

Delta College

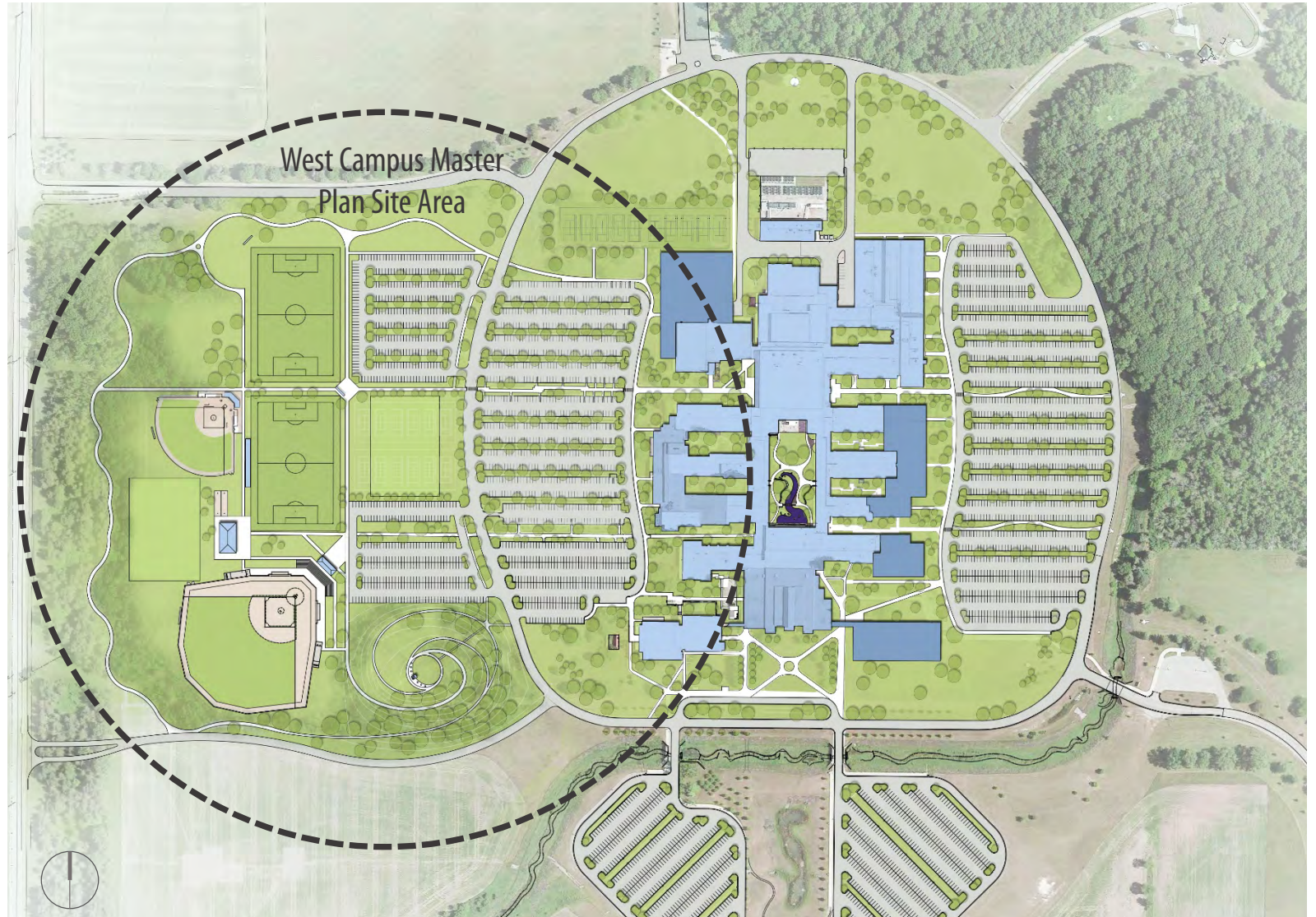
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# MASTER PLAN GOALS

## Create Special Places for People

The plan and its components should create a **memorable campus environment** which contributes to the academic mission of the College and provides **places for social interaction**, recreation and celebration.

## Increase Campus Connectivity and Reduce Pedestrian/Vehicle Conflicts

West Campus Drive is a vehicular barrier bisecting west campus and the campus core. Creation of **well defined pedestrian crossings** that funnel pedestrians across West Campus Drive at specified areas will improve pedestrian safety.

## Create Opportunities for Health and Wellness

Improve pedestrian connectivity through a series of connected pathways, expand and enhance athletic fields and non-programmed open spaces and natural areas to **promote both physical and mental wellness for students, faculty and staff and community.**

## Increase Visibility of Recreation and Athletic Opportunities

Add athletic facilities to expand varsity sports programs, and provide additional infrastructure for existing facilities to **improve function and expand programming** potential.

## Improve Vehicular Circulation

Explore alternatives to **alleviate traffic congestion** during peak hours at the North Mackinaw Drive entry and the North Mackinaw Drive – Loop Road intersection.

## Physical Infrastructure Upgrades

Northwest parking lot asphalt has reached end of its life cycle, existing pavement conditions warrant replacement. Provide more parking for students in close proximity to classrooms. **Improve** safety at pedestrian crossings from Athletics parking lot. **Upgrade** athletic campus infrastructure including scoreboards, storage/concession/restroom facilities.

# Master Plan Elements

**A: Northwest Campus Parking (310 Spaces)**

**B: Southwest Campus Parking (280 Spaces)**

**C: New Baseball Field**

**D: Soccer Field Improvements**

**E: Softball Field Improvements**

**F: Observatory Hill**

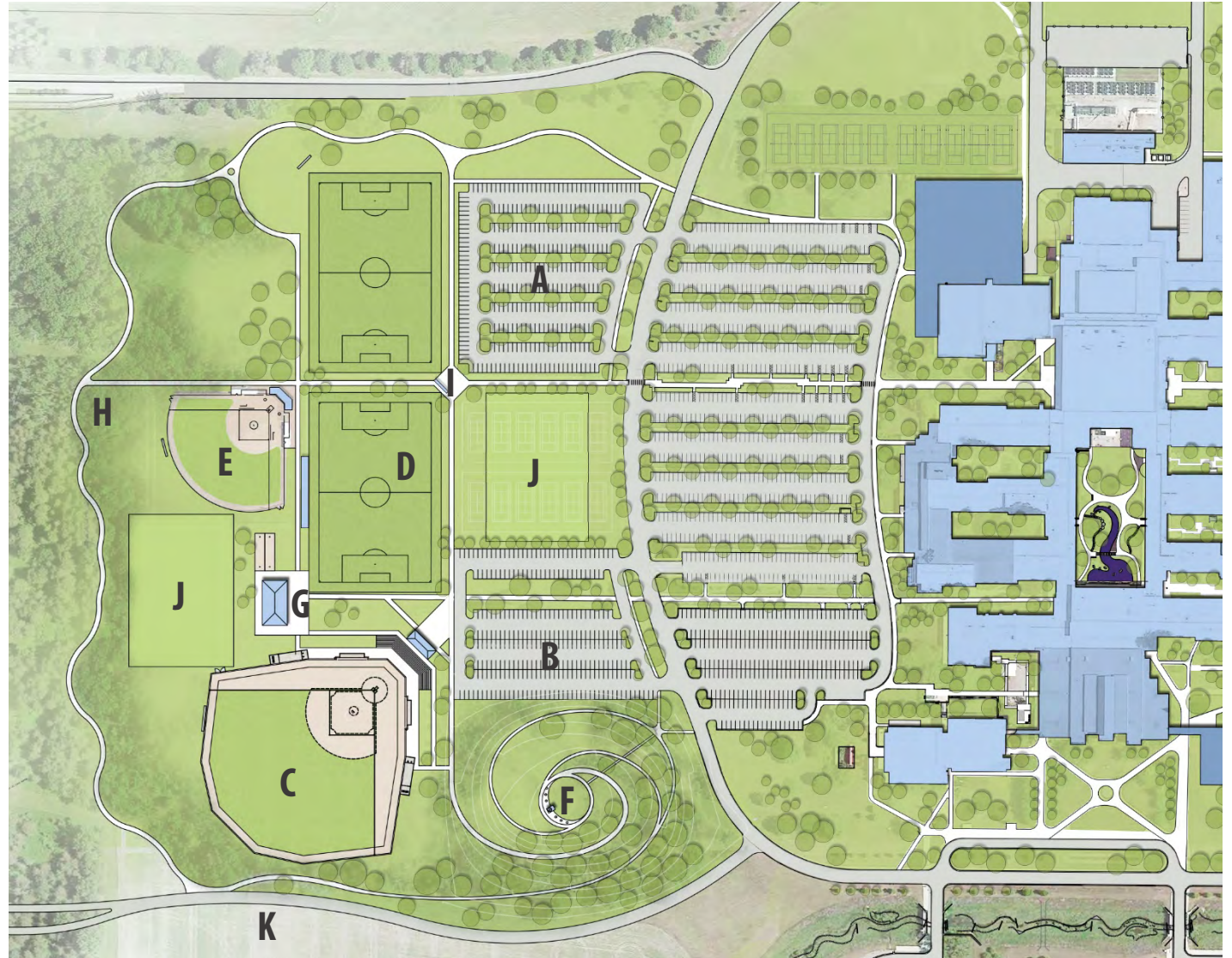
**G: New Multi-Use Athletics Facility**

**H: Nature Trail**

**I: Delta Walk / Plaza**

**J: Open Space / Future Tennis Location**

**K: South Mackinaw Drive**





# PHASING

An aerial architectural rendering of the Delta College campus. The central feature is a large, multi-winged academic building with a complex, interconnected design. Surrounding the building are various outdoor sports facilities, including a baseball field, a softball field, and several tennis courts. A large, open grassy area, likely a soccer field, is visible to the right. The campus is bordered by a dense line of trees, and a road or parking area is visible in the foreground. The overall scene is presented in a grayscale, high-contrast style.

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# Phasing: Existing Conditions

Existing Northwest Campus Parking (346 Spaces)





# Phasing: Phase 1A

## **A: Northwest Campus Parking (240 Spaces)**

- Bioswales, Sidewalks, Lighting

## **B: Southwest Campus Parking (135 Spaces)**

- Bioswales, Sidewalks, Lighting

## **C: New Baseball Field**

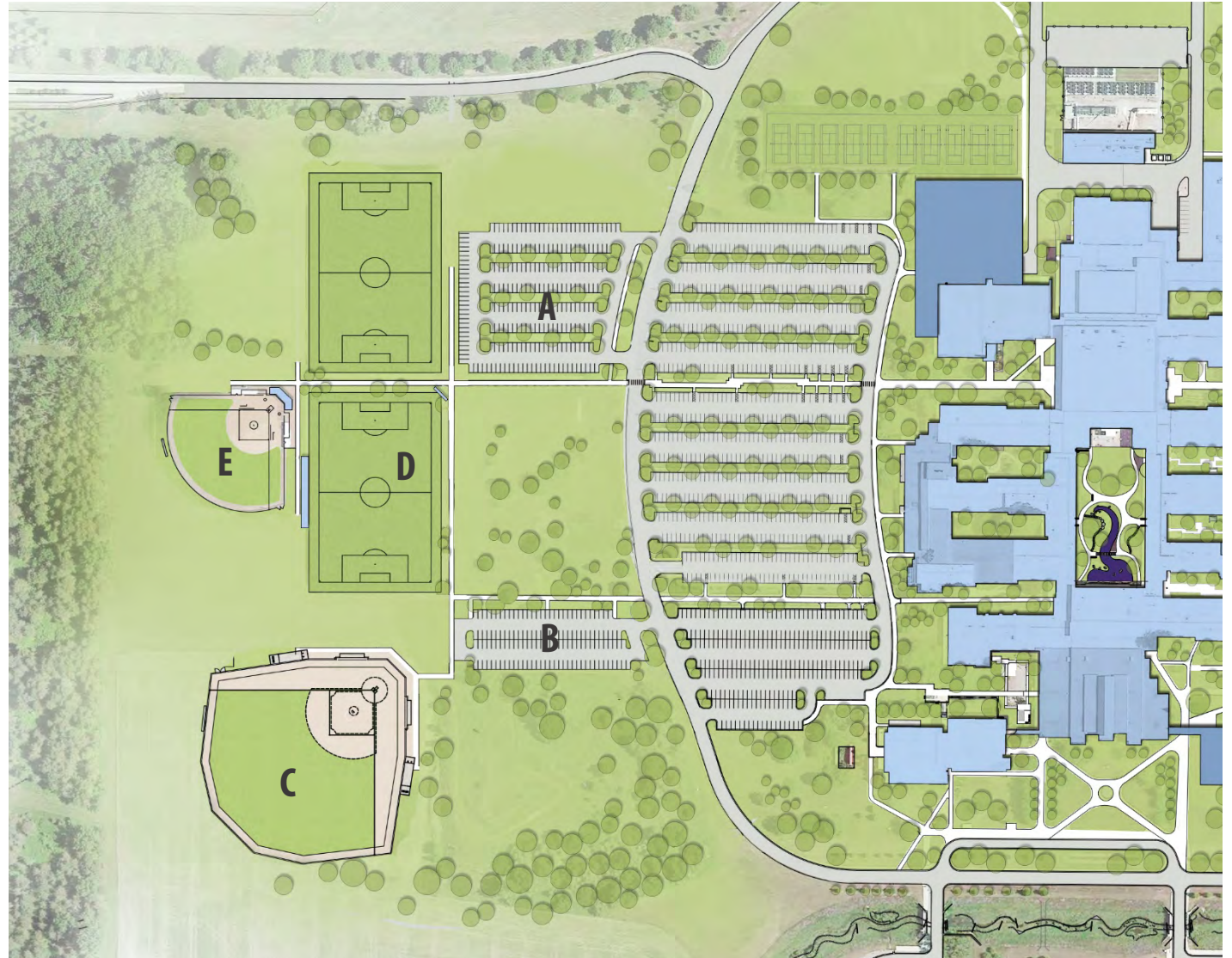
- Field Turf
- Dugout
- Sidewalks
- Fencing
- Minimal Bleacher Seating

## **D: Soccer Field Improvements**

- Team Benches
- Scoreboard (Infrastructure for Permanent Installation)
- Upgrade Goals on South Soccer Field
- Bleacher Seating

## **E: Softball Field Improvements**

- Additional Bleacher Seating
- Scoreboard





# Phasing: Phase 1B

## **F: Observatory Hill**

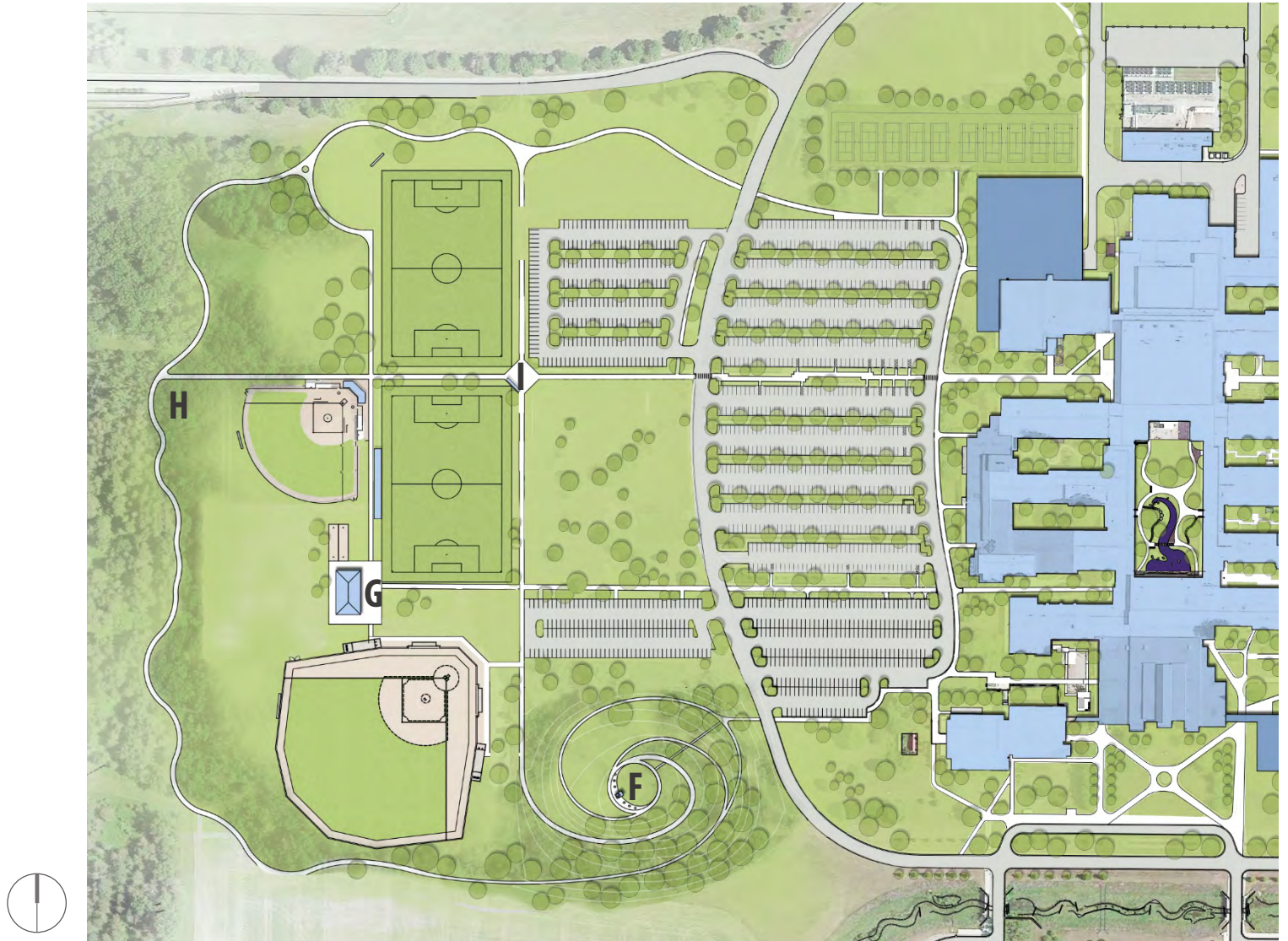
- Observatory
- Trails
- Portable Telescope Pads
- Training Hill for Athletics and Recreation

## **G: New Multi-Use Athletics Facility**

## **H: Nature Trail**

- 8' Wide Asphalt Trail

## **I: Delta Walk / Plaza**





# Phasing: Future Phases

**A1: Northwest Campus Parking Expansion (75 spaces)**

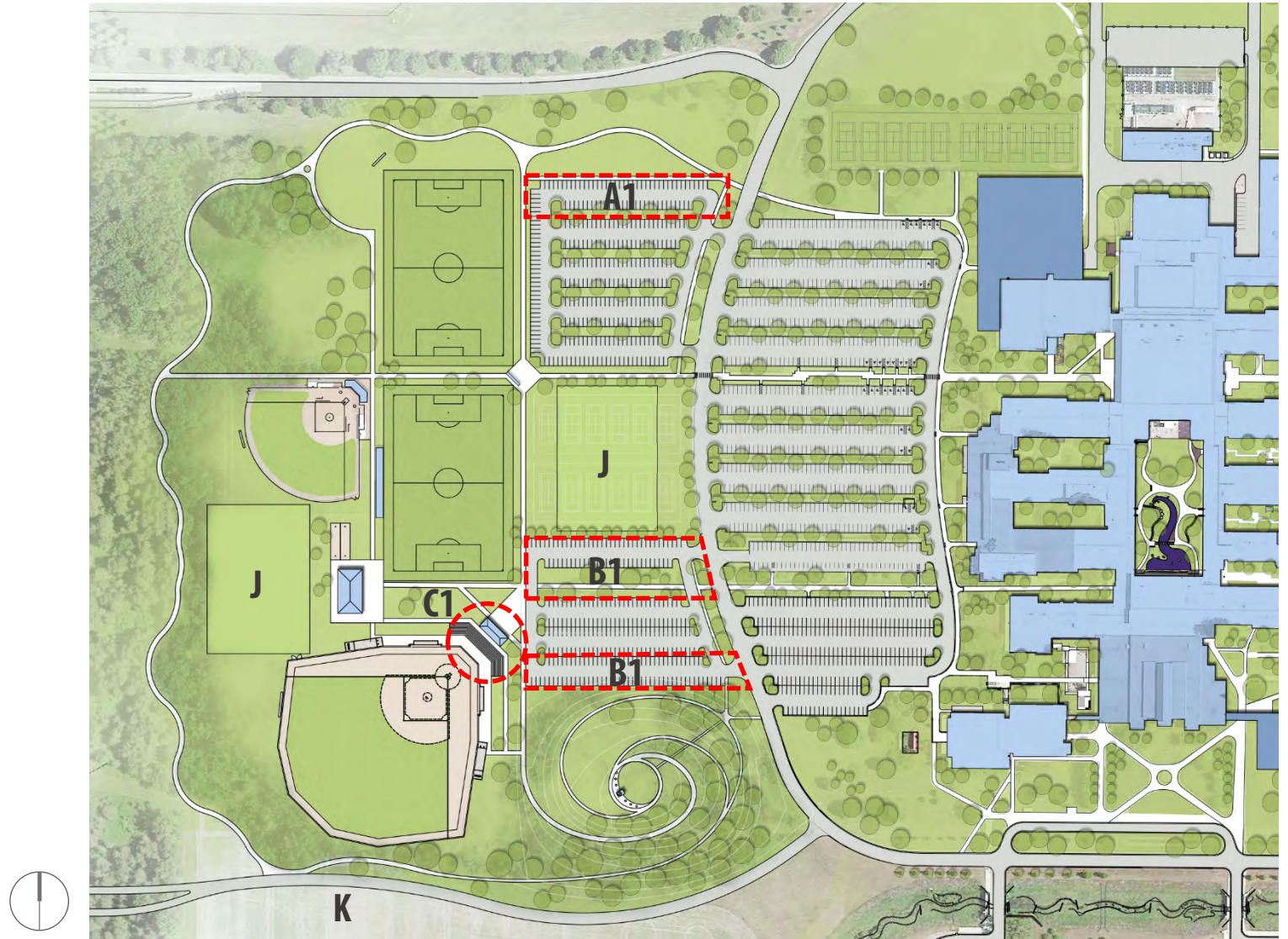
**B1: Southwest Campus Parking Expansion (145 spaces)**

**C1: Baseball Field Improvements**

- Press Box
- Permanent Seating
- Additional Walkways and Plaza

**J: Open Space / Future Tennis Location**

**K: South Mackinaw Drive**



# PROJECT DETAIL

An aerial photograph of the Delta College campus. The central feature is a large, modern building with a complex, multi-winged design. Surrounding the building are various outdoor sports facilities, including a baseball field, a softball field, and several tennis courts. The campus is bordered by a dense line of trees, and a parking lot is visible on the right side. The overall scene is captured from a high angle, providing a comprehensive view of the campus layout.

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# Master Plan Elements

## New Baseball Field

### Pros of Field Turf vs. Natural Grass:

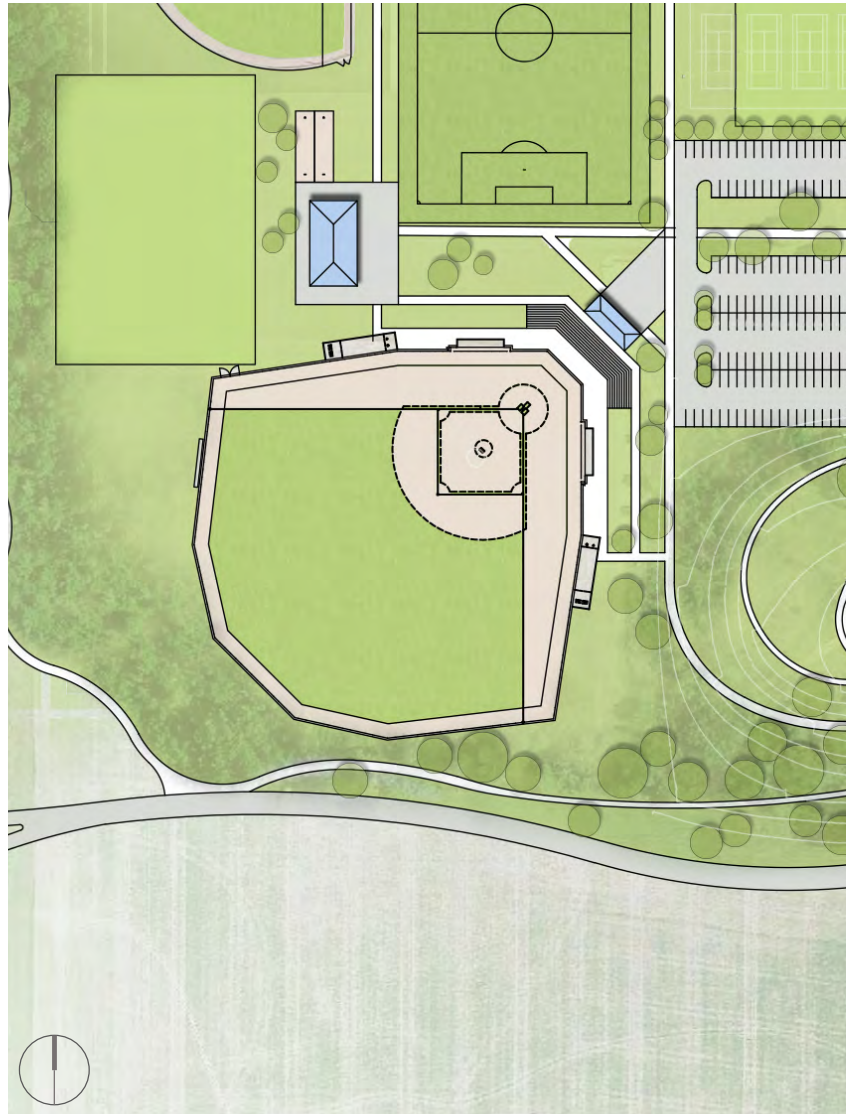
- No climate limitations
- Increased participation hours (+/- 9x)
- No pesticides/herbicides, less water consumption
- Faster installation, lower maintenance cost

### Cons of Field Turf vs. Natural Grass:

- Higher installation cost, higher life cycle cost – replace on average every 10 years (125,000sf @ \$6.50/sf = \$812,500)
- Higher field temperatures (increased dehydration risk), potential increased injury risk

### Conceptual Baseball Field Program:

1A:	1B:
Synthetic Turf (125,000 sf)	Press Box(1,500 sf)
Temporary Seating (100 Seats)	Permanent Seating (350 Seats)
Dugouts (2@450 sf each)	Plaza / Access Walks
Scoreboard	



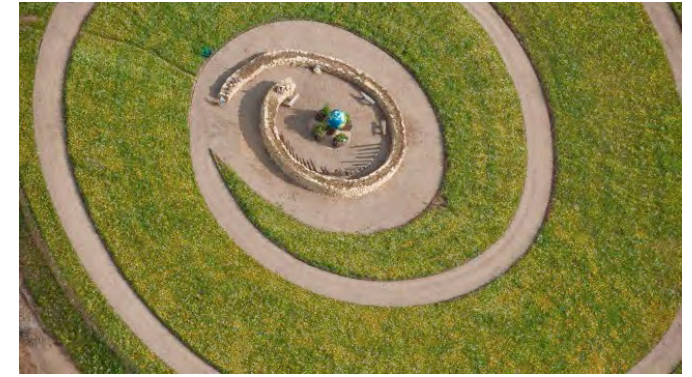
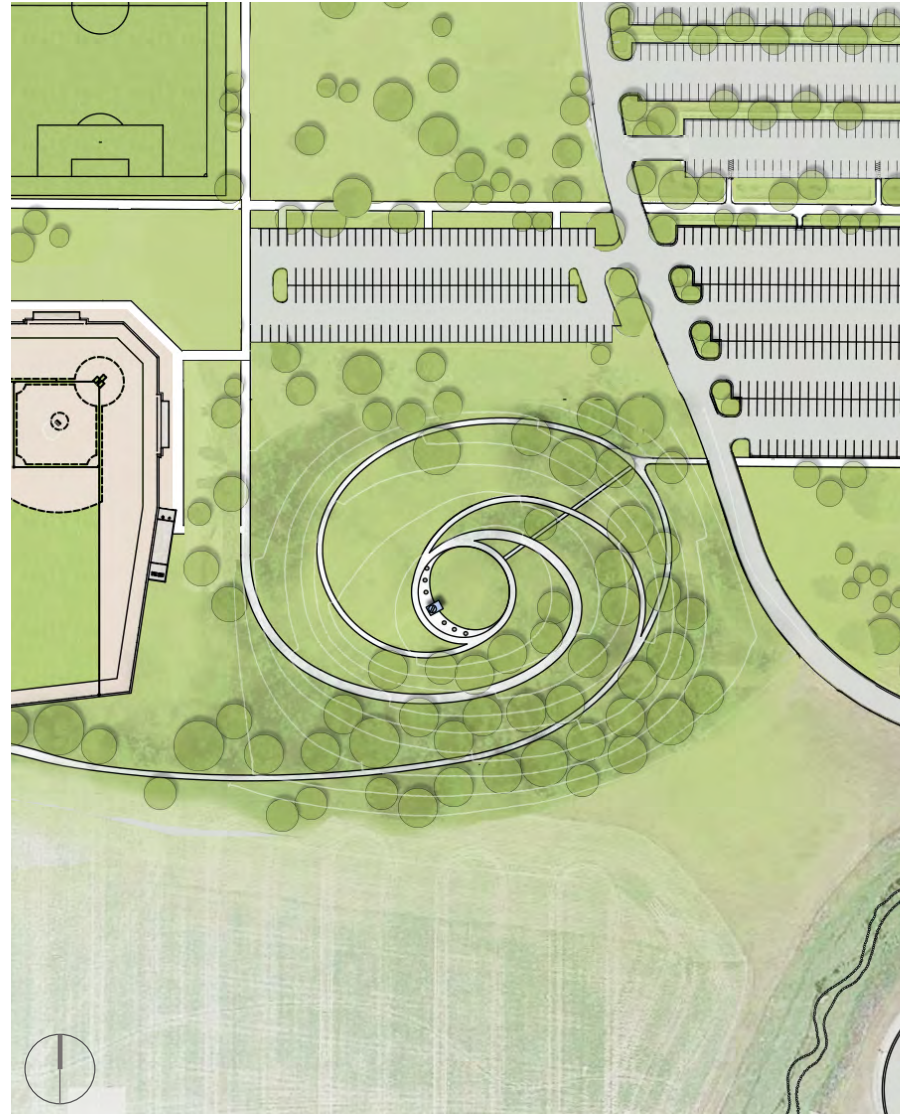


# Master Plan Elements

## Observatory Hill

### Conceptual Observatory Program:

- Storage Area (50 sf)
- Observatory (100 sf)
- Exterior Pads for mobile telescopes (6)
- Walking / Training Paths



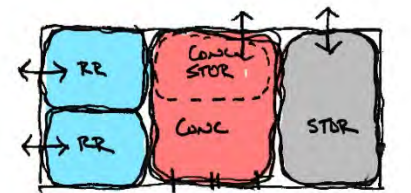
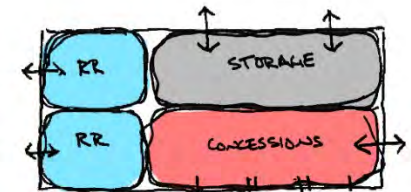
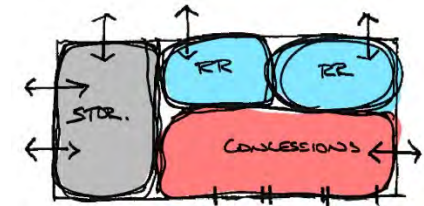
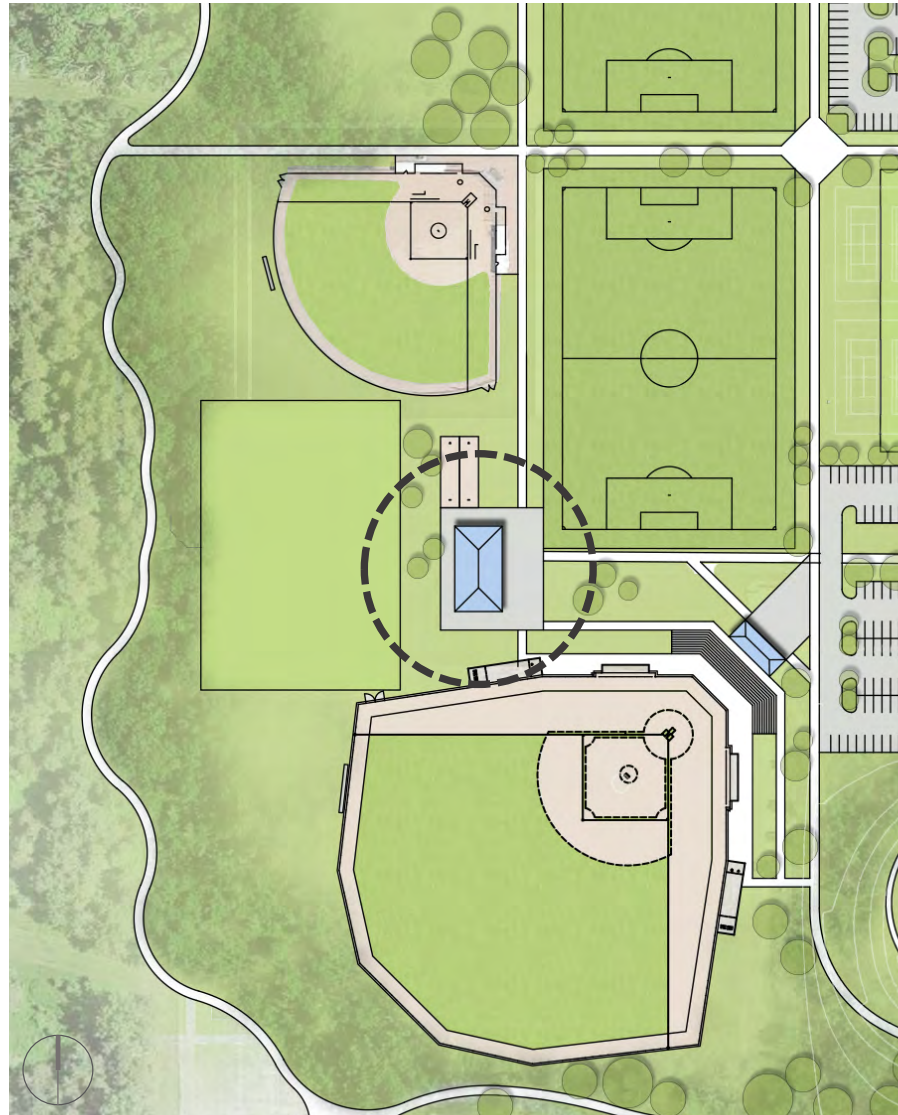


# Master Plan Elements

## New Multi-Use Athletics Facility

### Conceptual Program:

- Concessions (2,000 sf)
- Storage (2,000 sf)
- Restrooms (500 sf)

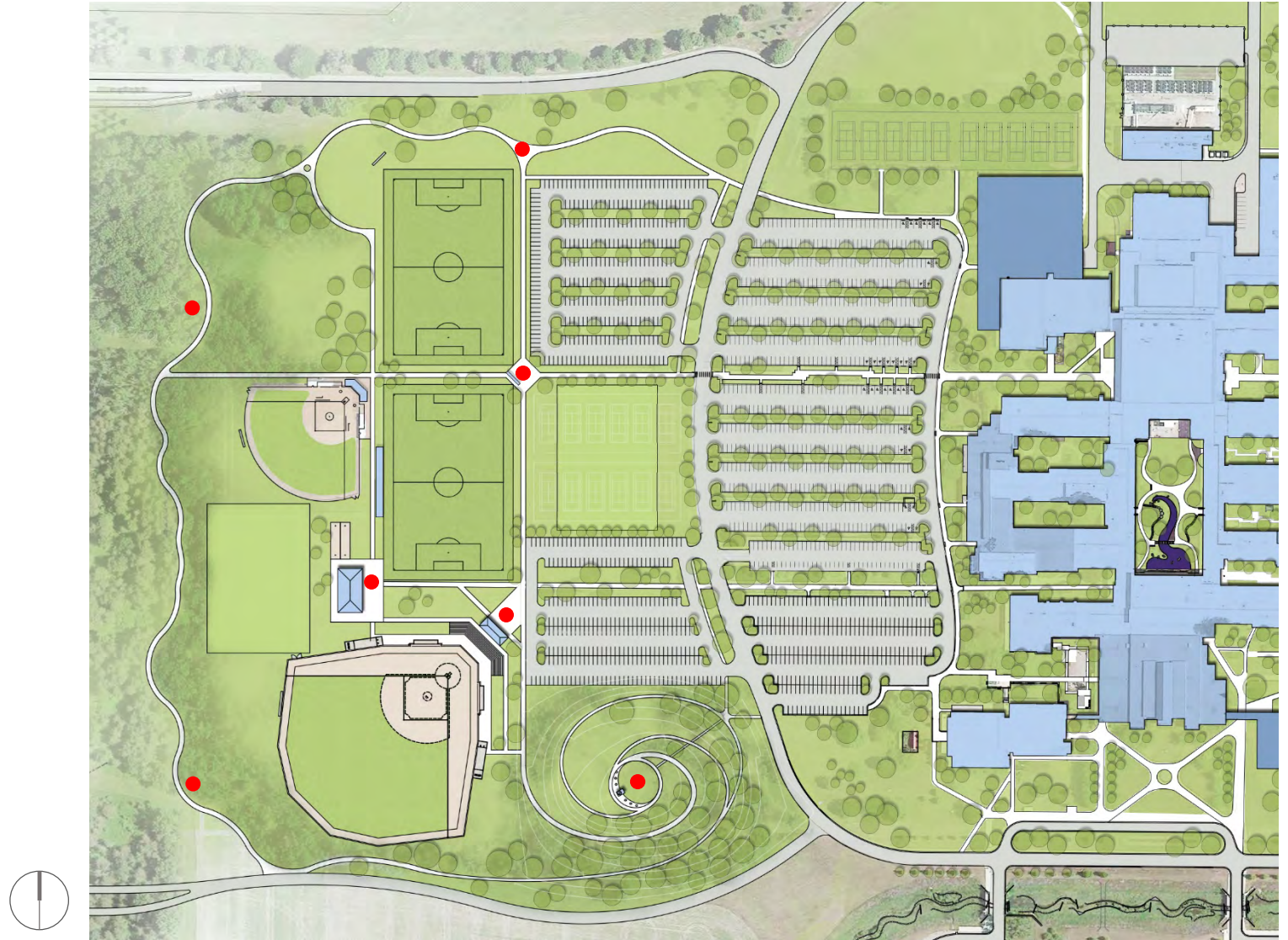




# Master Plan Elements

## Sculpture Opportunities

Acknowledging Delta College's dedication to public art, multiple sculpture opportunity locations are provided on the west campus, both in prominent and more secluded locations.





# COST ESTIMATE

An aerial photograph of the Delta College campus. The central feature is a large, modern academic building with a complex, multi-winged design. Surrounding the building are various green spaces, including a large lawn, a baseball field, and several smaller sports fields. A parking lot is visible to the right of the main building. The campus is bordered by a dense line of trees, and a road or highway runs along the bottom edge of the image.

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# Order of Magnitude Cost Estimates

## PHASE 1A

A: Northwest Campus Parking	\$1,040,000
B: SW Campus Parking	\$383,000
C: New Field Turf Baseball Field*	\$1,580,000
D: Soccer Field Improvements	\$65,000
E: Softball Field Improvements	\$35,000
<b>Subtotal:</b>	<b>\$3,103,000</b>

## PHASE 1B

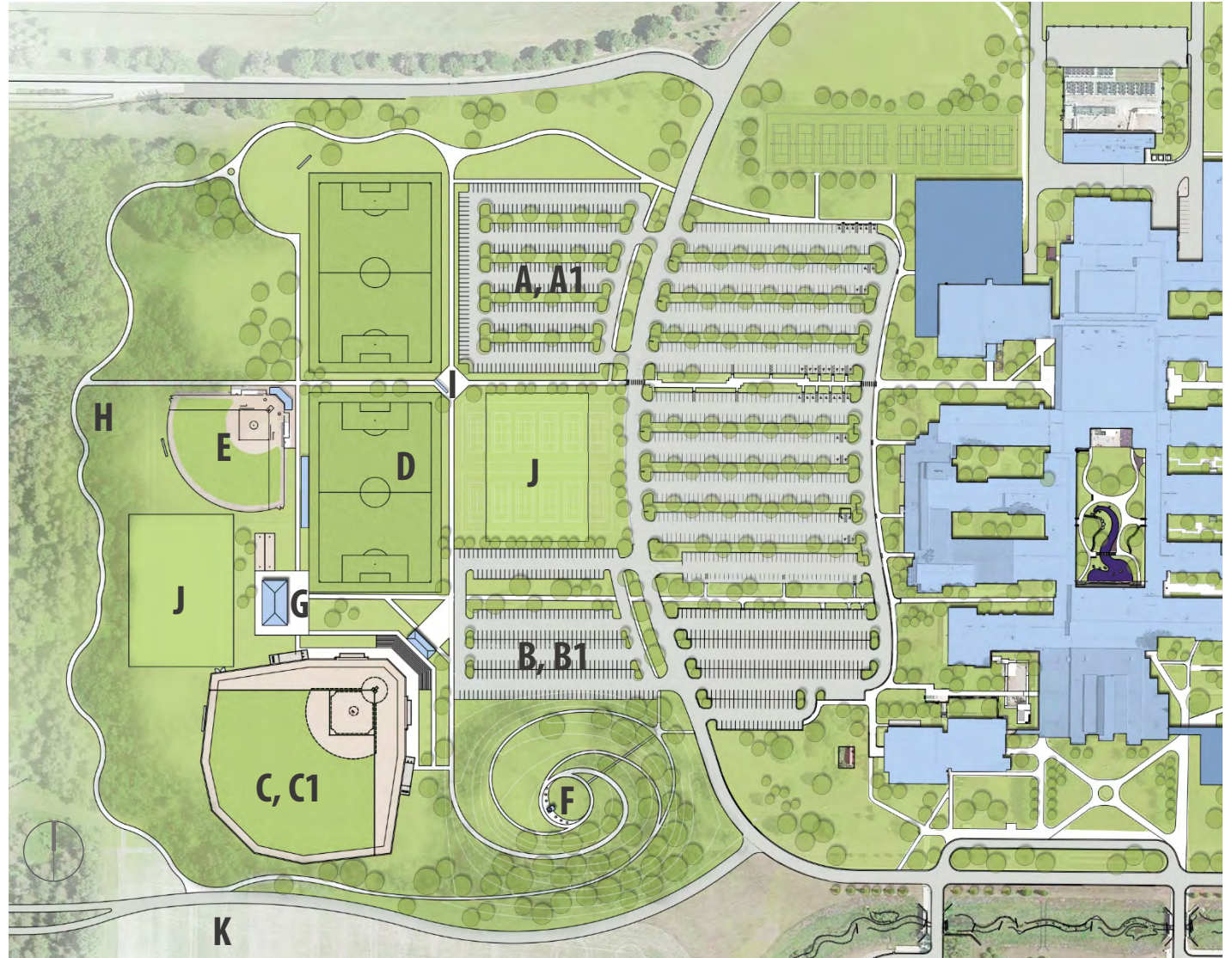
F: Observatory Hill	\$100,000
G: New Multi-Use Athletics Facility	\$615,000
H: Nature Trail	\$570,000
I: Delta Walk / Plaza	\$137,500
<b>Subtotal:</b>	<b>\$1,422,000</b>

## FUTURE PHASES

A1: NW Campus Parking	\$325,000
B1: SW Campus Parking	\$515,000
C1: Baseball Field Improvements	\$145,000
K: South Mackinaw Drive	\$1,000,000
<b>Subtotal:</b>	<b>\$1,985,000</b>

**TOTAL:** **\$6,510,000**

\*For natural grass , assume \$675K base price





# Questions?

**A: Northwest Campus Parking (310 Spaces)**

**B: Southwest Campus Parking (280 Spaces)**

**C: New Baseball Field**

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