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REVISED 12 MAY 04

ESTRELLA MOUNTAIN COMMUNITY COLLEGE
CAMPUS MASTER PLAN UPDATE







The Estrella Mountain Community College 2003 Master Plan Update is the result of a team-oriented, highly participatory planning process involving representatives from EMCC.

The directional force for the Master Plan Update builds upon the 1990 Master Plan report and reinforces the EMCC mission, visio



The purpose of the EMCC Master Plan Update is to establish a basis for

Enlarge the Campus full build-out to approximately 802,000 gross square feet.

Accommodating 20K to 25K traditional fall students

Illustrate the efficient use of the newly acquired 30 acres to the west (assuming no more than 20 acres dedicated to

d n u t r o p p e s i Athletic Fields)

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TECHNOLOGY

- The technology infrastructure will be highly flexible
- Technology will be fully integrated into all planning and facilities initiatives
- Cutting edge technology will be broadly incorporated
- Showcase facilities will be available to model the best in technology practices
- Wireless technology will be in place throughout the college
- The technology experience for students and staff will continue to be personalized whenever and wherever possible

TEACHING AND LEARNING

- A wide range of technologies will be available to support teaching and learning across the curriculum
- Flexible instructional delivery systems and spaces will support a wide range of teaching and learning opportunities
- Instructional spaces will encourage collaboration and support multiple teaching and learning styles

PHYSICAL ENVIRONMENT

- Future growth will be guided by an up-to-date Master Plan
- The campus orientation and original centerpiece concept have been reviewed and realigned as necessary
- The architecture and landscape will continue to reflect environmentally sensitive, southwestern design concepts
- The need for more than three phases of development has been identified
- Existing facilities have been moved to their permanent locations as defined by the existing Master Plan
- Sufficient instructional space will be available to support projected enrollments
- Useable outdoor and indoor spaces will be available to support projected enrollments
- Quiet, comfortable, flexible spaces will be widely available
- The campus will continue to be pedestrian-friendly
- Facilities will be highly energy efficient
- Zone landscaping will be expanded
- District standards for parking will continue to be exceeded
- Efficient vehicular circulation will be designed
- The 24-hour campus will be more secure

GROWTH (EMCC Environmental Scan – July 2002)

- In less than 20 years the Estrella Mountain extended service area will grow to a half-million residents. Approximately 375,000 of these residents will live within a six mile radius of campus, with the remaining 125,000 living in the extended service area communities of Buckeye, El Mirage and Surprise.
- Estrella Mountain enrollment will continue to grow for at least the next 20 years with the college hitting a fall enrollment of 12,000 to 13,000 students in 2014 and 20,000 to 25,000 students by 2024.
- Estrella Mountain's annual Total FTSE will grow from just over 2,500 today to 6,993 by 2014.

DEMOGRAPHICS (EMCC Environmental Scan – July 2002)

- If the historic trend between 1990 and 2000 continues, the ethnic minority populations will become the majority population.
- By 2010 the White (non-Hispanic) population will drop from 49% of the service area to just 40% while the ethnic and multi-racial categories will surge to 60%. Hispanics will continue to be the largest ethnic population and will present 90% of the ethnic population and more than half of all residents in our service areas.
- The community will become more affluent over time as new commercial and residential developments continue to grow in the Southwest Valley. However, pockets of high poverty in the older sections of the service area will still exist.
- The number of high school graduates are increasing therefore program growth is changing. Over the next decade the number of traditional college aged students (18-24) will increase as the children of the baby boom reach college age. This growth will place higher demands on day classroom space. Estrella Mountain feeder high schools will continue to see rapid growth; however, historical graduation rates for many of these high schools have been lower than the Maricopa County average.
- While Estrella Mountain's student population will become slightly younger, the college will still serve a diverse population of returning adults and seniors from the local adult communities.

The following list of planning parameters was identified as a basis for the development of the Master Plan.

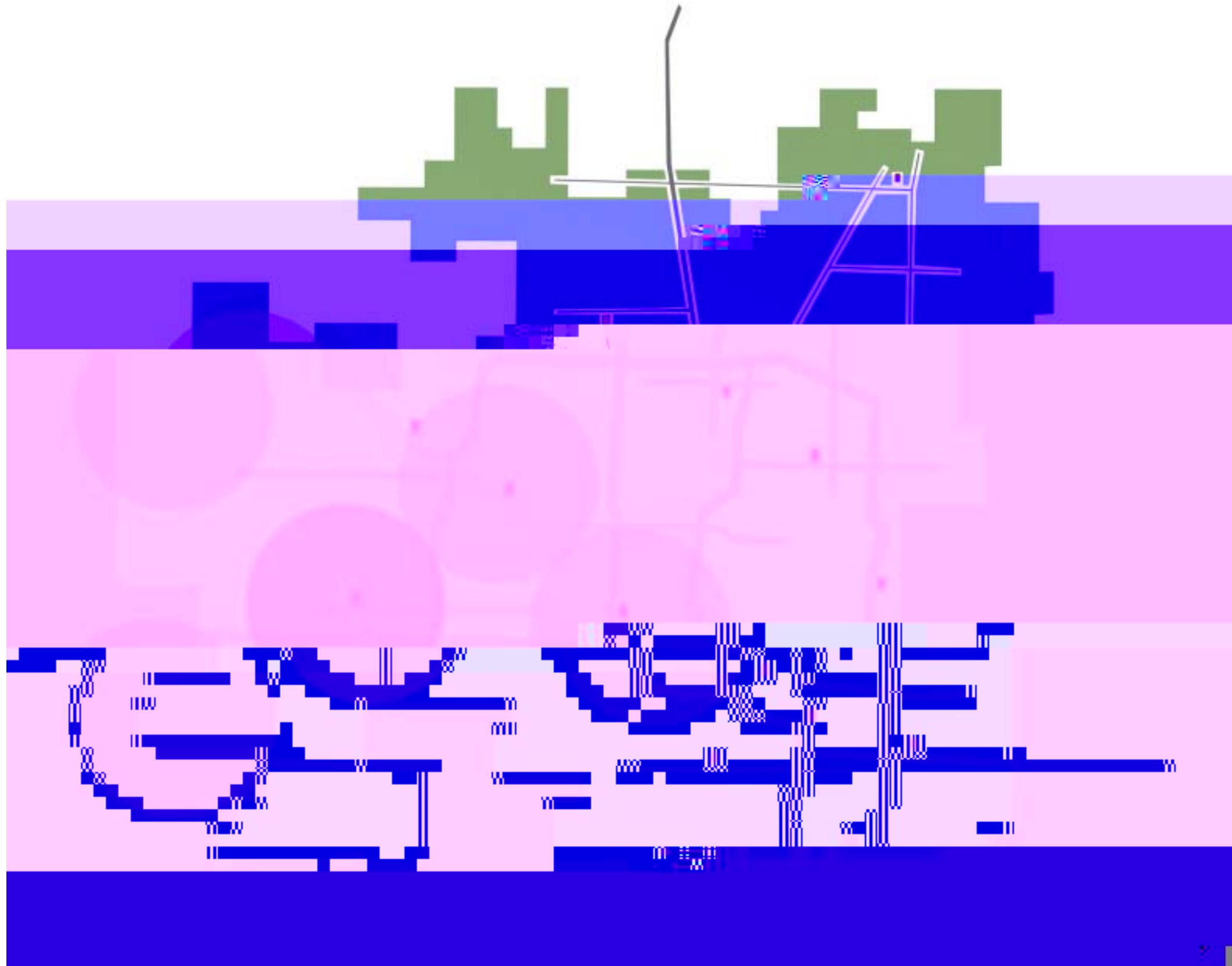


2003 TOTALS

2,680 ANNUAL FTSE

5,439 HEAD COUNT

The service area of Estrella Mountain Community College contains





- CVS Pharmacy
- Childtime Daycare
- Palm Valley Elementary School
- 4 Future Catholic High School
- Future Commercial Development
- Future Residential Development
- Future Landscaped Open Space
- Privately Owned Parcel - Undeveloped



DEVELOPMENT PATTERNS

Clear principles for land use organization are needed to establish a basis for coordinating future facility locations (i.e. academic facilities, parking, recreation, etc.). Planning for the future of the EMCC campus should build upon existing patterns. The organization of the EMCC campus land uses into logical zones can improve convenience, enhance orientation and improve operational effectiveness. A compact and dense campus with common and shared uses at the center will also enhance opportunities to improve social interaction. The manner in which campus buildings relate to open spaces, parking, and other buildings also plays an important role in establishing a visible and understandable sense of campus structure at EMCC.

Recommendations

- Continue the development of the original “centerpiece” concept, locating future buildings in a manner which reinforces its centrality.
- Continue the development of buildable sites within a loop road which, respond to program demands for classroom, administrative,

VEHICULAR CIRCULATION

Patterns of the EMCC campus are directly linked to the fabric of the Avondale/Litchfield Park/Goodyear community; problems generated by one impact on the other. Therefore, consideration was given to the impact that campus development will have on the surrounding community, and where streets define the edge of the EMCC campus, opportunities to improve the visibility to visitors and to improve access have been identified. The completion of the internal campus drive will allow a higher quality pedestrian environment to be achieved. The continued positioning of the campus perimeter will capture the majority of the vehicular traffic.

Recommendations

Within the core of the EMCC campus where activity is greatest, vehicular traffic will be for the most part eliminated and service traffic will be carefully controlled. The enforcement of this circulation concept will ensure a pedestrian friendly environment for users and visitors to the EMCC campus.

The completion of a loop road on campus is recommended. Serving as the primary campus drive, the completion of this roadway will increase access to campus facilities and proposed parking areas.

Vehicular access to campus can improve with an additional entry drive from Thomas Road and a vehicular bridge over the RID canal. Implementation measures for traffic calming that will reduce the speed with which individuals move through the EMCC campus. The introduction of changes in paving materials, broader and bolder crosswalks, concentrated landscaping, and minimized pavement widths will all contribute to reductions in the speed of motorized vehicles on the EMCC campus.

Access continues to be essential to the functioning of EMCC and, therefore, has been coordinated with the planning for vehicular and pedestrian circulation and use organization. It must be adequate in terms of supply and within a convenient walking dimension.

Recommendations

Continue to build and expand upon the efficiencies of the existing surface parking. The supply and the demand of the number of spaces available must continue to meet the growing campus population.

Parking lot locations need to be evaluated in terms of their desired proximity to campus destinations.

The campus has met the parking expansion requirements using .80 parking space per day FTSE per MCCCCD planning requirements. This requirement requires the campus to maintain the existing parking to day FTSE ratio as a minimum.

Minimum parking requirements according to the City of Phoenix Zoning requirements are as follows: 1space / 5 students (by head count) plus 1space / 5 employees.

SAFETY AND SECURITY

Recommendations

- The use of CCTV systems will enhance personal and asset security and safety.
- Access control and intruder alert systems will be used to assure asset and personal safety.
- Exterior lighting will exceed normal levels to provide optimum safety of students, staff and visitors.

SERVICE AND UTILITIES

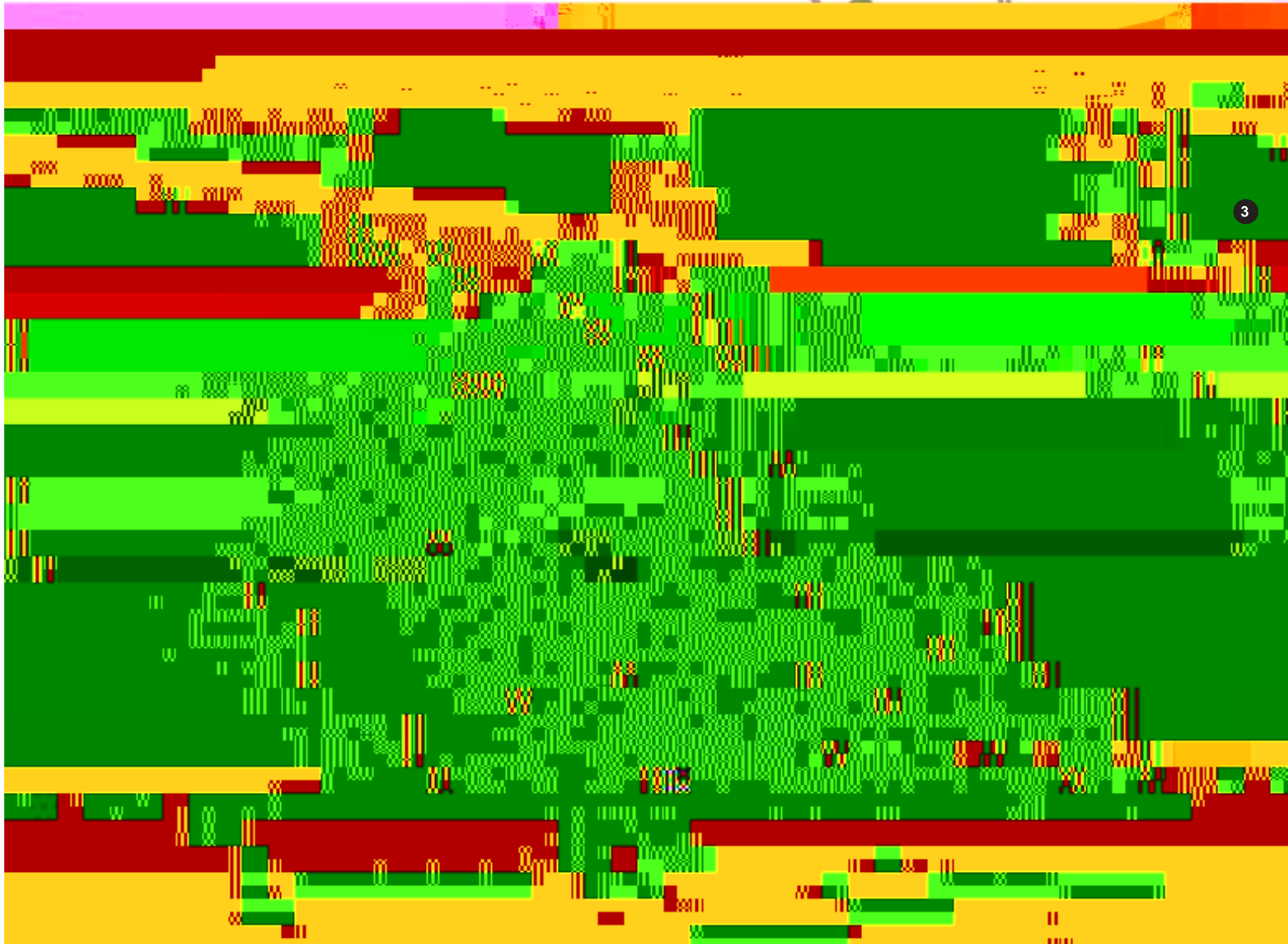
The convenience, appearance and overall quality of the EMCC campus are influenced by the location of existing utilities and proposed service points and routes. Certain uses, particularly the Student Union and Library, have special service requirements. Likewise, a well-planned utilities system is important to ensure that the EMCC campus is able to perform its functions without interruptions.

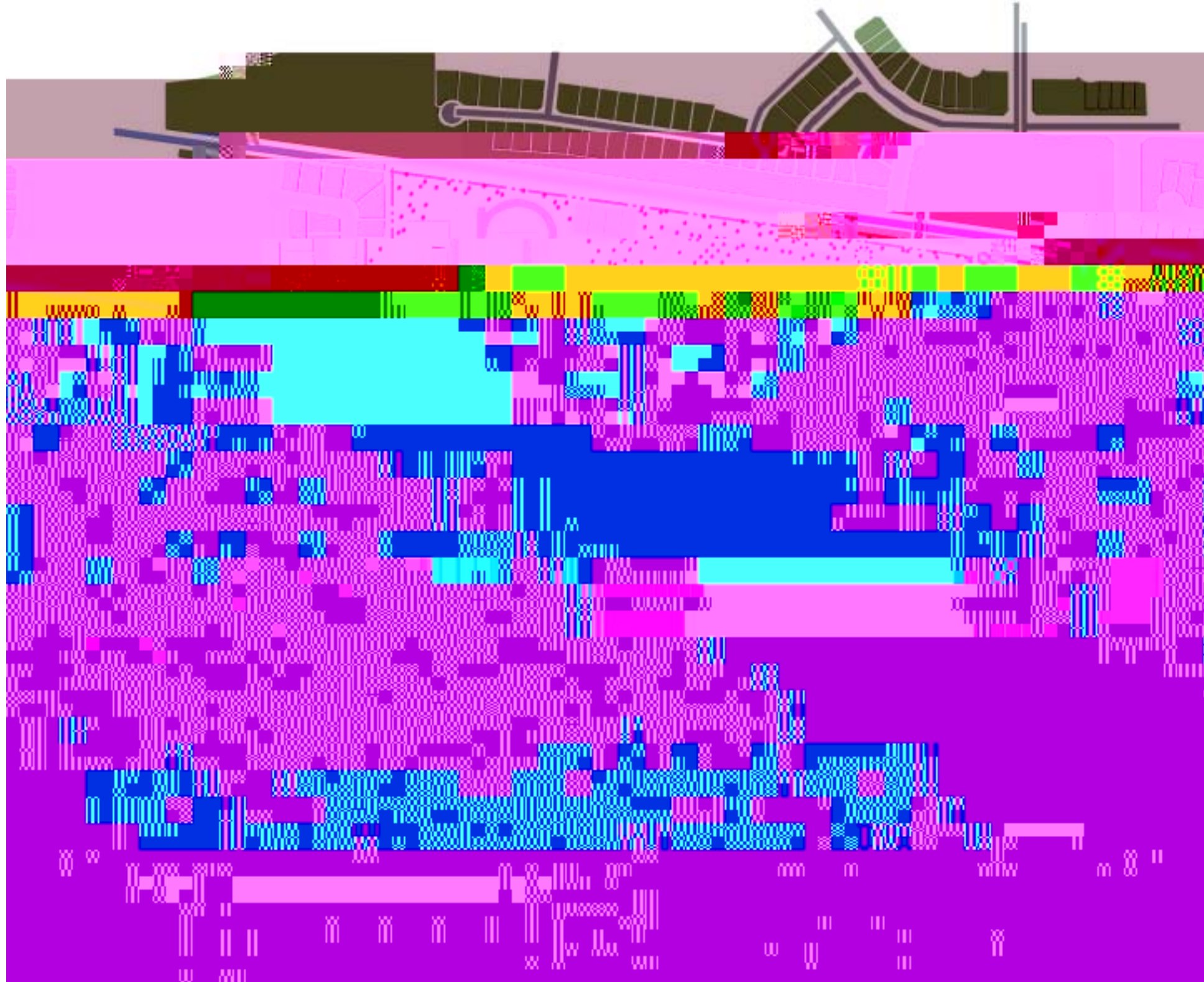
Recommendations

- Concentrate the service requirements for existing facilities on the EMCC campus wherever possible.

OFF-SITE CENTERS

The college will consider the purchase of land to build Centers in the rapidly developing sections of our service area, these are: Surprise, Buckeye and West Phoenix. The anticipated population growth in these areas will require additional facilities to accommodate the educational needs of the new residents. Each future parcel will be a minimum of 70 acres in order to accommodate the necessary facilities.





SITE ADEQUACY

The following diagram tests the adequacy of the proposed site and graphically indicates the total land coverage required for the entire campus.

The 'BUILDING ZONE' combines the Building area requirements with open space of equal area. For these studies the building area is assumed to be entirely at one story.

Land has also been allocated for student / staff parking and athletic fields.

The final diagram indicates that the site can accommodate the campus as planned.



SITE CHARACTERISTICS

- 136.1 GROSS ACRES
- 129.7 NET ACRES
- P.A.D. ZONING WITH C-2* DESIGNATION

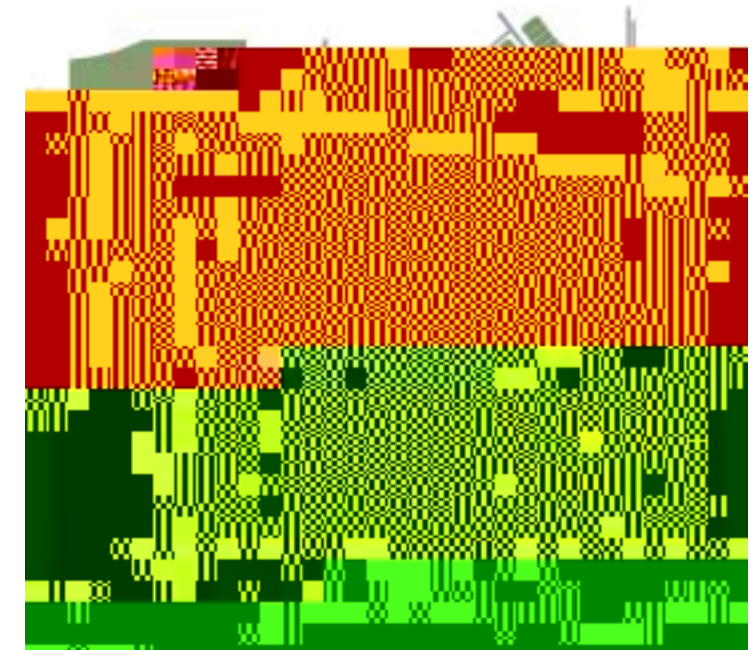




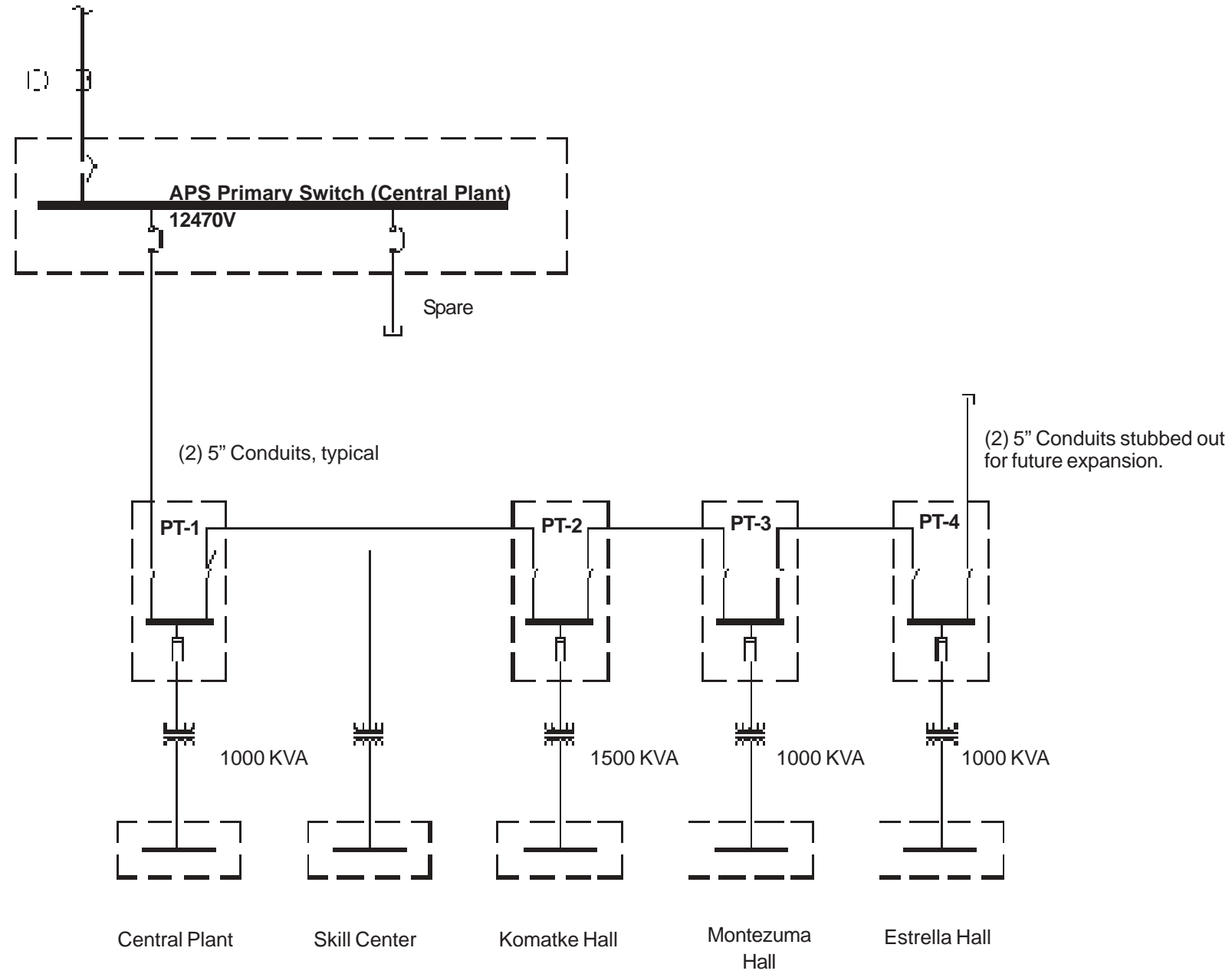
PHASE FOUR SITE UTILITIES

CHILLED WATER

The central plant capacity will need to be reviewed as each individual building is added under Phase Four. The anticipated total added load for Phase Four



EXISTING ONE-LINE DIAGRAM



REFERENCES

Master Plan Report - Estrella Mountain Community College, Maricopa Community College District. prepared by DMJM/SLS Architects Associated. 1990.

'Master Planned to Grow with the West Valley'. Estrella Mountain Community College Master Plan Revision 10/30/01.

'Estrella Mountain Community College Master Planning Consultant RFP, College Information'.

'Addendum to the Master Plan RFP'

'Estrella Mountain Community College Master Planning Statement'. 10/2001.

'Estrella Mountain Environmental Scan and Fact Book.' Strategic and Institutional Planning Document #31, 8/02.

Dr. Homero Lopez (co-chair)	Executive Team
Ms. Nancy Greenlaw (co-chair)	Executive Team
Dr. Ernie Lara	Executive Team
Dr. Brian Tippett	Executive Team
Mr. Clay Goodman	Executive Team
Mr. Randy Mauldin	Executive Team
Mr. Rene Willenkens	Executive Team
Ms. Joyce Jackson	Executive Team
Mr. Rich Marmon	Executive Team
Dr. Roger Yohe	Executive Team
	Steering Team
	Steering Team
	Steering Team
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	Steering Team
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