.

Bike and transit infrastructure should be integrated along with on-street parking to support the neighborhood node.

Existing / Proposed


BUS SHELTERS
More in a Lifetime.
K
KALAMAZ
COLLEGE
ON-STREET PARKING
WELL-MARKED CROSSWALK
PROTECTED BIKEWAY

Possible Improvements

Academy Street

The intersections of Academy with Thompson Street, Acker Lane, and Catherine Street were all identified as safety concerns for the campus community. The addition of raised speed tables at these key intersections could help slow traffic and further prioritize the pedestrian. The intersection should be raised to the elevation of the sidewalk and utilize the same brick pavement with an alternate paving material to ramp up from existing street grade to the speed table. These sections of inclined pavement should be contrasting to signal a change in grade but complimentary to maintain existing character of Academy Street

◀ Existing / Proposed ▶

BANNERS & LIGHTING
BIKE ROUTE
RAISED INTERSECTION

Possible Improvements

West Main Street

The northern edge of campus currently lacks identity and is bordered by the fast moving traffic of West Main Street. The City has plans to convert current one-way traffic into two-way. The Master Plan identifies the addition of a signalized midblock crossing at Stuart Avenue to create a safer condition to link campus to the Stuart Neighborhood. The crossing should be illuminated and feature push button activation of a rapid flashing beacon.

The New West Main Residence Hall should have an active ground floor with plaza space for outdoor gathering. The addition of light poles with banners will help to improve identity along this edge.

◀ Existing / Proposed ▶

K CROSSING
BANNERS & LIGHTING
NEW STUDENT HOUSING
More in a Lifetime
K
KALAMAZOO
TUSCAN EATERY
PLAZA & SEATING
ACTIVE GROUND FLOOR
BUILDING ENTRANCE
STORMWATER PLANTINGS
SHARED USE PATH

Possible Improvements

Lovell Street

In order to improve identity and sense of arrival, the lower portion of Lovell Street where it meets W. Michigan Avenue would be reverted to a two-way. The addition of shared lane markings for bicycles will help to establish this bike route into the neighborhood and improve safety for cyclists. A new sidewalk should be added to the southern edge of campus along Lovell Street and the west edge of campus along Monroe to improve connectivity for both the campus community and neighbors alike. Create well-marked crosswalks across W. Lovell Street south and across Monroe Street to the west will create safer connections. New banners and lighting, brick walls, and beautified landscaping will define the campus edge.

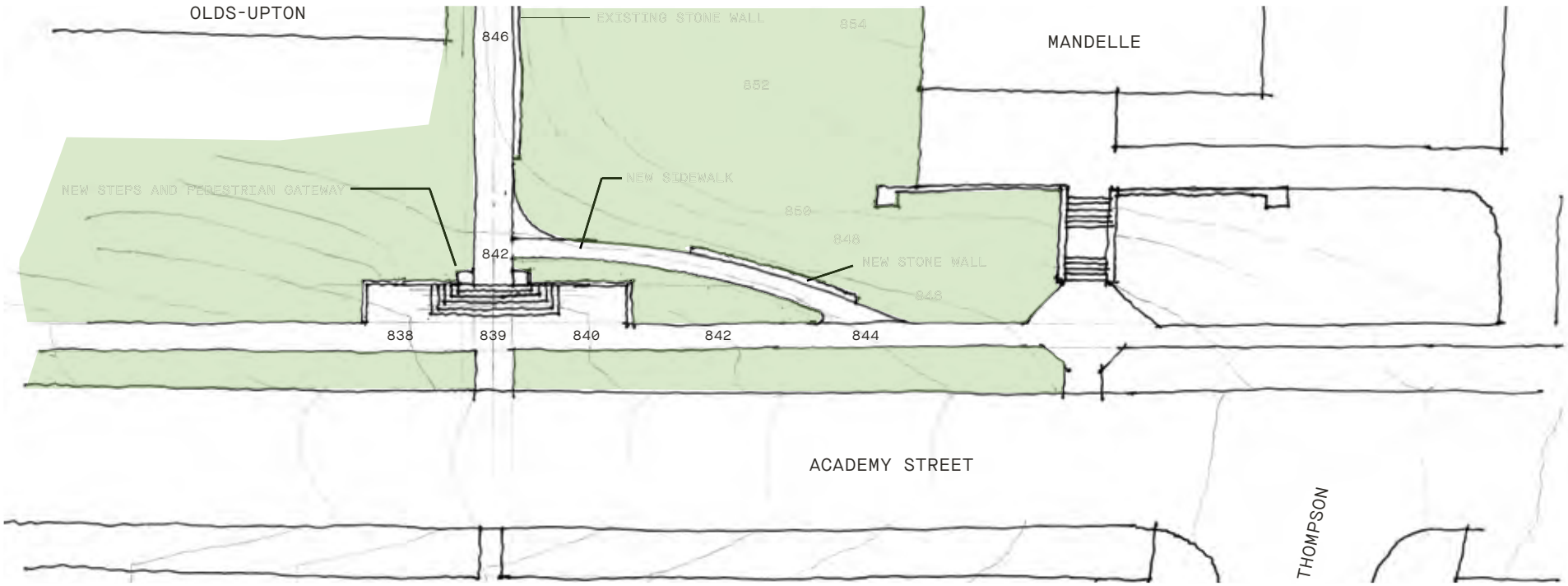
◀ Existing / Proposed ▶

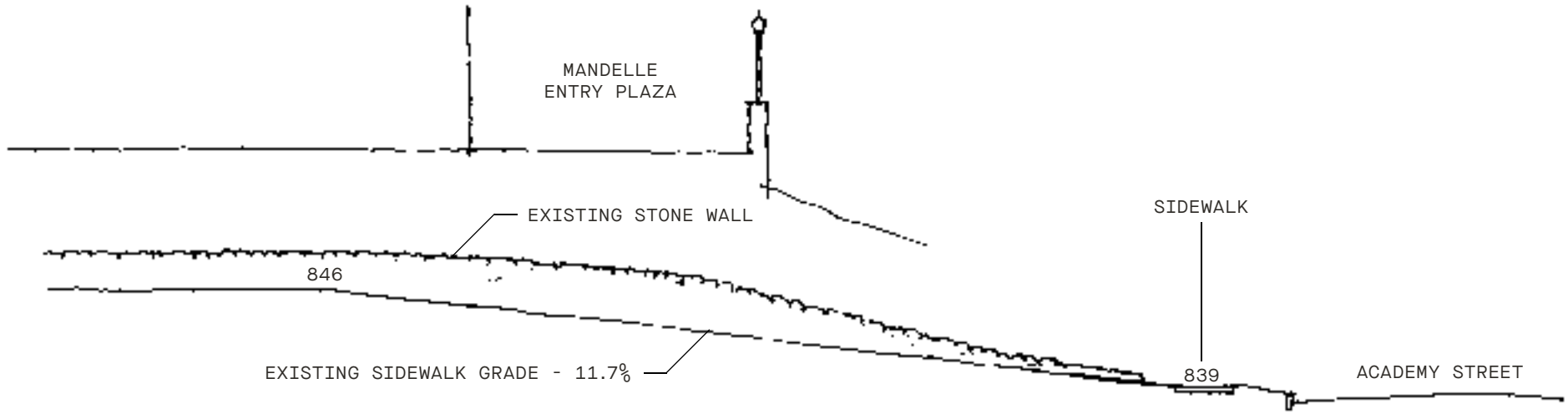
NEW STUDENT HOUSING
BANNERS & LIGHTING
NEW RAISED SIDEWALK
NEW SIDEWALK
BRICK WALL
MARKED SHARROWS

Possible Improvements

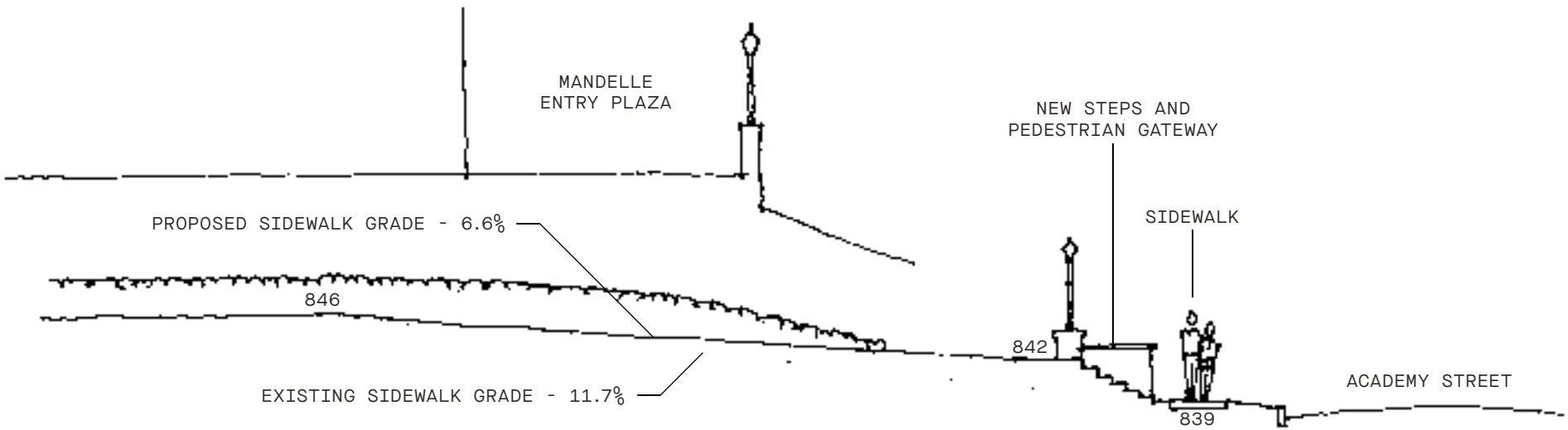
Academy Street Accessibility

- Pathway Design Goals
  - Reduce severity of sidewalk slope (not necessarily ADA)
  - Minimize disturbing the existing stone wall - a positive component of K's campus character
  - Build on the architectural lines and forms of Mandelle entry plaza and archway
  - Continue K's tradition of building pathways that lay softly on the landscape





Existing Section

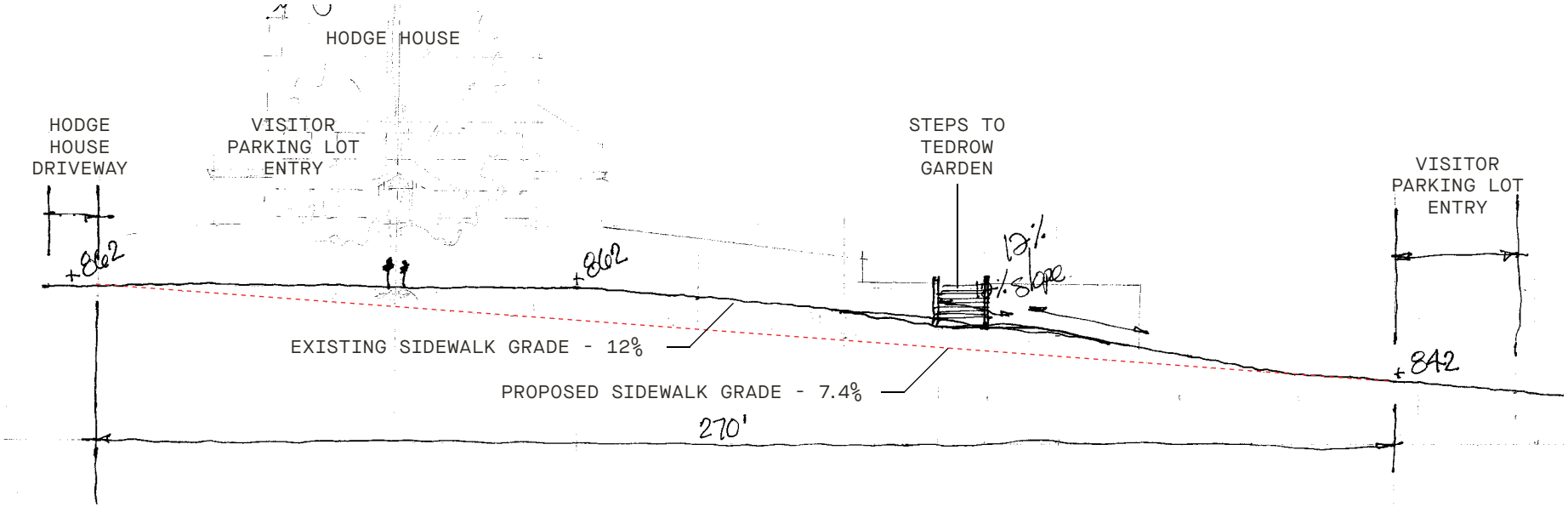


Proposed Section

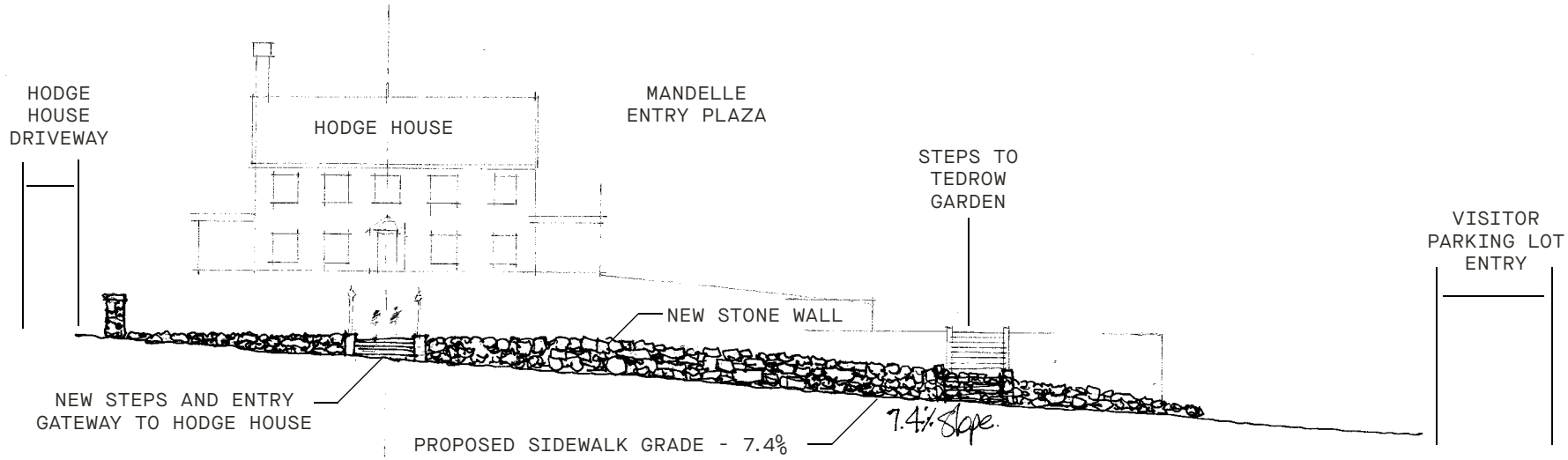
Possible Improvements

Thompson Street Accessibility

- Pathway Design Goals
  - Reduce severity of sidewalk slope (not necessarily ADA)
  - Use natural stone materials - a positive component of K's campus character
  - Build on the character of sidewalks within the neighborhood – low stone retaining walls
  - Brings the President's house into the campus fold
  - Maintain access to Tedrow Garden



Existing Section



Proposed Section

07

Parking

A parking occupancy survey was conducted on K's campus on Wednesday, September 21, 2011, and remains relevant. Existing parking demand was confirmed by recent internal audit. The survey documented existing occupancy levels on a typical day for off-street and on-street parking which generally reflects typical 2022 numbers. Current numbers and updated demand are shown on pages 70-71. Also included in this section are recommendations for expanding parking within K's campus while protecting the integrity of the adjacent neighborhoods, as well as parking management suggestions and strategies to reduce overall parking demand.

The Plan adds 96 total spaces to the K parking supply. This will help alleviate any parking disbursement to the surrounding neighborhoods as K adds new beds to campus. An additional 265 spaces, including on and off street parking, are added with the creation of a new neighborhood node, which would likely happen beyond the 10-year timeline.

Parking Supply: 2019

The 2012 Master Plan showed a net growth of 58 spaces, increasing the buffer to demand to 8.8% from 4.4% in 2011 (Table 10). It is acceptable practice to have the parking supply 5% to 15% over the actual parking demand.

While specific changes identified in the 2012 Campus Master Plan have not been realized, other changes have been made to increase parking. The total supply is now actually greater than what was envisioned in the 2012 report - illustrated in Figure 4.

These additions have come by adding the Thompson Street lot and reconfiguring the Trowbridge, Lower Fine Arts, and Acker Lane lots. The on-street parking remains the same.

Table 10

Group	Existing 2011 Supply	Actual 2019 Supply	Change
Off-Street	416	482*	66
On-Street	159	159	0
Total - Main Campus	**575**	**641**	**66**
Buffer to Demand	4.4%	8.8%	

2022 Campus MP Parking Demand

The enrollment goals for K have remained the same, however, the College is interested in increasing the number of students living on campus (Table 11). With the addition of 258 beds, the parking demand increases to 645 spaces from the 2011 projection of 590 (Table 12).

Table 11

		Fall 2011 Quarter	10-Year Future
Faculty & Staff	Full Time	350	361
	Part Time	80	82
	Subtotal	430	443
	Contractor Employees	12	12
	Total Faculty & Staff	442	455
Student	Full Time Enrollment	1350	1500
	On-Campus	850	1200

Table 12

	Ratio	Demand Existing (2011)	Demand 10-Year Future
Residential Students	.22 per On-Campus	187	264
Commuter Students	.08 per On-Campus	68	76
Faculty & Staff	.65 per Faculty & Staff	287	296
Visitors	.01 per On-Campus	9	9
Total Estimated Demand		551	645

Figure 4
Existing Parking

No.	Lot	Capacity
1	Markin	24
2	Crissey / Severn	91
3	Lower Fine Arts	46
4	Humphrey House	3
5	Upper Fine Arts	48
6	Trowbridge	50
7	Living / Learning Houses	8
8	DeWaters	10
9	Hicks	48
10	Anderson / Facilities Mgmt	71
11	Acker Lane	46
12	Thompson Street Lot	29
Existing Off-Street Total		482
Existing On-Street Total		159
Existing Parking Total		641

* Parking total does not include the 133 spaces in the athletic complex lot

Parking & Transportation Recommendations

– Proposed Parking Supply

The parking analysis performed in 2011, and confirmed by recent audits, shows that K has a peak demand of approximately 550 parking spaces during a typical weekday. It is estimated that this demand could increase to 645 spaces if the College grows to 1,500 students and with the goal that a higher percentage of students live on campus. To accommodate this increase, the Master Plan suggests strategies to increase the number of parking spaces to 740 spaces. This is 15% over the estimated parking demand. It is acceptable practice to have the parking supply 5% to 15% over the actual parking demand. It is important to note that this increase can be accommodated within the boundaries of K's campus, excluding the new car parking lot located at the Athletics Complex.

Figure 4 on the next page shows the distribution of the 740 spaces on K's campus based on the proposed Campus Master Plan. A summary of the parking modifications by lot and street is shown on Table 8. Figures 4 and 5 show options for increasing parking within the Campus Core and Grove if needed.

Parking for the potential Academy Gateway and potential on-street parking along W. Michigan Avenue would be shared between campus and community to support the new Neighborhood Node. The numbers are not reflected in the totals but could potentially add 265 additional spaces to the area, 100 on-street, 205 spaces behind the potential mixed use, and 60 spaces behind Walgreens.

Option A

No.	Parking	Capacity Existing	Capacity Proposed	Net Change
1	Markin Lot	24	183	159
2	Crissey / Severn Lot	91	0	(91)
3	Lower Fine Arts Lot	54	54	0
4	Humphrey House Lot	3	3	0
5	Upper Fine Arts Lot	48	48	0
6a	Trowbridge Lot	50	70	20
7	Living / Learning Houses	8	14	6
8	DeWaters Lot	10	10	0
9	Hicks Lot	48	48	0
10	Anderson / Facilities Lot	71	71	0
11	Acker Lane	46	50	4
12	Thompson Street Lot	29	29	0
Total Off-Street		482	580	98
Total On-Street		159	159	0
Total Parking Available		641	739	98

Table 8

* Does not include 133 spaces at Athletics Complex, 105 spaces at New Academy Gateway, or 100 new on-street spaces along W. Michigan Avenue.

Option B

6b	Trowbridge Lot	60
13	New Grove Lot	50

Total net gain of 138 spaces

Option C

6c	Extended Trowbridge Lot	100

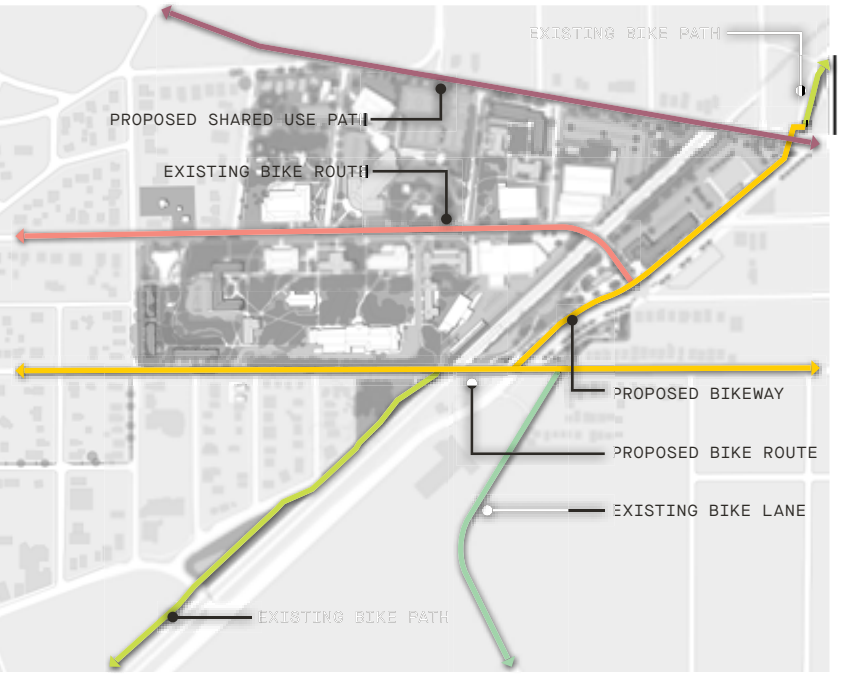
Total net gain of 128 spaces

Figure 5
Proposed Parking

The master plan shows an additional 105 off-street spaces within the New Academy Gateway and an additional 100 on-street spaces along W. Michigan Avenue to support new Neighborhood Node.

Alternative Transportation

The previous pages include strategies for increasing the supply of parking on K's campus. Below is a list of strategies that can help reduce parking demand and reduce carbon emissions. K has a goal of reducing emissions from faculty, staff, and student commuting by 25%. To achieve this goal, the Master Plan recommends the following strategies:



– Bike Paths

The Master Plan recommends developing two bike routes along K's perimeter to link with the City and County Bikeway System. Both the City and County have paths in place that link some areas of the community with others. The location of K's campus can play an important role in extending the bikeway system to areas that otherwise would not be possible. A new dedicated bikeway along W. Michigan Avenue would link campus to the Michikal to the north and Western Michigan University to the south. A widened sidewalk / shared use pathway along the south side of W. Main from Michigan/Stadium/Michikal up to the Westwood Wiggle connection would help link from downtown. Marked sharrows along Lovell Street would connect to the West Main Hill neighborhood. Safe and convenient pedestrian and bicycle routes connecting the campus with downtown Kalamazoo and other destinations can help encourage alternatives to the private automobile.

– Bicycle Center

An indoor bicycle storage facility and areas of covered parking outdoors should be considered for the campus. Bicycle Centers often include storage and offer bicycle maintenance instruction, loaner tools, an air compressor, etc. An arrangement with a local bicycle shop that offers no-charge pick up and delivery for repairs that faculty, staff, or students are unwilling to attempt could also help promote bicycle usage. K should consider joining the city-wide bike share with WMU and COK when created. Active programming, like carbon footprint reduction challenges, can help to encourage students to cycle rather than drive.

– Public Transit

Kalamazoo College should look into the possibility of starting a program that provides students a no-charge transit pass with Kalamazoo Metro Transit and incentivize use. If financially feasible, a transit pass program may help discourage on-campus

resident students from believing they need a private vehicle to travel around the city. Education for students to understand how to utilize the bus system and information about key routes and stops i.e. grocery stores may also help promote use. The potential Academy Street Gateway can be a new transit hub, linking Western Michigan University transit to downtown. Collaborate with the city and WMU to increase frequency of buses and ease of transit use.

– Car Sharing

Car sharing services, essentially an hourly car rental service, are becoming more widespread at campuses and urban neighborhoods throughout the country. Kalamazoo College should begin investigating a commercial car sharing service with several vehicles stationed in a prominent, on-campus location. A car sharing service, perhaps in cooperation with WMU, could help overcome the reluctance to use transit. A vehicle would be available for the occasional off-campus trip. In addition, the presence of a car sharing service will help influence resident students to not bring a vehicle to campus. Commercial services such as "Zip-Car" offer automated rental services at universities and colleges nationwide including Michigan State University and the University of Michigan. Kalamazoo College vehicles are currently scheduled for group trips to frequented destinations like the grocery store.

– Education

The Alternative Transportation Strategies need promotion and advertising to successfully reduce the number of vehicles on campus. All new students should be aware of these programs before they decide to bring a car to campus. Likewise, the programs should be presented as part of new employee recruitment and orientation efforts.

Parking Management

The parking system at Kalamazoo College has been operating using policies and procedures typical for a small college without severe parking problems. This approach has been appropriate for the campus and has provided a proper level of management. While not all of the everyday parking demand generated by the college can be accommodated within the existing off-street lots, empty parking spaces are generally available in the neighborhood near the campus. The amount of spill-over parking appears reasonable and acceptable. There are parking policies in place used to control the utilization of the existing parking facilities. Parking in the surface lots is restricted by user group. Posted signs also reserve some spaces for specific individuals or specific groups. First year students are generally prohibited from having a vehicle on campus. The usage of the existing parking lots is regulated through the use of windshield decal permits. Students have the option to purchase 24 hour on-campus permits for the academic year. The fees were put in place with the intention of discouraging students from bringing a car to campus.

Currently, the Campus Safety department manages Kalamazoo College's parking system. The overall responsibilities include, but are not limited to, general parking operations, allocating parking, issuing parking permits, parking enforcement, and visitor and special event parking.

– Parking Allocations

The 133 car parking lot built in conjunction with the Athletics Complex in 2012, is intended for special events when the supply of spaces on main campus is not sufficient.

– Access Control

The current use of permits to control usage of the lots is appropriate and should be continued for most of the on-campus lots. The permit system could continue to utilize decals or 'hang tags' that are displayed below the vehicles' rear view mirrors. There are advantages and disadvantages to each approach, and either could be successful.

– Student Parking Permits

The current restriction on parking permits for first-year students should remain in place. Consideration should also be given to expanding the restriction to include sophomores to reduce the number of vehicles on campus. K currently charges students for parking as a means to discourage students from having cars on campus in support of campus TDM goals. Great care should be taken so that parking permit policies are not so restrictive that more parkers choose to use the neighborhood on-street spaces in lieu of a Kalamazoo College off-street parking space.

– Faculty / Staff Permits

Faculty/staff permits should continue to be issued free of charge. However, to prevent abuse, new permits should be required for every academic year.

– Enforcement

All permit-based parking systems require enforcement to assure compliance. Enforcement should be fair, firm, and consistent. However,

the actual enforcement patrols should be varied to avoid predictability. Parkers should only be able to predict a high likelihood of receiving a citation when parking illegally. Parking violation fines must be set high enough to perform as a deterrent.

– Shared Parking

The College has an existing relationship with Western Michigan University in which students/visitors can utilize the parking garage next the Athletics Complex for special events. The College is in discussion with WMU to expand shared use of parking garages and lots for long-term parking for students. WMU's 2019 Transportation Master Plan reflects space available during peak times, as their student population declined over the past decade. Increase frequency of buses for students to link parking opportunities.

– Parking Technology

Advanced technologies have become pervasive throughout our entire society. Technological enhancements have become commonplace parts of everyday products and services. The parking industry is likewise seeing an increasing number of technology-based applications that improve the parking experience for users and provide better management tools. Many of these advancements are best suited to large parking operations where the benefits easily outweigh the costs of implementation. An efficiently managed parking system uses the level of technology appropriate for size, complexity, and type of system. The parking system at Kalamazoo College is relatively small; it would be difficult to justify the implementation of some of the high technology applications at this time. However, in the future, some technology based enhancements could become beneficial to improve the operating efficiency. Applicable uses of technology that may become appropriate for the Kalamazoo College Parking System include:

- Automatic Vehicle Identification (AVI) Tags / In the future, if gated facilities become more widespread on campus, some parking facilities could be equipped with antennas that "read" AVI tags in lieu of standard card readers. These AVI tags offer the added convenience for parkers; simply drive up to the gate, the valid tag is detected, and the gate opens.
- Handheld Enforcement Computers / Many institutions and most municipalities that issue a large volume of parking citations use handheld computers in lieu of handwritten citations. The handheld computers are used to record appropriate data and print copies of the citations placed on the vehicles. Operating efficiencies are gained when the devices are coupled with a computer based citation management system. Citations are downloaded into a database and outstanding citations are tracked. A list of scofflaws downloaded into the handheld computers allows enforcement personnel to detect frequent violators with outstanding citations. Some enforcement systems use cameras that digitally capture license plate numbers to aid enforcement efforts.
- Pay-by-Cell Phone / This technology is making a significant impact in the parking industry. It is being successfully implemented in both on-street and off-street applications. In most cases, a parking customer parks in an empty space, uses a posted cell phone number to register as a customer, provides a credit card number and license plate number, then enters a posted location code and the desired amount of time. When enforcement personnel are making their rounds (with a handheld enforcement computer), the plate number is noted as paid and no citation is issued. It could also be used for visitor parking by providing a complimentary parking code to prospective students before their visit to campus. The pay-by-cell phone concept is also used in conjunction with parking meters that monitor multiple spaces. Some systems are configured with the ability to send a text message to users phones when their purchased time is about to expire. Then, if allowed, the parking patron can add more time to the meter via their phone and credit card.

During special events roughly 50 spaces can be added along Academy Street if cars park at a 45° angle

08

Design Guidelines

These standards are provided as a guide to designers who plan future buildings and grounds for Kalamazoo College. The historic campus core has a unique, charming character which speaks to the campus spirit. This spirit should be present in any future building effort, and the guidelines proposed herein aim to capture the College's campus center and define the campus as one complete unit.

The goal of these guidelines is to unify campus, define campus edges, and integrate the scale of new buildings into the historic neighborhoods that surround campus. These guidelines are meant to preserve the historic campus core, yet allow for architectural innovation where appropriate.

Recommendations on building envelope, function, weight, and roofing are illustrated in Chapter 5.

Included in this section are the following:

- Existing Campus Conditions
- Guidelines for New Campus Buildings
- Guidelines for New Site Furnishings and Landscaping

▲ Historic Quad 1937 / 2011 ▼

Existing Campus Conditions

The analysis of the existing campus buildings and grounds will be broken down into the following categories: Typology, Massing, Facade Elements, Materials, and Site Furnishings and Landscape.

– Typology

Typology is a term used to not only describe the footprint and geometry of a building but also the function of the building and how that function is portrayed by the building's overall appearance. For example, trying to make a structure filled with faculty offices appear as a church would probably not be the best practice, as the building in question would be confusing to a new visitor expecting to find a worship space. The current K campus buildings in general display quite well the function that lies within. Take, for instance, Stetson Chapel. Its prominent site location and bell tower belie what is within - a chapel steeped in history at the center of the main campus quad. While not all are so easily recognized, most do not require extensive analysis. Anderson Athletic Center, home to performance courts and recreation spaces, takes on the shape of an athletic/recreation center and is easily recognizable as such.

– Massing

The building massing of the existing campus context is varied. Some buildings are one story, while others have five stories of program including their attic levels. The overall footprints of the buildings also take on very different forms, each defined primarily by its programs and typology. Hoben Hall, for example, is long and narrow based on the need for light in each of its dormitory rooms. Further, the facade is broken down so its mass is not so imposing. Arched forms, small punched openings, and the vertical division of the building into base, middle, and top make the overall scale of the building more manageable to the eye and to the pedestrian. Anderson Athletic Center is an example of a campus building whose mass is not broken down so carefully and, therefore, does not relate well to the scale of a pedestrian.

– Facade Elements

Using smaller, residential scale facade elements to break down the overall building mass is a typical feature of the K College vernacular. Vertically oriented, double hung windows are fixtures in the historic campus core. Dow Hall (located on the north edge of campus), conversely, uses almost square windows as its punched openings. While this proportion may fit its “campus edge” status, inserting the same windows into the campus historic core would seem out of place.

– Materials

Stone keystones, low brick arches, shutters, shed dormers, brick quoins, and white painted mouldings also make frequent appearances on buildings around campus. These facade elements and their materials make up a smaller “kit of parts” that could be used to unify new campus buildings with their predecessors. Brick and stone are the predominant materials used on campus. Ironwork accents below windows punched at the main floor of a building are also quite common. Bronze signage and building accents, as well as copper flashing details can be found in several locales and should be

replicated where appropriate.

– Site Furnishings
The site furnishings presently existing on campus are greatly varied. Many different benches, trash cans, and retaining wall materials exist. Light poles are traditional in appearance. Unifying the standard fixtures to replace these elements would create a cohesive campus and help to define the edges.

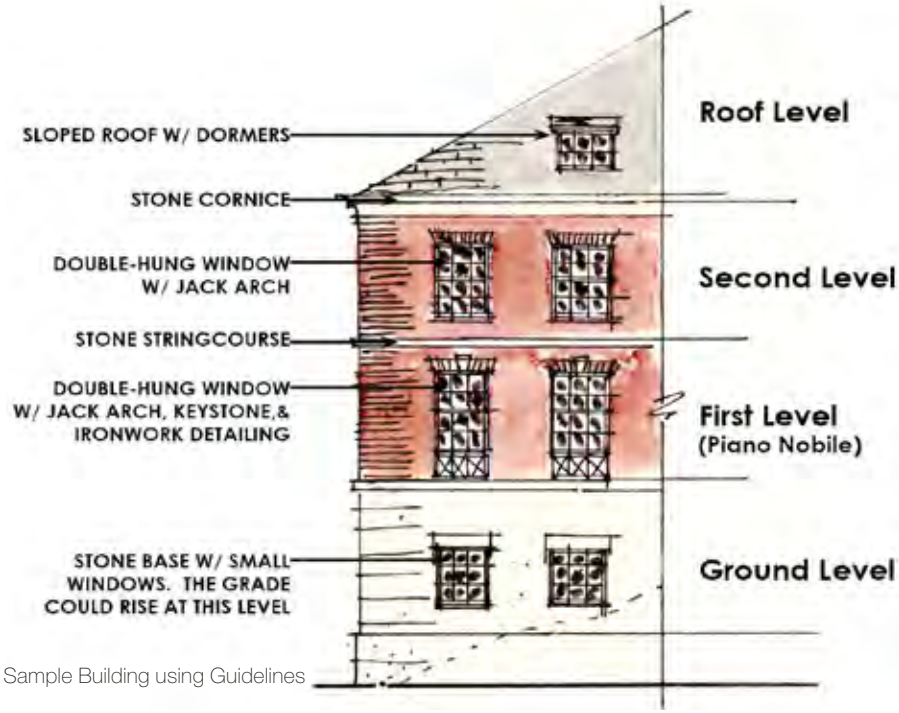
– Landscape
One of the best landscape features on K's campus is the Historic Quad. The four acre site marks the historic beginning of K's campus. The soil and topography are very much the same as they were when the college was originally established. The tall native trees with their suspended canopy and the uninterrupted lawn laid upon a rolling hillside creates a space that is welcoming and beautiful. Foundation planting is kept to a minimum, allowing the details of the Georgian Architecture to be noticed. Beyond the Historic Quad, a majority of the native plantings and soils have been disturbed by development. The master plan aims to suggest strategies for extending the landscape character of the historic quad to other parts of the campus.

President's House

Historic Quad

Guidelines for New Campus Buildings

While the architectural style on K's campus is predominately Georgian, simply inserting a typical Georgian building without taking into account the campus vernacular may be ill-advised. The existing context should be noted and used when making design decisions, particularly in the Historic Core areas. There may be, of course, instances outside of the Historic Core where buildings may deviate from Georgian style, but principles remain across any style the campus would use, such as entrance and windows/transparency, clearly defined bottom, middle, and top of the facade.



Sample Building using Guidelines

– Typology
New buildings should have a recognizable form: a building's overall shape should represent the function of the structure.

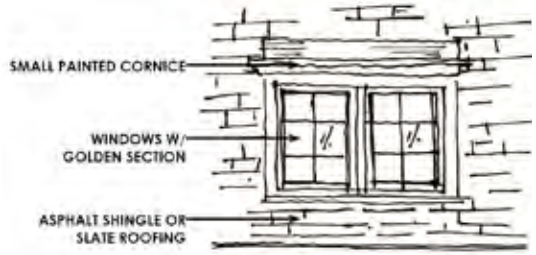
– Massing
Large building masses should be broken up into smaller facade elements to reduce large masses to a more human, relatable scale. Individual facade elements and the overall building should be broken into a tripartite scheme: base, middle, and top.

– Facade Elements
Windows with vertical proportions and divided lites should be used. Various grille patterns exist on campus, so again, the context should be taken into account when choosing the proper pattern. The main floor, or piano nobile, of a building generally incorporates a plaster or stone panel below the window opening with ironwork. Windows should use traditional lintels: jack arches, low arches, keystones, and stone bands above punched openings. No side architraves should be used. Arched forms and shed dormers are common on campus. Painted mouldings similar to the one pictured below are incorporated to frame and emphasize doorways. Using similar elements will help to unify the campus aesthetic.

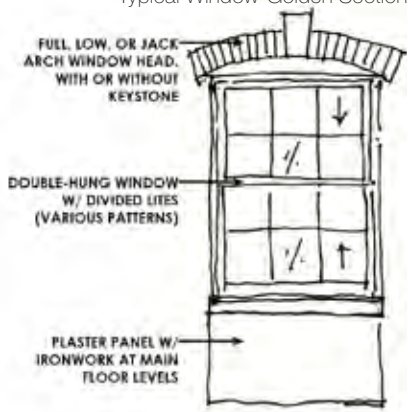
– Materials
Materials must look to the campus vernacular: red brick, limestone, painted mouldings, copper and bronze detailing, and black ironwork accents. Stone accents in keystones, string courses, and base materials can be incorporated.

Painted Mouldings

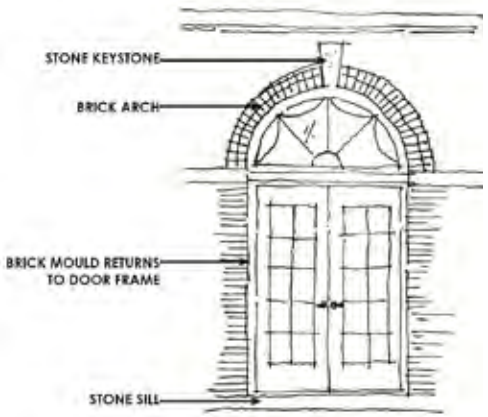
Shed Dormers



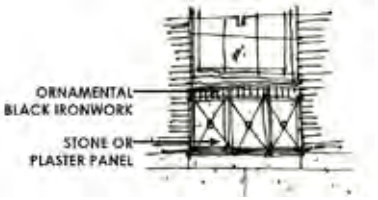
Typical Window-Golden Section



Arched Openings



Window Accents



Guidelines for New Site Furnishings & Landscape

– Site Furnishings

As with the Design Guidelines for buildings, the Design Guidelines for site furnishings are intended to unify K's campus.

- All metal finishes should be black, which is a finish used often in the ironwork details that exist on campus today.
- Stone and brick retaining and seat walls should be used wherever possible.
- Light fixtures and poles should replicate the standard existing in the Historic Core.
- Recycling and Waste bins should be Landscape Forms "Poe".
- Benches should be Landscape Forms "Melville".
- The Belson "Winder" is the current bike rack used across campus. K College could consider a new complementary style of bike rack to better meet the needs of the campus community.

– Landscape Recommendations

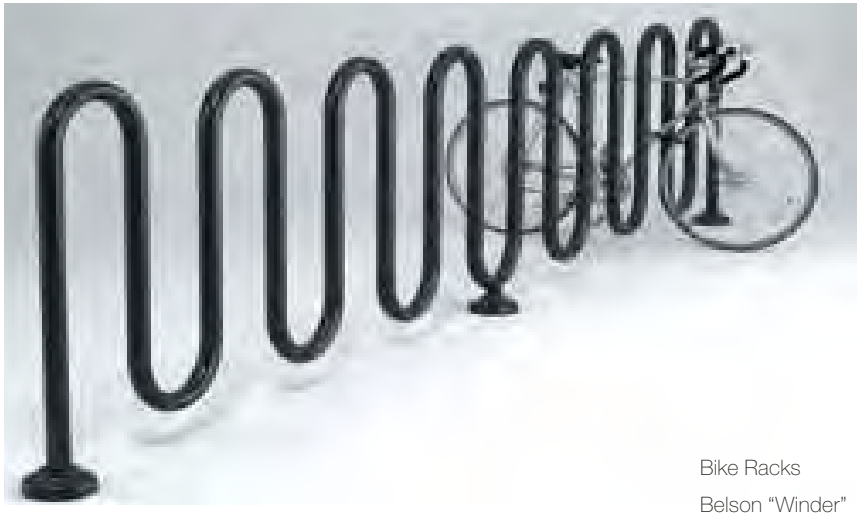
- Develop a 2nd generation of native hardwood trees within the Historic Core to preserve the character of the space.
- Use lawn as an element in the landscape by creating well defined beds that help define the lawn areas.
- The Grove: Remove invasive species and reintroduce native trees and understory plants.
- Use native plants and trees throughout campus.
- Develop bioswales along edges of roadways and campus to help manage storm water runoff and promote infiltration of water into the ground.
- Use seasonal color in large pots for impact and ease of maintenance.

Benches

Landscape Forms "Gretchen"

Recycling & Waste

Landscape Forms "Poe"



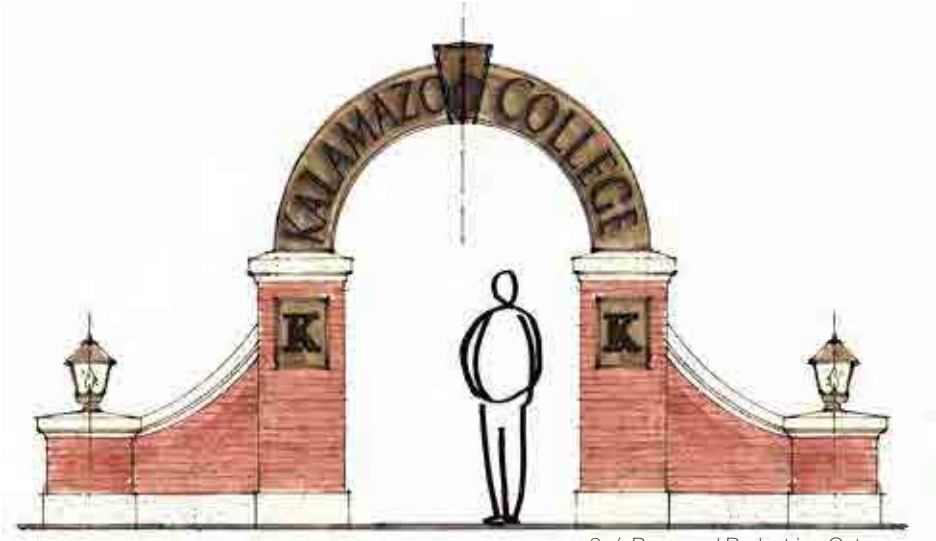
Bike Racks

Belson "Winder"

– Gateway Signage

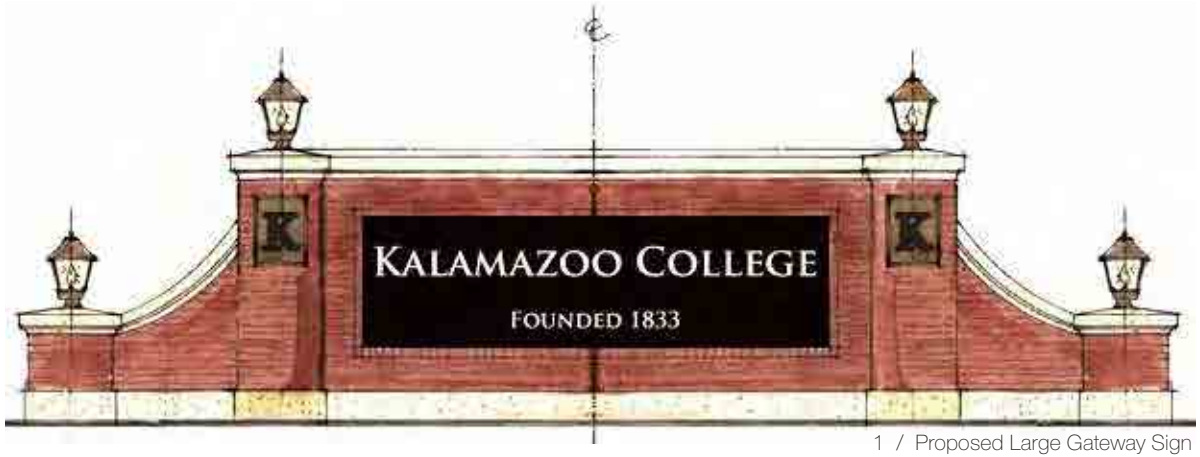
The Master Plan recommends that new gateway signs use traditional materials that exist in K's campus core, and help announce K's architectural approach at each campus entry.

1 Brick, limestone, and bronze accents are incorporated, as well as the use of high-contrast center aluminum panels.
2 Use architectural elements with the same materiality to frame Academy Street, creating a new vehicular gateway experience.
3 The smaller-scale pedestrian sign incorporates an aluminum arch in a bronze finish to serve as a gateway.



3 / Proposed Pedestrian Gateway

2 / Proposed Vehicular Gateway



1 / Proposed Large Gateway Sign