



Grand
Rapids
Community
College

Campus Master Plan

2020

EXECUTIVE SUMMARY

Lead, Educate, Innovate, Inspire

Nestled within the urban fabric of downtown Grand Rapids lies a great higher education resource for the West Michigan community. Grand Rapids Community College (GRCC) provides a valuable college experience to 13,326 (Fall 2019 headcount) students. The majority of the student body comes from the surrounding greater Grand Rapids area, but there are a number of students who travel long distances to study at GRCC. These students then go on to be a part of the workforce, helping to impact the economy of West Michigan and beyond. The 2020 Campus Master Plan seeks to heighten the student experience and help pave a future vision for Grand Rapids Community College's campus.

Grand Rapids Community College started in 1914. The college was located in Grand Rapids Central High School with 49 students in its graduating class. It has since grown, and in 1991 GRCC expanded its service area beyond the Grand Rapids Public School District and formed its own elected Board of Trustees. In the last 20 years, GRCC has expanded its downtown campus to include both the Main and DeVos campuses. In addition, the Leslie E. Tassell M-TEC was built in 2002 on a brownfield in SE Grand Rapids a few miles from Main Campus. Here, hands-on training is offered for many different trades. GRCC offers courses at regional and satellite locations in Kent County including; Grandville, Rockford, and Caledonia that all help to serve others across Kent County. Additionally, the GRCC Lakeshore Campus is expanding to serve students in Ottawa County.

GRCC's Main and DeVos campuses have a variety of historical facilities within an urban environment. The campus easily blends in with the surrounding city infrastructure and it can be hard to navigate the many campus facilities. For example, the Bostwick Parking Ramp creates a cold and dark first impression, also, it is located in the center of Main Campus creating a physical barrier between surrounding campus buildings. Parking for this mainly commuter school is also a source of frustration for many students. Green space and social space are hard to find but would help to improve the campus atmosphere greatly.

To address these and other issues, the college hired WGI, Comprehensive Facilities Planning, Inc., and The Collaborative in 2019 to develop a Campus Master Plan that would inform the improvements and priorities in the future. This plan includes recommendations for the construction of new facilities, landscape improvements, and the remodeling of existing structures, all intended to significantly improve the student experience.

Additional studies were completed or in the process of completion during the time of the planning process. These studies influence the process and should be recognized. These include; the wayfinding and signage plan, building assessment, and capital improvement projects.



Guiding Principles

- Supports the 2018-2021 Strategic Plan
- Builds on current GRCC capital improvement projects
- Adaptive to changing conditions and policies
- Improve the campus edges and identify within the Grand Rapids Downtown Business District
- Expand green space
- Improve pedestrian flow at street level and deck level
- Begin to build flexibility into the parking and mobility system
- More social and study spaces throughout campus
- Create architectural opportunities to reflect GRCC's warm campus culture (more brick less concrete)

Master Plan Initiatives

- A Learning Center (LRC) and Student Center (SC)
 - Combine existing SC functions with LRC
 - Renovate existing LRC and add new west and east addition
- B New Gateway Building
 - Remove SC building and replace with new glassy building
- C New Parking Garage
 - Remove existing Bostwick Parking Ramp and build new 600 car parking garage
- D New Parking Garage
 - Partnership opportunity for new 300 car parking garage
- E New Campus Green
 - Remove Bostwick Parking Ramp and create new campus green space
- F Applied Technology Center Renovation
 - Improve classroom and social space throughout ATC
- G New Gateway Building
 - Remove existing College Park Plaza and create new welcoming building
- H Convert Pool into a New Auxiliary Gym
 - Remove pool and create new auxiliary gym and weight room
- I Convert Lyon St. and Fountain St. to Two-Way Streets
 - Move from one-way streets to two-way streets
- J Convert Ransom Ave. to Pedestrian and Bike-Only
 - Turn a portion of Ransom Ave. between Fountain St. and Lyon St. into a pedestrian and bike-only path
- K Potential Off-Campus Parking
 - Work with potential partners to create off-site parking
- L New Gateway Signage
 - Add new signage to help visitors navigate the campus
- M Renovate Sneden and White Hall
 - Provide improved student social space and improved learning environments



Proposed Improvements

Green Space

The top of Bostwick Parking Ramp is currently lined with cars. Instead, this could be a place to gather, connect, and take in the beautiful view of the city.





Proposed Improvements

Ransom Ave. and Lyon St.

At the corner of Lyon St. and Ransom Ave. lies the existing top floor of the Student Center. The Student Center's solid facade creates a difficult challenge to welcome students. However, providing a new building that is bright, airy, and welcoming could be a great addition to the campus. It would also be an opportunity to brand the corner with the GRCC identity.



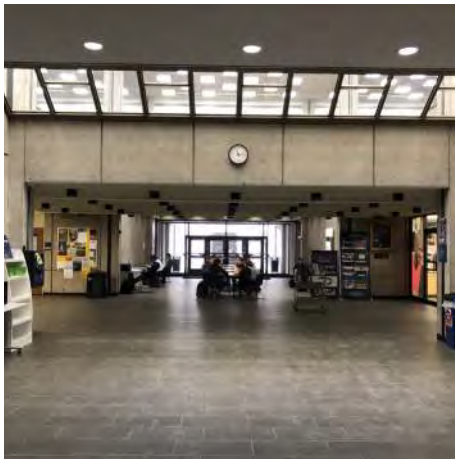


GRAND RAPIDS BOOK STORE

GRCC

Possible Improvements Learning Center

The entrance to the LRC is large and devoid of activity. However, more natural light could be brought in from the second floor and a small cafe created to encourage students to stay, study, and socialize. The LRC could be a lively place of interactions and connections. There is also the possibility to enlarge the Learning Center and provide new program space such as student organizations, academic support, and disability support services.



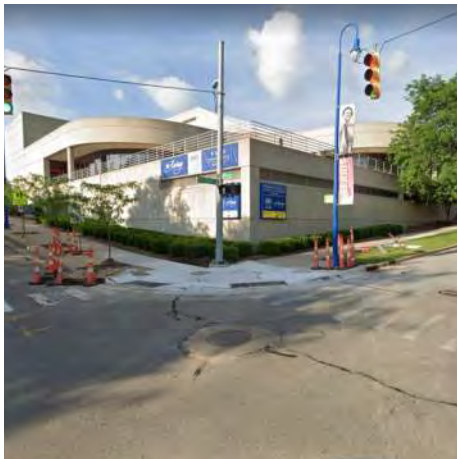
Existing / Proposed



Possible Improvements

The Applied Technology Center

The Applied Technology Center (ATC) is a place of creativity. However, the solid walls and difficult wayfinding suppress the activity within. Opening up the facade with windows, bringing texture to the building surface, and allowing more activity to invigorate the street and plaza will enhance the exterior of the ATC.



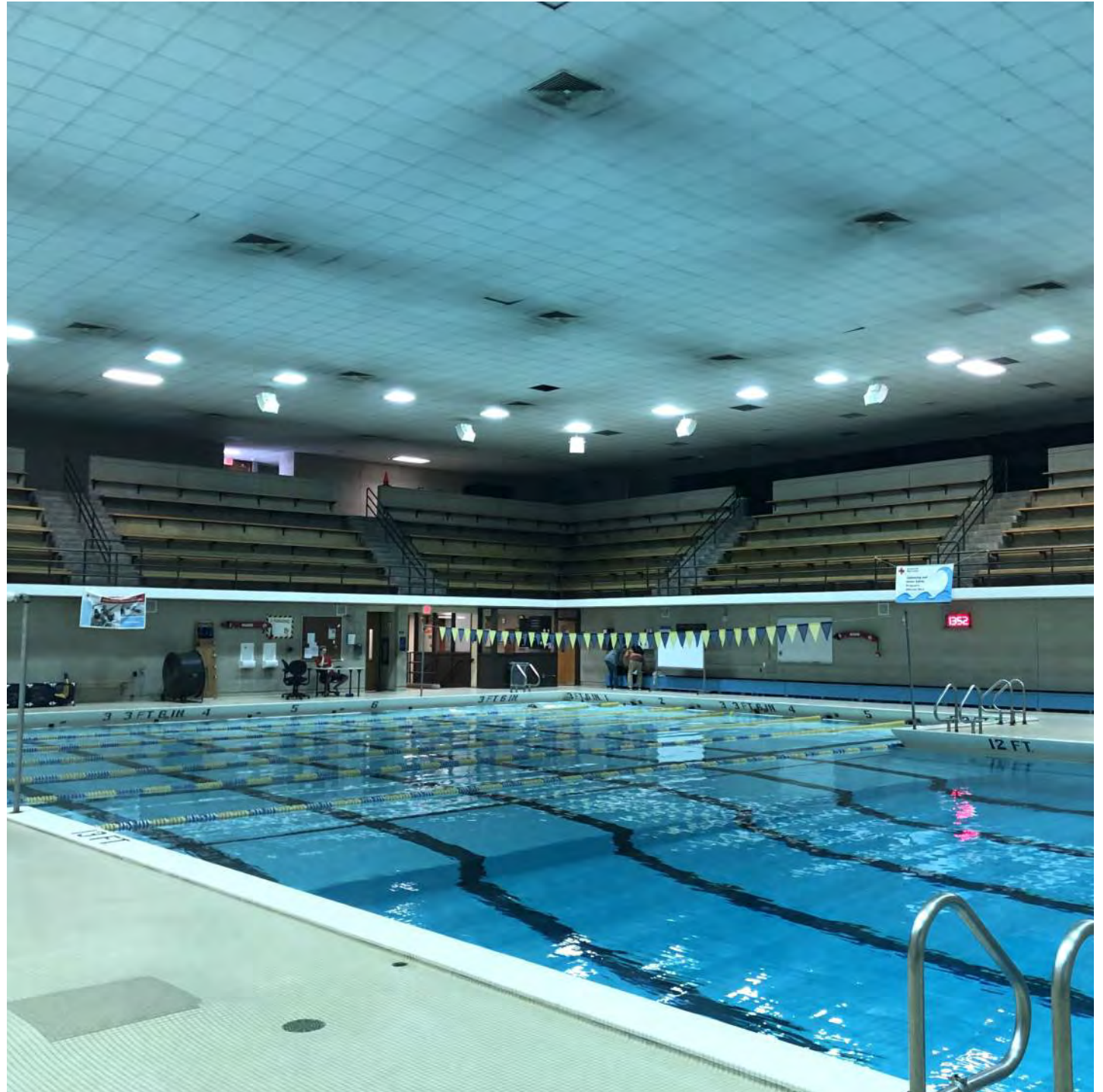
Existing / Proposed



Proposed Improvements

New Auxiliary Gym

Converting the pool into an auxiliary gym would be a great asset to the college providing much-needed flex space and social space for students.





**GRCC
RAIDERS**

**GRCC
RAIDERS**



Proposed Improvements

Lyon St. and Bostwick Ave.

The corner of Bostwick Ave. and Lyon St. is a unique location where GRCC owns all four corners. It is a main entry point into the campus, however, a few improvements to the intersection can help create a memorable entrance and first impression. A large sign that can also serve as seating, a green paver plaza, and an entrance canopy that stretches out into the plaza would improve the arrival sequence.





GRAND RAPIDS COMMUNITY COLLEGE

Possible Improvements

Skywalks and Bridges

The skywalks connect almost all Main Campus buildings. The current skywalks can be dark and gray even though they are used frequently by the GRCC community. The skywalks can be more than just a pathway, they can be glassy and transparent. This provides a modern update to the seemingly concrete campus.



Existing / Proposed



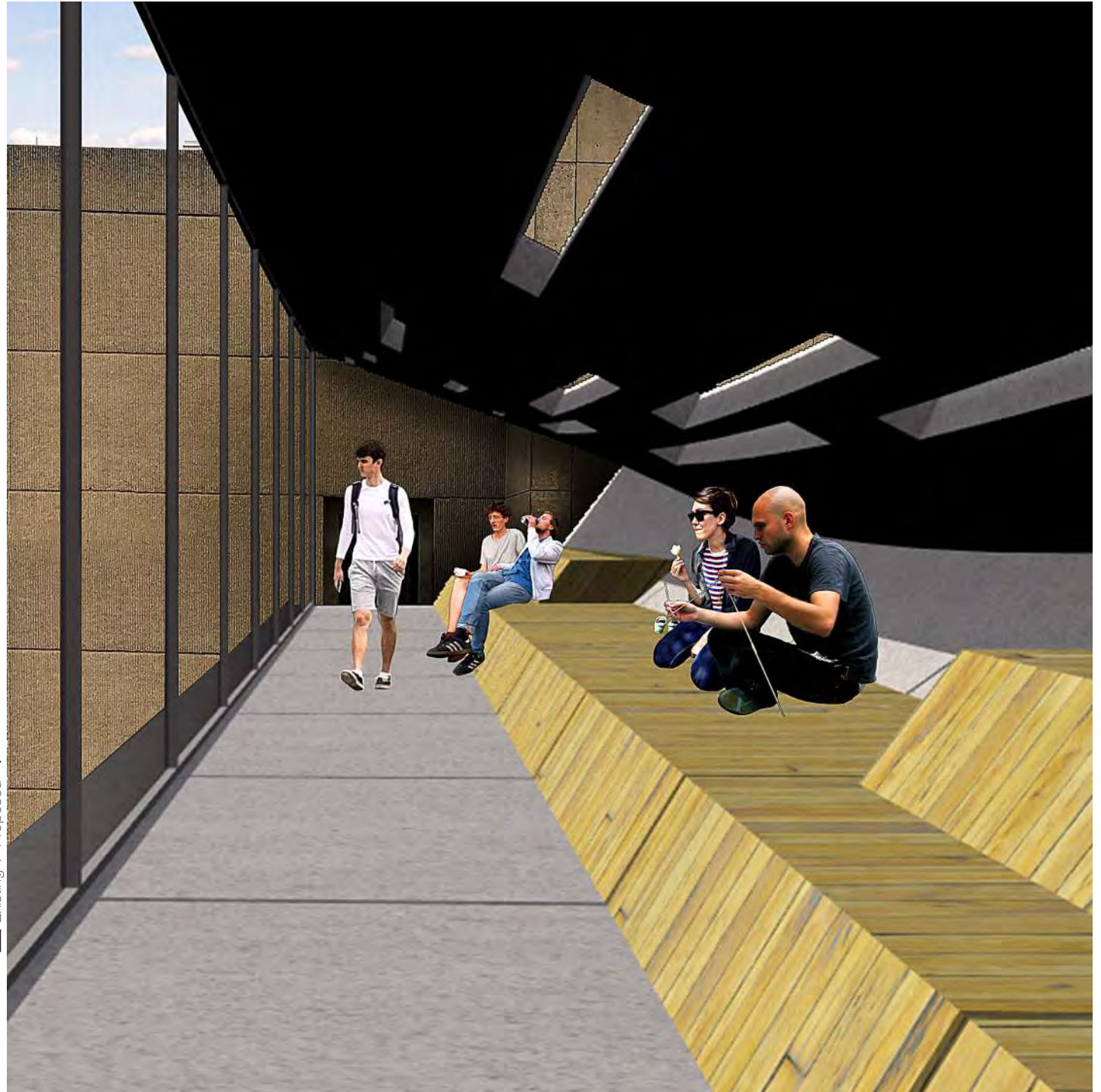
Proposed Improvements

Skywalks and Bridges

Some of the existing skywalks are open to the elements. Enclosing the skywalks would be helpful to the students and staff during inclement weather, but also provide a place to rest and gather.



Existing / Proposed



Phasing Strategy

The 2020 Campus Master Plan for GRCC aims to establish a realistic plan that can help advance the goals and objectives of the institution over the next 10-15 years. The Master Plan identifies building and landscape enhancement projects. Utilizing input from GRCC and the Core Planning Team, top-tier projects were identified and a strategy for implementation developed. The graphic to the right identifies the top-tier projects, estimated cost, and a suggested plan for implementation.

	Initiatives	Estimated Cost	Estimated Cost
		(Low)	(High)
0-8 Years	LRC Addition and Renovation as SC + LC	\$47,176,000	\$57,601,000
	Snedden and White Hall Renovations	\$7,717,000	\$11,031,000
	ATC Renovations	\$10,591,000	\$14,923,000
	Auxiliary Gym	\$8,969,000	\$10,251,000
	Skyway and Bridge Improvements	\$3,432,000	\$4,920,000
	Potential Parking Partnerships	\$21,780,000	\$25,740,000
	Student Center as Swing Space	\$1,980,000	\$2,640,000
	Maintain Bostwick Parking Ramp	\$2,530,000	\$10,120,000
	Total Project Cost Phase 1 (0-8 Year)	\$104,175,000	\$137,226,000
9-15 Years	College Park Plaza Gateway Building	\$27,662,000	\$32,627,000
	Off-Site Parking Partnerships	\$19,800,000	\$23,760,000
	Maintain Bostwick Parking Ramp	\$2,214,000	\$8,885,000
	Total Project Cost Phase 2 (9-15 Year)	\$49,676,000	\$65,272,000
15+ Years	Lyon and Ransom New Gateway Building	\$10,463,000	\$12,549,000
	New Parking Deck w/ Multi-Use at Fountain St.	\$31,812,000	\$39,336,000
	New Campus Green Space	\$4,950,000	\$7,425,000
	Ransom Ave. Renovation	\$2,310,000	\$3,465,000
	Total Project Cost Phase 3 (15+ Year)	\$49,535,000	\$62,775,000

0-8 Year Timeframe

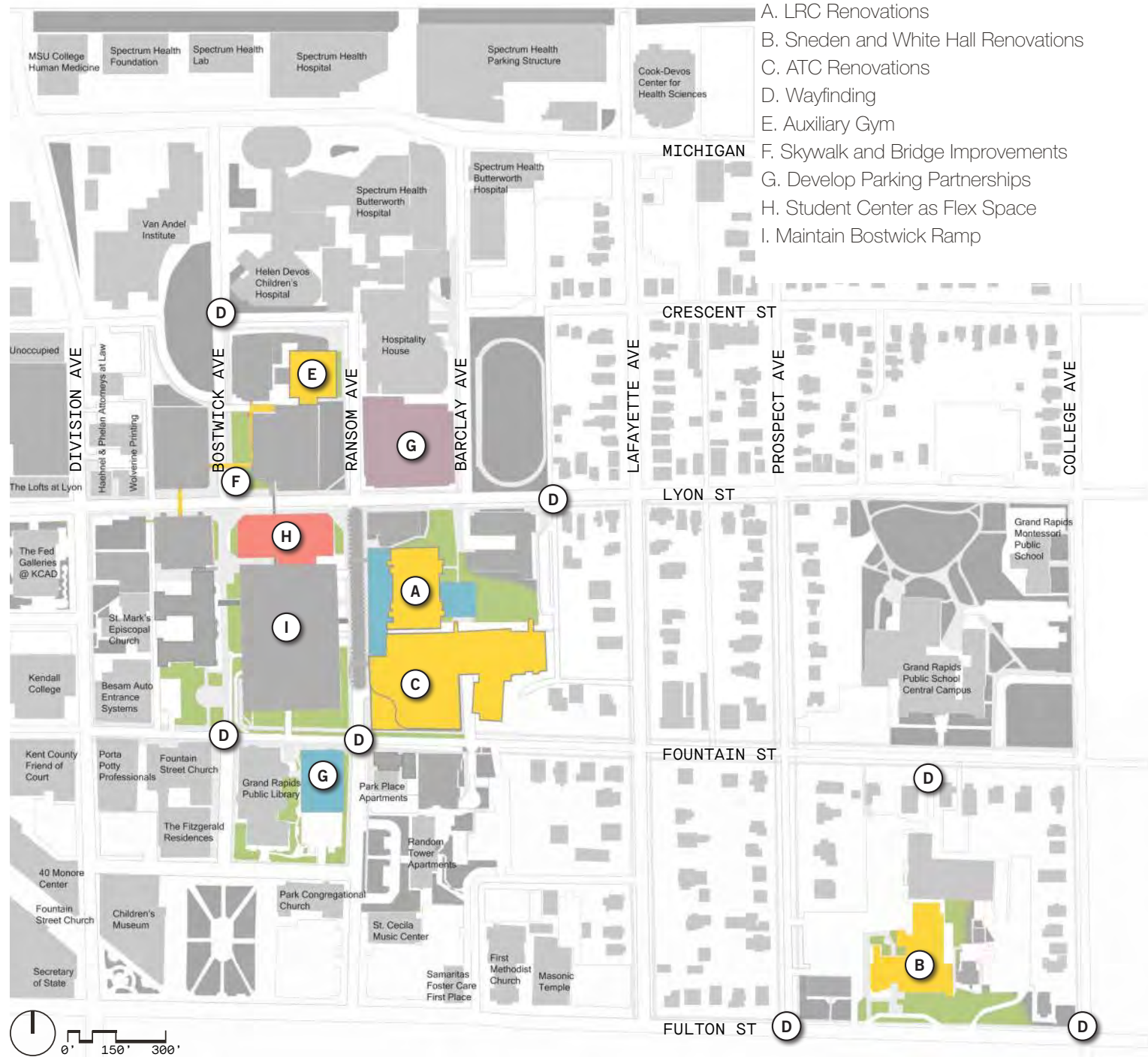
A main focus of this timeframe is combining the functions of the Student Center with the Learning Center to create an active hub that provides many resources in a similar area. This transformation will allow for a completely new student experience.

Another priority in this phase is to repurpose the pool into an auxiliary gym creating a new asset for the college and community.

Additional renovations at Sneden and White Hall will improve the classroom experience. Steps to develop parking partnerships will create the needed capacity and processes to remove the Bostwick Parking Ramp and create a more unified campus core.

LEGEND

- POTENTIAL PARKING
- EXISTING BUILDINGS
- GREEN SPACE
- SURROUNDING BUILDINGS
- RENOVATED SPACE
- NEW SPACE



- A. LRC Renovations
- B. Sneden and White Hall Renovations
- C. ATC Renovations
- D. Wayfinding
- E. Auxiliary Gym
- F. Skywalk and Bridge Improvements
- G. Develop Parking Partnerships
- H. Student Center as Flex Space
- I. Maintain Bostwick Ramp



Grand Rapids
Community
College

THE
COLLAB
ORATIVE

Architecture
Planning &
Design

TC.design