Chapter 7:
Recommendations and
Implementation Strategies
7- Recommendations and Implementation Strategies

The recommendations in this section are based on the space needs and data as outlined by UC’s space/facilities planning consultant in Chapter Five, balanced with the observations and input from college constituents, the design principles that evolved through the planning process as well as the functional space needs and priorities as determined by the college.

7.1 General Recommendations

Implement the recommended campus land use plan and campus development plans as shown on the next two pages. These two concept drawings address location of new buildings, additions, vehicular access, vehicular circulation, pedestrian circulation, parking, and open space. These are the first steps towards coordination of architecture and urban design within the framework of an overall campus site plan that strives to enhance the UC brand.

Implement the pertinent elements of the University System of Ohio’s Strategic Plan goals as outlined in Senate Bill 311.

Continue to implement the Clermont College Strategic Plan and its academic programming goals and strategies.

Implement the design guidelines as outlined in Chapter Six as new investments are made on campus.

7.2 Specific Recommendations

Future Land Use

The following land use map outlines the recommended future land uses for the campus. The land use map strives to balance the goal of preserving high quality woodlands in the “Woodland Preserve” areas by prohibiting development in these areas, while at the same time, allowing development on campus to grow organically near the
existing core of campus. Parking is restricted to the perimeter of the campus. Campus entries are preserved for appropriate landscaping, aesthetic and UC branding elements. Additional development near the SAC building could be athletic/recreation related or other uses as determined in the future.

Additional development could also be accommodated in the northeast corner of campus with access from College Drive. Programming of this area is to be determined in the future based on updated priorities and programming needs of the college.

Development Scenarios

This master plan outlines two development scenarios. The first is a 10 Year Development Plan (M10) and the second is a Long Range Development Plan. Each plan is described and shown on a site plan on the next several pages.

Ten Year Development Plan (M10) Scenario (see drawing on page 7-5)

This scenario is based on accommodating an enrollment of 4,000 FTE.

The development program for this scenario includes building additional space, renovating existing space and providing additional parking to meet academic, administrative, student space and parking needs to support an FTE of 4,000 students. In addition, continued use of and evaluation of the UC East campus space to accommodate Clermont College space needs should be considered by decisionmakers.

A 39,000 gsf addition to the Student Services Building would provide new space for more classrooms and offices to meet existing and expanding space demands.

A renovation of approximately 5,500 sf in the Edith Peters Jones building would be completed to update existing classrooms.

A renovation of approximately 5,300 sf in McDonough Hall to convert the space from administrative offices to teaching labs.

Reconfiguration of the primary quad (which is the front door) on campus with a design and layout more compatible with pedestrian routes and connections. In addition, an outdoor plaza space to accommodate exterior seating/dining is proposed.

A new parking deck is proposed to accommodate the parking demands affiliated with a growing enrollment. In addition, a parking deck more efficiently uses existing land on campus and allows for preservation of highly desirable wooded areas on the perimeter of

Reconfiguration of the primary quad on campus to create a building site on the west side of the quad and to match sidewalks with pedestrian routes is recommended.
A larger 11” x 17” size drawing of the Ten Year Development Plan is located at the back of this chapter.

campus rather than building more surface parking lots that would encroach into highly desirable natural areas. Leasing of nearby off-campus surface parking as “swing” parking space would need to be coordinated as part of the construction. Depending on how large the deck is, it could provide a net gain of between 350 to 400 spaces.

Environmental management strategies for woodlands and ponds. With proper management strategies implemented, these natural features can be enhanced to be more sustainable. Woodlands can be thinned and ponds can be cleaned and re-configured to minimize future eutrification.

Establish pedestrian routes and trails for connectivity and for health and fitness purposes. A walking trail along the perimeter of campus or a hiking trail through wooded areas, as well as pedestrian connections or sidewalks along existing or new roads are proposed.

Create an amphitheatre near the West Woods building to allow for outdoor lectures, classes or discussions.
The exterior lining of the Student Activities Center building will need to be re-done or re-skinned within 10 years or so. This should be planned for if this facility is determined to be a priority space by the college.

Use the nearby Kings Way Church parking lot for additional short term parking needs such as leasing spaces during peak parking demand times that are projected for between 2009-2011 and or for use as “swing” parking spaces for when a parking deck is under construction on an existing surface parking lot.

**Long Range Development Plan Scenario** *(see drawing on page 7-7)*

The Long Range Development Plan scenario is based on accommodating an enrollment of approximately 6,000 FTE. This is the approximate maximum carrying capacity of the campus given the current limitations of the campus such as public access to the campus, parking availability and using the current class size.

This scenario includes building an additional approximately 242,000 gsf of academic, administrative and student space and providing approximately 1,200 to 1,600 new parking spaces—depending on how many parking decks are built. In addition, continued use of and evaluation of the UC East campus for Clermont College space needs should be considered by decisionmakers.

The following site plan drawing outlines a recommend layout of new buildings, additions to existing buildings, new connector roads, parking decks and other physical elements of the campus based on space and parking needs for an FTE of approximately 6,000 students. The highlights of the plan include:

- Building an addition to the West Woods building of approximately 22,000 gsf and also an addition to McDonough Hall of approximately 30,000 gsf.
- A new 40,000 gsf building located on the west side of the primary quad. This building will help frame the quad.
- Building a new connector access drive along the western and southern perimeter of campus. This will eliminate several pedestrian/vehicular conflict points that currently exist. In conjunction with the new access drive, eliminate the existing access between the drop off circle and the East parking lot. This provides easier and safer pedestrian connections as well as a more compatible visual connection into campus.
- Building two or possibly three parking decks along the southern perimeter of campus. Access to these parking decks would be from the new perimeter access drive.
- Build three new buildings adjacent to the existing Student Services Building. The buildings would have a total of approximately 150,000 gsf of new space. These buildings would help frame a new secondary quad and be linked via an axis of greenspace to the primary quad to the north providing a connection to the parking areas on the southern edge of campus.
- Create a Facilities Maintenance building in the southeast corner of campus to consolidate and expand shop space, provide adequate storage for equipment etc.
renovations or additions to existing buildings and as appropriate throughout campus to reduce energy consumption. Strategies should be compatible with LEED standards and as outlined by the United States Green Building Council (USGBC) to reduce the inefficient resource utilization.

Implement other sustainable design techniques regarding “green roofs, water use reduction, lighting, heating and cooling, landscaping and use of sustainable materials for paving, walks and drives to help reduce energy usage and preserve natural resources.

7.3 Recommendations on Sustainability, Circulation, Parking, Signage, Space and Site Furniture

The following recommendations are organized by topic and cover additional details than are outlined in the 10 Year and Long Range Development Plan drawings.

Sustainability

Implement sustainable design and construction strategies for new buildings,
Create and implement a campus recycling program.

Implement additional energy savings strategies such as florescent lights, motion sensors and others as appropriate.

Create and implement a timber lot, landscape and natural resource management program for the campus to enhance the natural environment. This would address wooded, watercourses and pond areas.

Use native plants and trees in landscaping projects.

Use environmentally sensitive products, water conservation initiatives, recycling, reduction of fuel consumption, alternative energy sources, drought resistant plants, efficient light fixtures and other sustainable techniques, as appropriate, to decrease the carbon footprint of the campus.

Use roof water for irrigation—even roof water collected off of existing buildings.

Where possible, implement “Light Imprint” guidelines for storm water management and utilize sustainable materials for pavement, drives, walkways etc.

**Vehicular Access and Circulation**

Create a new delivery route via Bauman Road to minimize traffic on the portion of Clermont College Drive. Coordinate signage if a new route is established.

**Parking**

Existing surface parking areas should be retrofitted with landscape islands and a “pathway” of connection to campus buildings as part of the design— to enhance the aesthetics, reduce the heat island effect and increase pedestrian safety.

A sidewalk should be installed along the north edge of the south parking lot to allow for a safer connection between parking lots further to the south and the campus core.

Sustainable design, materials and construction methods should be implemented for new parking lots or for revamped existing lots.

Additional parking should be built as a parking decks in order to minimize the impact on the campus natural environment. The height of a parking deck should be limited to three stories or no taller than the tallest building on campus.

Insecticidal soil injection (Merit) around the base of any Ash trees in the existing parking lot landscape islands should be considered as part of a comprehensive landscape management plan.

Irrigation of landscape islands within parking lots should be considered as funds allow.

The north/south axial landscape islands, that provide pedestrian connection and safety, in the East parking lot requires total renovation as the curbs are deteriorated and the red maples within these islands are declining due to years of soil contamination from salt, compaction to roots, and scorching of foliage from reflective heat. Implement re-design of these islands in conjunction with the addition of a sidewalk along the west border of the east parking lot providing pedestrian connection to the south parking lots.
**Pedestrian Circulation**

Improve signage and wayfinding systems, including mapping, signage on buildings, directional and regulatory signage throughout campus and on roads near campus.

Identify and develop new pedestrian and vehicular circulation patterns and routes that improve existing conditions and address future needs.

Pedestrian connections between parking lots, between buildings and within the open space should be safe and well lit.

Provide adequate and convenient parking for those with disabilities.

Current pedestrian circulation routes between the parking lots and main buildings requires crossing Clermont College Drive in two locations. Additional safety elements should be considered as the campus grows, such as adding sidewalks along Clermont College Drive and additional safe routes within parking lots.

**Accessibility for Those with Disabilities**

Ensure restroom doors have push button operators to allow for easy access for disabled persons. This should be addressed as buildings are renovated or as a separate project.

Any new handicapped parking areas should be located near buildings.

**Signage**

Implement the Clermont College Signage Plan created in 2005. As part of that, signage type and placement should be evaluated by the University’s Senior Environmental Graphic Designer as part of the Master Planning process.

A budget for new signage and replacement signage should be established.

Coordinate signage and branding with outside entities such as Village of Batavia and the Ohio Department of Transportation for areas signs that are in road rights of way near campus.

**Lighting**

Follow the guidelines outlined in the Design Principles chapter related to lighting. Specific issues addressed include standardization of light pole and fixture design, pole height and photometric output.

Regardless of type, all newly selected fixtures should be recognized by the United States Green Building Council as “dark sky” compliant. Whenever possible, new and retrofit construction should be sustainably influenced. Bega disc fixtures are recommended as a dark sky compliant style.

Interior lighting fixtures should be standardized within existing buildings. New buildings should match existing buildings’ light fixtures.

**Site Furnishings**

Implement the site furniture design standards as outlined in this master plan as the integration of site fixtures and furnishings into one organized ensemble is critical to the overall organized appearance of the campus. Resources may need to be identified if coordinated site furniture is a priority of the college.

Railings on steps, ramps, and patio spaces should be repaired where bent. Routine maintenance should include priming and painting of railings and rusted poles.
**Pavement**

Utilize a consistent finishing and tooling techniques (floated, broomed, control joint detailing) as inconsistent finishing techniques are apparent. A standard needs to be established.

Additionally, opportunities for installation of permeable pavement should be explored and chemical de-icing agents, other than salt (i.e., calcium magnesium) should be investigated to avoid accelerated deterioration/delaminating of concrete surfaces.

**Landscaping**

Creation of a landscaping, tree, lawn, woodlot maintenance, management and or replacement plan/program with resources dedicated to implement the plan over the long-term.

Installation of irrigation systems for lawn areas, landscape beds and any tree islands within parking lots will enhance the viability of these areas during periods of inconsistent rainfall and allow these areas to properly flourish. A watering plan should accompany any irrigated areas to outline an appropriate parameters for watering the landscape.

Until irrigation systems are installed, the use of hose and sprinklers is recommended, but due to large areas requiring coverage, these can be ineffective. The purchase of a water tank, pulled on the back of an ATV or tractor will facilitate deep root tree watering and fertilizing and allow for flexibility in watering outside the radius length of nearby hoses.

Balancing the planting of sustainable species with maintenance requirements should be considered as this can help direct resources to implement appropriate plantings and maintenance schedules.

Any declining trees should be replaced. If trees are removed, the space should be evaluated to determine quantity and need for replacement. A budget should be established to promote landscape revitalization.

Selected turf areas of high visibility/ priority should be irrigated. In addition, a fertilization program should be initiated to improve turf density and recoverability.

All newly established lawn areas should be seeded using a blend of turf type tall fescue, which is a durable and less disease susceptible grass.

As part of a formal landscaping maintenance plan, identify key locations for installation and maintenance of high quality floral (perennial and annual) beds. These beds would be high priority locations given a high priority for periodic maintenance throughout the calendar year –such as adequate watering, fertilizing, mulching and other maintenance to ensure that these splashes of color are beautifully maintained.

All floral beds should be amended with organic material/“super soil” control release fertilizers, and soil polymer (i.e., “soil moist”) to assist in water retention.

Edges of landscape beds and walls should be evaluated for continuity and consistency within the campus and if a landscape plan is created.

Evaluate building foundations where landscape and building converge to identify areas that have bare spots and mud etc. The use of mulch, gravel and/or
groundcover would eliminate this condition.

Evaluate the condition of the existing pond by the west parking lot. Currently cat-tails are “suffocating” the entire water surface. Intervention to control invasive vegetation and reverse the eutrophication process by removing subverged vegetative matter and deepen the water is needed

Identify possible locations where the introduction of outdoor art can placed and experienced.

**Safety**

Continue to work with local governmental officials to seek the installation of traffic control devices or reconfiguration of the intersection at College Drive and Main Street in Batavia.

**Space Needs**

Create adequate student amenity space, office space, teaching space, administrative spaces and other amenities as determined by the college and as the data and space needs outlined in Chapter Five of this master plan document recommend. New space needs should be accommodated within the framework of the 10 Year Development Plan and the Long Range Development Plan as far as building locations. Actual programming of new buildings would be done separately from this master planning process.

Implement the space needs as determined for a 4,000 FTE campus as outlined in Chapter Five of this master plan document.

**Classroom and Teaching Space**

Provide teaching spaces that are comfortable, flexible, acoustically appropriate and contain upgraded technology so teaching spaces can be as effective as possible for both students and faculty.

Utilize existing spaces as efficiently as possible through expanded hours of course offerings or other strategies such as on-line courses.

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**7.4 Implementation and Financing of Priority Projects**

Implementation of the plan is a function of matching project priorities as determined by the college, with funding streams that would pay for projects. Funding is generally from two types of sources, either State of Ohio funds or funds generated by the college. State funds are generally used for new building construction and renovations of existing facilities that have educational and administrative functions; while local college funds are used for parking (decks and surface lots), roads and amenity space such as bookstores or food service, as well as grounds and landscaping projects.

Based on the college’s priorities, coordination of funding requests to the state as well as the planning, design and construction of projects should be a collaborative effort in conjunction with the PDC department and the University Architect’s office.