



# **2010 HCC Campus Development Plan**

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Hagerstown Community College**

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## President's Introduction

HCC's Campus Development Plan is a very salient part of the College's vision to maximize the use of its available resources to continue to shape a successful future. By carefully planning for future growth, both in accommodating many more students as well as providing for community driven and mission based programs and services, HCC will remain the "community's college." This document outlines a very broad blueprint for how HCC plans to use its land, buildings, roads, athletic fields, green spaces, and other related real estate assets to best serve its current and future students and the communities they come from for which HCC was founded in 1946 to serve.

As is true with all quality planning documents, this development plan includes many strategically important decisions and addresses many projected growth needs the College faces in the foreseeable future. It also recognizes the need to retain a high measure of flexibility to address the currently unknown needs that will most certainly emerge in the future. Consequently, I would hope the reader appreciates both the detailed, as well as the generalized portions of this plan. They both serve important functions. In short, this document establishes campus development priorities to facilitate quality planning, but also includes undesignated "opportunity zones" from which future HCC leaders can continue to apply real estate assets to further shape institutional success for many decades to come.

Of the twenty projects/initiatives listed in this document, about a third of them are partnership opportunities. Projects with this designation require planning and/or funding models involving HCC and one or more external partners. For example, the Washington County Senior Citizen Center is a HCC and Washington County partnership whereby the College is providing the land and County government is addressing the cost of the building and the ongoing operational costs.

In reading the plan, I sincerely hope you share my excitement in knowing that HCC will grow and flourish to become an even greater asset for local citizens to use and enjoy. We have a shared vision and the skills and dedication to bring these plans to fruition. Thank you for your contributions and your support.

Sincerely,

Guy Altieri, Ed.D.  
President

## **TABLE OF CONTENTS**

<b>SECTION 1: CAMPUS DEVELOPMENT PLAN PURPOSE AND PROCESS</b>	<b>4</b>
<b>SECTION 2: PROGRAM SUMMARY</b>	<b>5</b>
<b>SECTION 3: CAMPUS SITE ANALYSIS</b>	<b>6</b>
<b>EXHIBITS 1-9</b>	<b>12</b>
Exhibit 1: Existing Conditions	
Exhibit 2: Regulatory and Environmental Constraints	
Exhibit 3: Existing Circulation and Parking	
Exhibit 4: Utility Infrastructure	
Exhibit 5: Elevation Study	
Exhibit 6: Landform Study	
Exhibit 7: Campus Districts	
Exhibit 8: Open Space Typologies and Unique Assets	
Exhibit 9: Opportunity Sites	
<b>SECTION 4: PROPOSED CAMPUS DEVELOPMENT PLAN</b>	<b>13</b>
<b>EXHIBITS 10-14</b>	<b>22</b>
Exhibit 10: Concept Diagram	
Exhibit 11: Illustrative Campus Development Plan	
Exhibit 12: Potential Distant Future Campus Development Plan	
Exhibit 13: Waltersdorf Quad – Northwest Corner Site Plan and Section	
Exhibit 14: Fill Placement Plan	
Exhibit 15: Energy Training Plan	
Exhibit 16: Road Improvements	

## **SECTION 1: CAMPUS DEVELOPMENT PLAN PURPOSE AND PROCESS**

In January 2009, Hagerstown Community College updated the Hagerstown Community College Facilities Master Plan, 2005-2015 (FMP). Shortly before the completion of the FMP, the College determined that it needed to complete a Campus Development Plan (CDP) to supplement its FMP. The purpose of the CDP is to illustrate how the proposed campus facilities can be located on the College's property in a way that best meets College planning goals. While the FMP was updated only for a ten-year period as required by the State of Maryland, the Campus Development Plan provides a vision that identifies distant future development opportunities beyond the ten-year period.

In January 2009, Hagerstown Community College retained Mahan Rykiel Associates, Inc. of Baltimore, Maryland and Triad Engineers of Hagerstown, to help with the first phase of preparing a Campus Development Plan. Mahan Rykiel worked with the College from January to October 2009 to complete the first phase, using the recently updated FMP as a starting point. In addition to working with college staff, there were a series of work sessions with the Board of Trustees.

In late 2009, the College administration added the second phase to prepare the first draft of the plan, building substantially upon the original work submitted by Mahan Rykiel Associates, Inc. The Dean of Planning and Institutional Effectiveness and the Facilities Project Coordinator updated Mahan Rykiel's original work, as well as added new components into the plan. This work included changes in the College's capital improvement projects (CIP), as well as additional facilities needs that were identified during the unit planning meetings in Fall 2009. The CDP will be updated annually to maintain its currency and completeness.

## SECTION 2: PROGRAM SUMMARY

The following list represents campus and facilities development projects for the next ten years. Following this list are additional projects that have been discussed for consideration during the Campus Development Plan planning process. Several of the projects from both lists require a partnership between HCC and the community and as such and noted in this summary.

### Projects from Facilities Master Plan

Arts and Sciences Complex	
Performing and Visual Arts Education Center at Kepler Theater	
Robinwood Center (Children's Learning Center)	
Administration/Student Affairs Building Renovation	
Student Center Expansion	
Children's Learning and Teacher Education Center	<i>(Or partnership)</i>
Campus Operations Building	
Second Campus Entrance* and Road Upgrades	<i>(Partnership)</i>
Consolidated Public Safety Training Center	<i>(Partnership)</i>
Advanced Technology Center Renovations	
ARCC Roof, AC and HVAC Upgrade	
Alumni Center and Plaza	
ARCC Addition	<i>(Partnership)</i>
Parking Lot/Road Resurfacing and Upgrades	
LRC Minor Renovations /Computer Commons	

### Additional Projects

Senior Citizen Center	<i>(Partnership)</i>
Pull-Off Visitor Orientation Area	
Housing (On and/or Off-Campus)	
Business Incubator Space/Business Accelerator	<i>(Partnership)</i>
Relocation of Rock and Dirt	
Energy Training House	<i>(Partnership/Grant dependent)</i>

\*Does not include any proposed entrances from Robinwood Drive

### SECTION 3: CAMPUS SITE ANALYSIS

Based on review of the FMP, visits to the campus and work sessions with HCC and TRIAD Engineering, Mahan Rykiel Associates prepared a series of analysis exhibits to help guide and inform the Campus Development Plan. Following is a brief summary of each of these exhibits which are included at the end of Section 3 of this narrative.

**Exhibit 1 - Existing Conditions:** The Existing Conditions plan illustrates current land holdings and highlights existing woodlands/forests, roadways and parking, pedestrian walkways, athletic fields, buildings and buildings currently in design (Arts and Sciences Complex). In addition, a portion of the Mount Aetna Farm property is highlighted to the west.

**Exhibit 2 - Regulatory and Environmental Constraints:** The Regulatory and Environmental Constraints plan illustrates constraints including wetlands, stream buffers, areas most susceptible to sinkholes, forest cover, etc. Regarding forest, the original campus (prior to expanding to the east) is required to retain approximately 46 acres of forest. These 46 acres are set aside in an easement and are illustrated on the exhibit as “Forest Conservation Areas”. It is important to note that with the acquisition of the 116 acres to the east, an additional 40 acres (approximate) of forest will need to be retained on the campus.

**Exhibit 3 - Existing Circulation and Parking:** This exhibit illustrates existing roadways, pathways and parking areas. Important elements to note in this exhibit include the proposed County realignment of Robinwood Drive, the absence of any pedestrian connection between the campus and Robinwood Drive, and the significant pedestrian movements between the parking areas and the campus. This exhibit also illustrates the general area where the College desires a second entrance road.

**Exhibit 4 - Utility Infrastructure:** This exhibit highlights existing utility infrastructure on the campus. An additional water connection will be required along the new secondary entrance road being currently anticipated from Varsity Lane off Robinwood Drive. Currently water and sewer lines are not planned for the entire length of Varsity Lane to the HCC property line. Approximately 1,600 to 2,000 feet of new water line would be required on the HCC site to establish a second water main.

The main electrical supply lines feeding the campus come from Robinwood Drive and from Harp Lane. There is one major gas feed to the campus running along the main campus entrance. It is not anticipated that the campus will need a redundant gas feed in the near future.

**Exhibit 5 - Elevation Study:** Illustrates the dramatic topography of the campus. The highest elevations are highlighted in dark red and the lowest elevations in green/blue. There is approximately 100’ of relief throughout the campus.

**Exhibit 6 - Landform Study:** This exhibit builds on the Elevation Study and identifies primary valleys, high-points, ridgelines, low-points and drainage patterns. The exhibit illustrates how ridges and valleys are an important part of the unique campus character and image.

**Exhibit 7 - Campus Districts:** This exhibit distills the campus into separate districts as defined by distinct uses, landforms and circulation patterns. It is important to note that the northwestern portion of the campus core is fragmented by the loop road. The “front yard” is named such because this portion of the campus plays an important role in defining the positive campus image from Robinwood Drive.

**Exhibit 8 - Open Space Typologies and Unique Assets:** As a result of the landform, extensive woodland cover and the existing campus development patterns, the campus is comprised of many unique assets which help to inform future campus development opportunities. The Waltersdorf Quad, in particular, is the center of the campus and is unique given its “hilltop” character. The edges of this space, where the primary pedestrian circulation occurs, are particularly important. Creating stronger gateways to and connections through this space should be an important consideration in the Campus Development Plan. Another important space is the valley (“landform opportunity”) that extends from Robinwood Drive and wraps in front of the LRC, Student Center and Theater. Expansion to the Student Center and future building opportunities should reinforce this important space. Similarly, there are several garden spaces and gathering spaces throughout the campus. In particular, two new gathering spaces were created in conjunction with the renovation of the Career Programs Building. As the campus continues to develop, emphasis should be placed on reinforcing these gathering spaces and creating new gathering spaces with each new development project.

**Exhibit 9 - Opportunity Sites:** All of the aforementioned exhibits help to define those areas of campus available for additional development. This exhibit highlights those parcels of land where new development could take place. This “development” could be in the form of building programs, parking resources (including structured parking), open spaces or future opportunity “placeholders.” It is important to note that all of these sites cannot be fully developed because of current government requirements to retain approximately 86 acres of forest (total campus); therefore, those parcels least desirable to contributing to the campus mission should be retained for preservation.

Following is a brief overview of the most appropriate uses for each opportunity site:

Parcels 1, 2, 3 and 4 are currently surface parking areas but could be considered for development in the distant future. The development could include structured parking and buildings organized around open space so that it serves as an extension to the campus core.

Parcels 5 and 6 are logical sites that should be reserved for expansion to the Robinwood Early Childhood Center. Parcel 6 is outside the loop road and is very visible at the campus “front door.” For these reasons, it should remain open space. Any developments in this area should be located, graded and screened in such a manner that it does not make a negative visual impact on the campus image.

Parcel 7 is isolated from the remainder of the campus and should be considered for HCC related functions.

Parcel 8, while within the loop road, is separated from the campus core by a significant drainage channel. This site should be considered for instructional space or even a shared community use once Robinwood Drive is realigned. Development of this site would make the most sense if the campus ever expanded into Parcel #32 in the distant future as described on the following pages.

Parcel 9 would be appropriate to reserve for expansion to the Career Programs Building and structured parking in the distant future. Any development in this parcel should consider how it could be used to reinforce a connection between the campus core and Parcel # 32.

Parcels 10 and 11 are logical sites for expansion to the Classroom Building or the creation of new instructional space. A new building on Parcel 11, if sensitively designed with the sloping terrain, could reinforce a connection between the campus core and the ARCC.

Parcel 12 is currently surface parking. This parcel should be viewed as a future development site for structured parking and buildings and a significant open space/campus gateway in relation to the new second access road. Any development done within this parcel should be done in a way that reinforces a connection between the campus core and the land to the west (Parcels 23 and 24).

Parcels 13, 14 and 15 are appropriate for building expansion, parking and open space associated with the Kepler Theater renovation and expansion.

Parcels 16 and 17 should be reserved for additional Kepler Theater expansion in the distant future.

Parcel 18 is a pathway from the Waltersdorf Quad to the student outdoor activity space.

Parcel 19 should be reserved for expansion to the Student Center. Any new development within Parcels 18 and 19 should respect and capitalize on the views and relationship to the open space to the south. The planned expansion will include an expanded plaza for the Student Center and the development of an Alumni Center and plaza. The Alumni Center will likely provide future student meeting and club activity spaces.

Parcel 20 should be reserved for future building and surface parking. Development here should respect and capitalize on the views and relationship to the valley open space to the north.

Parcel 21, with its proximity to Robinwood Drive and the existing shopping center and close proximity to the campus core is a logical candidate for student housing (if ever developed on campus).



Parcels 22, 23, 24 and 25 are important parcels because of their ability to link the campus with the Mount Aetna Farm property, as well as their proximity to the proposed secondary access road. These parcels could be suitable for additional parking in the short-term and buildings in the long-term. While some of this area is designated for forest conservation, a number of acres could be relocated to other areas of campus for conservation purposes if development in these parcels makes the most sense. This is particularly the case when considering the proximity to the adjacent Mount Aetna Farm property if the College purchases some of this property or enters into a partnership to develop this space for HCC related functions. A high-tech business accelerator is one possibility.

Parcel 26 is a hilltop site adjacent to the athletic facilities and Alumni Amphitheatre. This site is being planned as the location for the Washington County Senior Center via a land lease agreement between HCC and County government. It is an ideal site for a community-related use because of its relationship to the ARCC, the Amphitheater and its potential for easy access from the new second entrance road.

Parcels 27 and 28 should be reserved for expansion to the ARCC. Any new expansion should be done in a manner that reinforces the connection between the ARCC and the campus core.

Parcels 29 and 30, separated from the campus by significant drainage channels are also logical candidates for disposition, however, they could also serve as forest retention areas, especially if there is a desire to develop within some of the existing forest retention areas (which would then have to be located elsewhere).

Parcel 31, because it will be separated from the rest of the campus by the future realignment of Robinwood Drive, is a logical candidate for disposition.

Parcel 32 is a significant contiguous land mass located on a hilltop. This represents the one area of campus where a significant new campus expansion could occur. Parcel 32 (perhaps including Parcel 30), is being designated in the plan as the “North East Campus Expansion”. It will provide HCC a large reserved property for future use once the initial core campus expansion opportunities are exhausted. Any new development in this area should occur in such a way that it preserves this future opportunity.