



# **METROPOLITAN COMMUNITY COLLEGE 2010 MASTER PLAN UPDATE FOR CAMPUSES AND CENTERS**

JJR, LLC  
Paulien & Associates  
Alvine Engineering  
Ehrhart Griffin & Associates  
BCDM



---

# TABLE OF CONTENTS

---

## Contents

1  
**Letter from the President**

2  
**Chapter 1 | Master Plan Summary**

10  
**Chapter 2 | Introduction**

22  
**Chapter 3 | System-Wide Planning**

40  
**Chapter 4 | Fort Omaha Campus**

68  
**Chapter 5 | South Omaha Campus**

82  
**Chapter 6 | Elkhorn Valley Campus**

96  
**Chapter 7 | Sarpy Center**

104  
**Chapter 8 | Applied Technology Center**

110  
**Chapter 9 | Fremont Area Center**

---

## Appendices A-B: Space Needs and Environmental Scan

---

A  
Paulien & Associates 2010 Master Plan Update + Space Needs Planning

B  
Paulien & Associates 2010 Environmental Scan

---

## Appendices C-F: Infrastructure

---

C  
Overview of Existing Utility Infrastructure

D  
Infrastructure Research Summary Sheets

E  
Infrastructure Drawings as Supplied by Provider

F  
Meeting Minutes and Sign-In Sheets for Infrastructure Meetings

---

## Appendices G-K: Miscellaneous Technical Studies

---

G  
MCC Elkhorn Campus Entrance @ HWY 31 and Cumberland Drive Intersection Capacity Analysis

H  
MCC Campus Access + Circulation Issues

I  
MCC-FOC-Buildings 59, 63, 113 Condition Analysis

J  
On-Site Renewable Energy

K  
Utilization of Existing Data

# Letter from the President

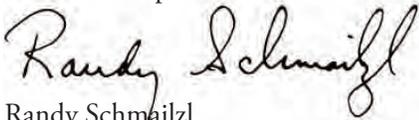
Dear Friends:

As Metropolitan Community College (MCC) embarks on our next steps, we search for an unwavering commitment to a shared vision. Our institution is positioned to address these challenges, and I am pleased to present the *2010 Master Plan Update for Campuses and Centers*. This initiative is a critical step in laying the foundation for our future.

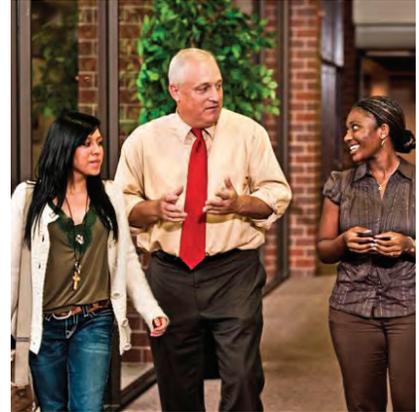
In order to maintain our position on the forefront of educational trends in the state and nation, we have paused to consider the physical requirements of our campuses and centers and to define a road map for how to move forward. This plan encourages a new commitment to outreach and the development of innovative partnerships within our larger community. It is my hope that this document will serve as a clear guide for our institution into the coming years.

I believe the Master Plan Update is a living, flexible document that will allow us to make wise decisions about how best to utilize our assets. It represents a participatory planning process that included the input of the MCC Board of Governors, students, staff, faculty, administrators, and community representatives. As a result, it highlights a shared vision for MCC. I extend my sincere appreciation to the Board of Governors and those involved in this planning process.

Now is the time of investment, innovation, and action. I invite you to join me in this important endeavor.



Randy Schmailzl  
President  
Metropolitan Community College  
September 2010



President Randy Schmailzl





South Omaha Campus

# 1 | MASTER PLAN SUMMARY

## Introduction

Metropolitan Community College (MCC) directed the development of the *2010 Master Plan Update for Campuses and Centers* (Master Plan Update) in partnership with the Board of Governors, the Office of the President, and committees comprised of students, faculty, staff, administrators, community members, and stakeholders. This Master Plan Update builds upon the *2003 Master Plan for Campuses* and positions MCC for smart and sustainable growth of space and facilities to efficiently accommodate its growing population over the next 10 years and beyond. This plan is also built upon the key objectives of the MCC Mission Statement outlined in the *Mission Achievement Plan*:

- Serve the community.
- Create a quality learning environment that promotes student success.
- Encourage lifelong education.
- Support personal and professional enrichment and training.
- Stimulate economic and workforce development.
- Provide a transferable path to baccalaureate institutions.

## Context for the Master Plan Update

MCC embarked on the Master Plan Update with several contextual issues that formed a foundation for the physical development of the plan.

### Unprecedented Enrollment Growth

The Master Plan Update comes at a unique time in history. On the heels of one of the greatest economic downturns our country has ever experienced, community colleges across the United States are experiencing unprecedented growth. With a 2009 fall enrollment of over 17,000 and a 1-year growth of nearly 13%, MCC, like other institutions that welcomed students during the economic downturn, is experiencing a period of the largest enrollment growth in the institution's history. The goal of this master planning process was to build a framework for growth at all campuses and centers.

### Sustainability

At a time when sustainability trends have found their way into mainstream culture, MCC is poised to be on the front end of developing a holistic and integrated approach to institutional environmental sustainability. In response to the admirable sustainability path already forged by MCC leadership, this Master Plan Update unifies solid planning recommendations with quantifiable and defensible sustainability targets in the following categories:

- Energy
- Water
- Transportation
- Food
- Stuff (Materials, Waste, and Recycling)
- Curriculum

### Need for Immediate Planning Solutions and a Long-Term Vision

There is a shortfall of space at many of MCC's campuses and centers. Enrollment projections for the 10-year plan horizon indicate additional space needs at each campus and center based on a 2% average participation rate as the population in the service area of Douglas, Sarpy, Dodge, and Washington Counties continues to increase.

The most widely used state guidelines to measure physical capacities at higher education institutions suggest that a desirable range for classroom utilization is 30 room hours per week with 60% of the student stations occupied on average. MCC is operating at an average of 34 room hours per week with 67% of the student stations occupied. In the college's current state, there is very little opportunity to explore new programs without taking on substantial off-site real estate costs. Additionally, only 1.57% of the four-county service area population attends MCC, compared to a 2.42% market penetration that other Nebraska community colleges have in their service areas. Much of this difference may be due to the lack of available space to serve a larger student population.

The Master Plan Update analysis and planning process has uncovered an inefficiency in MCC's delivery of education. Findings indicate that several programs are not geographically located in proximity to where students reside. This issue will escalate if programs continue to grow at their current locations. The JJR team utilized a geographic information system (GIS) mapping platform to link MCC enrollment data to the Douglas County database in order to suggest the most efficient and appropriate growth solutions for MCC. The graphical mapping output was used to visually answer specific questions essential to the master plan vision, including:

- How many students from each zip code are attending each campus or center?
- How many students from each zip code are attending each program?

Several foundational planning recommendations of the Master Plan Update were based on data gathered through the GIS mapping output, revolving around the creation of centers of specialization within the MCC system.





Fort Omaha Campus

## Program Migration to Create Centers of Specialization

The Master Plan Update is built upon the premise of system-wide program migration in order to reduce facility redundancy and improve the effectiveness of MCC's delivery of education to the community. The Master Plan Update enhances general education opportunities at all locations while creating several centers of specialization among MCC's three campuses. Locating the Culinary Arts and Management program at the Fort Omaha Campus is a successful example of implementing a center of specialization. The Master Plan Update will not only build upon and enhance this center of specialization, but will also identify similar opportunities at MCC.

## Applied Technology

Due to high projected space needs and dispersed program locations throughout the four-county area, consolidating the Applied Technology programs is an essential first move for improving efficiencies in the delivery of education at MCC. The Applied Technology programs should migrate to locations that are more proximate to where students enrolled in these programs reside. Students in these programs should also have adequate access to transit. In looking at the existing MCC campuses and centers, the institution does not own property large enough to house all of the Applied Technology programs at one location. Creation

of the Applied Technology Center (ATC) in 2007 was essential for MCC, providing a permanent shared location for several Applied Technology programs for the first time in MCC's history. At the time of this plan, the center is so successful that it is out of space, and expanding the center is not considered advantageous because of its location and lack of transit connection.

The JJR team, in conjunction with input from the master planning committees, has developed a strategy to migrate the construction-related Applied Technology programs to the Fort Omaha Campus and transportation-related Applied Technology programs to the South Omaha Campus.



Elkhorn Valley Campus

## Construction-Related Applied Technologies at the Fort Omaha Campus

Construction-related Applied Technology programs should migrate to new state-of-the-art facilities on the south side of the Fort Omaha Campus. This facility is envisioned to bring job-specific Applied Technology training programs to North Omaha, in closer proximity to transit and to where the majority of Applied Technology students reside. MCC projects more than 1,300 students in the consolidated Applied Technology programs, including the following offerings:

- Air Conditioning, Refrigeration and Heating Technology
- Construction Technology
- Electrical Apprenticeship
- Electrical Technology
- Industrial and Commercial Trades
- Plumbing Apprenticeship
- Sustainable Energy Technology





## Transportation-Related Applied Technologies at the South Omaha Campus

The South Omaha Campus is home to several of the transportation-related Applied Technology programs. The plan recommends migrating the Auto Collision Technology program from ATC to a new facility on the South Omaha Campus. This will increase efficiency in the delivery of education through shared use of space, resources, and faculty consolidation to one location. Migration of the construction-related Applied Technology programs (Electrical Apprenticeship/Technology, Industrial and Commercial Trades, Plumbing Apprenticeship, and Construction Technology) from the South Omaha Campus to the Fort Omaha Campus will provide necessary expansion space for future growth.

## Elkhorn Valley Campus as a Center of Specialization for the Arts

The Elkhorn Valley Campus is home to the majority of Visual Arts programs. Based on the results of an evaluation by the JJR team of where students enrolled in the Visual Arts programs reside, the Master Plan Update recommends that MCC strengthen the Elkhorn Valley Campus as a center of specialization for the arts. Additional classrooms, laboratories, and office space can be placed in newly constructed buildings and renovated space vacated by the Air Conditioning, Refrigeration and Heating Technology program. MCC should continue to offer Languages and Visual Arts opportunities at all of the campuses and centers as part of the enhanced general education model.

## ATC and Sarpy as Improved Centers

Maintain Utility Line Technician and CDL-A Truck Driving programs at the ATC. Relocate transportation- and construction-related Applied Technology programs to the Fort Omaha and South Omaha Campuses to provide space for additional general education courses.

In the short term, expand the Sarpy Center building to the north to ensure that the center will be viable for general education purposes within the 10-year plan horizon and beyond. Since demographic trends identify Sarpy County as one of the fastest growing counties in the region, MCC should immediately search for land for a future campus as part of the long-term expansion strategy.

## Housing and Student Life

While housing is not critical to the mission of MCC, the topic was an important consideration as part of the Master Plan Update planning process because MCC's campuses and centers are so deeply ingrained in their surrounding communities. MCC should:

- Encourage market-rate off-campus housing adjacent to campuses and centers.
- Pursue opportunities for an on-campus housing partnership between the Fremont Area Center and Midland Lutheran College.
- Consider option for apartment-style housing at the Fort Omaha Campus.
- Enhance student amenities space at each campus and center.
- Re-examine the housing arrangement at the Fort Omaha Campus within the context of the college's capacity to provide campus food service for residential students at current collegiate standards.



Sarpy Center



Fremont Area Center



Applied Technology Center

---

# 2 | INTRODUCTION

---

11  
**Context for the Master Plan Update**

12  
**MCC's Campuses and Centers**

14  
**Purpose of the Plan**

16  
**Planning Process**

18  
**Building Consensus**

20  
**Organization of the Document**



Fort Omaha Campus Institute for the Culinary Arts

---

# Context for the Master Plan Update

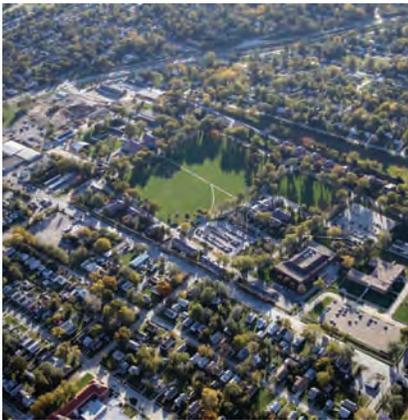
---

MCC was created in 1974 to serve Dodge, Douglas, Sarpy, and Washington Counties when the Nebraska Legislature consolidated the original eight technical community college areas into six. With locations now at three campuses and four centers across the four-county area, MCC’s enrollment has grown from 2,340 students in 1974-1975 to 17,003 students in the fall of 2009. The Master Plan Update developed planning initiatives for six of the seven MCC locations.

---

# MCC's Campuses and Centers

---



Fort Omaha Campus

## Fort Omaha Campus

### North 30<sup>th</sup> Street & Fort Street

The historic Fort Omaha Campus is located along North 30<sup>th</sup> Street in the North Omaha neighborhood and consists of nearly ½ million square feet of classroom, lab, and student-dedicated space. Originally obtained from the federal government in 1975, the campus is the oldest MCC campus and the third highest student enrollment location.



South Omaha Campus

## South Omaha Campus

### South 27<sup>th</sup> Street & Q Street

The South Omaha Campus, situated on land previously developed as the stockyard area in Omaha, consists of three buildings located on 40 acres in the heart of South Omaha. The site was purchased in 1975, and the first building opened to students in 1978.



Elkhorn Valley Campus

## Elkhorn Valley Campus

### North 204<sup>th</sup> Street & West Dodge Road

The Elkhorn Valley Campus opened in 1980 and is comprised of a single building on a 46-acre site. This campus is the second highest student enrollment location. Enrollment has steadily increased as the city of Omaha has expanded towards the west.

## Sarpy Center

### **Giles Road & South 91<sup>st</sup> Street**

A partnership between the City of La Vista and MCC, the Sarpy Center opened in 1999 in one of the fastest growing counties in Nebraska.



Sarpy Center

## Applied Technology Center

### **State Street & Irvington Road**

The Applied Technology Center opened in 2007 to accommodate growth in MCC enrollment in the Applied Technology programs.

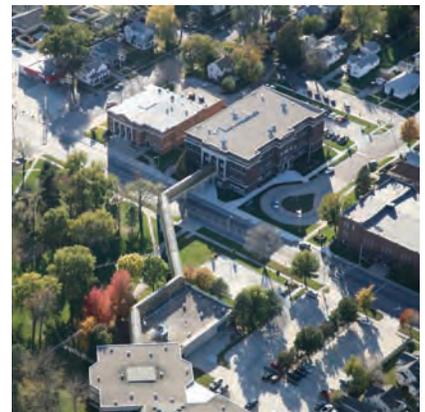


Applied Technology Center

## Fremont Area Center

### **Broad Street & West 9<sup>th</sup> Street**

The Fremont Area Center opened in 1986 to serve the population of Dodge County. The center is located in a newly renovated building adjacent to John C. Fremont City Park.



Fremont Area Center

---

# Purpose of the Plan

---

## Purpose of the Master Plan Update

At its very essence, a master plan is a collection of powerful ideas. These ideas establish a flexible framework for coordinating physical change on a campus. The quality of the physical environment has a tremendous influence on the image of an institution, and as such, the master plan serves as a foundation for shaping the campus fabric in support of its academic mission and vision. The Master Plan Update outlines parameters to strategically manage development opportunities and implement initiatives within short-, mid-, and long-term time horizons. A master plan is a composite document of principles, goals, objectives, ideas, and recommendations, and the graphic maps that support and illustrate these concepts. A master plan is used as a long-range tool that can adapt and flexibly respond to future changes.

## Planning Philosophy

The following concepts define the foundation upon which the Master Plan Update is based.

- The Master Plan Update is MCC's plan. Although the JJR team contributed their technical expertise, MCC's participants passionately guided its thoughtful and methodical development.
- Foundationally, the Master Plan Update is an organized collection of ideas. The illustrations presented are graphic translations of these ideas. They communicate concepts, document opportunities, and illustrate physical patterns and idealized relationships.
- This Master Plan Update establishes a framework that defines how the physical campuses and centers can be improved and/or expanded. Because it establishes general parameters, minor adjustments can be accommodated without adversely affecting its core principles.
- The campuses and centers are moving targets. Political, administrative, financial, and academic needs are constantly shifting. The Master Plan Update must remain flexible. The overarching framework is solid enough to provide direction, but not so detailed that minor changes cannot be accommodated. It is important to monitor key issues and carefully adjust the plan to these changing conditions.
- The Master Plan Update is a long-range plan. Many of the concepts illustrated in the plan are multi-decade ideas, potentially taking numerous projects to achieve. Some planning ideas may never come to fruition. Most physical master plans are effective for about 5-10 years. Plan longevity is directly related to adherence, implementation pace, and future divergence. Even highly successful plans require routine "maintenance updates" every 5 years.



South Omaha Campus

- 
- The Master Plan Update does not mandate growth. Rather, the plan defines opportunities for accommodating the growth that the institutional leadership and the Board of Governors believe both desirable and necessary.
  - The plan identifies triggers that are impacted by future change and consequently suggests elements needed to accommodate that change. By emphasizing an integrated approach, facility improvements, utility enhancements, parking and transportation initiatives, and pedestrian amenities can be methodically coordinated.
  - This plan identifies campus-wide space needs. It is important to emphasize that the Master Plan Update does not identify specific department, school, or college-level programmatic needs. Nor does the plan define building by building uses. The plan does define building locations, capacities, design considerations, and general use descriptions.
  - Perhaps most importantly, this Master Plan Update is not an implementation plan; it is an opportunity plan. It identifies opportunities the institution may choose to pursue as future needs become more clearly defined.



Fort Omaha Campus

---

# Planning Process

---

## A Description of Process

The 7-month planning process was divided into five major phases: discovery, analysis, alternatives, refinement, and documentation.

**Discovery:** This phase consisted of listening and learning. As part of the “plan before the plan,” this important first step included committee structuring, data collection, interviews and meetings, and the development of overarching principles.

**Analysis:** During the analysis phase, the campuses and centers and surrounding context were evaluated. This analysis included a physical evaluation (facilities, utilities, transportation, and site elements), a spatial evaluation (space needs [program] and benchmarking), and an environmental scan. Data was collected from numerous sources, including the existing Douglas County geographic information system (GIS) database. Conclusions from this phase of work established the design baseline and development parameters for the future campus framework.

**Alternatives:** The alternatives phase involved the testing of ideas and principles. This phase explored several divergent scenarios to organizing the programmatic elements of the campuses and centers. These alternatives were thoroughly scrutinized against common objectives, and political and logistical realities. A composite framework plan for each campus and center resulted and formed the basis for further refinement.

**Refinement:** During this phase, the framework plans were developed into preliminary and final plans. These campus-wide plans quantified and verified the programmatic elements, including academic, total gross square feet, density, parking distribution and quantities, and land uses.

**Documentation:** The last phase of the process was the preparation of the final documentation containing both a Master Plan Update report and several technical report appendices. The documentation phase included the creation of the final illustrative graphics and the packaging of this document.



South Omaha Campus

# Building Consensus



Fort Omaha Campus



South Omaha Campus



Fremont Area Center

The MCC campuses and centers are located throughout the Omaha metropolitan area, comprising a complex and challenging learning environment with countless moving parts. A number of diverse and sometimes conflicting perspectives and priorities are inherent in this institutional fabric. As a result, a sound design process driven by MCC may have been the most important component of this master planning process. MCC developed an inclusive, consensus-oriented structure to provide continuity and solid user representation. The planning process deliberately included faculty, students, staff, administrators, the Board of Governors, and community leaders. Each of these participants guided decision-making from beginning to end, providing valuable counsel to the JJR team and gaining ownership of the major ideas and core concepts.

The resulting output of this inclusive process is a consensus plan rooted in the MCC Mission Statement and driven by overarching planning principles, specific plan recommendations, and implementable action items. Consensus was achieved by reaching out and involving a wide range of dedicated individuals. Input was solicited at major decision points throughout the planning process, including regular and active campus involvement as well as community participation. A variety of methods were used to encourage participation, including regular committee meetings, workshops, focus group sessions, technical meetings, one-on-one interviews, surveys, and routine digital information exchange. As a result, the Master Plan Update offers a comprehensive and thoughtful planning perspective.

## The JJR Team

An experienced JJR team was assembled by MCC to meet the diverse needs required for the Master Plan Update. Team members include the following:

### JJR

Doug Kozma  
Michael Johnson  
Dale Sass

### Paulien & Associates

John Bengston  
Frank Markley

### Alvine & Associates

Doug Alvine  
Sam Haberman

### Ehrhart Griffin & Associates

Bob Griffin  
Dan Delezal  
Sorin Juster  
Bill White

### BCDM

Bob Mabrey  
Pat Carson

Several important committees were assembled and strategies employed to assist in the planning process. Representatives dedicated countless hours toward assuring that planning recommendations were consistent with the values of MCC and the City of Omaha. The committees and planning strategies included the following:

## Core Committee

Randy Schmailzl - President  
 James Grotrian - Executive Vice President  
 David Ho - Vice President of Academic Affairs  
 Stan Horrell - Assistant Director, Facilities, Planning and Construction  
 Dave Koebel - College Business Officer  
 Arthur Rich - Vice President of Campuses and Student Affairs  
 Bernie Sedlacek - Director, Facilities Management, Planning and Construction  
 Shannon Snow - Projects Coordinator  
 Mary Wise - Vice President of Technology and Administrative Services

## College Advisory Committee

Kandyce Arnold - Faculty  
 Gerry Baker - Continuing Education  
 Shanda Clark - Office of the President  
 James Cloyd - Student Services  
 Pat Crisler - Development  
 Bob Gronstal - Faculty  
 Michelle Hackney - Facilities Management  
 Hanne Kruse - Event Services  
 Larry Lindberg - Student Services  
 Tom McDonnell - Academic Affairs  
 Candi Otterpohl - Academic Affairs  
 Sue Raftery - Academic Affairs  
 Janice Rutledge - Administrative Services  
 Jodie Snider - Information Technology  
 Mark Sundermeier - Public Safety  
 Neil Volker - Student Services  
 Char West - Student Services  
 Joel Williams - Student Ex-Officio

## Community Advisory Committee

Ellie Archer - Women's Fund  
 Wendy Boyer - Greater Omaha Chamber  
 Duane Brooks - South Omaha Neighborhood Association  
 A'Jamal Byndon - University of Nebraska at Omaha

Rick Cunningham - City of Omaha  
 Michael Green - EverGreen Capital Management, Inc.  
 Paul Jeffrey - BVH Architecture  
 Jeff Johnston - Bright Futures Foundation  
 Larry Johnson - Nebraska Trucking Association  
 Chris Kircher - ConAgra Foods  
 Butch Lecuona - Community Education Foundation  
 Sue Morris - Heritage Services  
 Curt Simon - Metro Area Transit (Metro)  
 Bill Swanson - University of Nebraska at Omaha  
 John Synowiecki - Learning Community Coordinating Council  
 John Vyhidal - TriV Tool and Manufacturing Co.

## Design Review Board

Mark Hoistad - UNL, College of Architecture, Program Director  
 Dan Kenney - Master Plan Consultant  
 Patrick Leahy - Board of Governors, Member  
 Steven Rodie - UNL, Department of Agronomy and Horticulture, Associate Professor  
 Pat Salerno - Omaha By Design Facilitator  
 Randy Schmailzl - MCC, President  
 Bernie Sedlacek - MCC, Director, Facilities Management, Planning and Construction

## Open Houses

Eight public open houses were conducted as part of the planning process, including an open forum at each campus and center, to solicit input from students, faculty, staff, and community members.

## Surveys

One of the most successful components of outreach into the MCC community occurred in the form of an online survey that was completed by 754 students, 221 MCC employees, and 29 community members. For complete results of this survey, please contact the Executive Vice President's Office.

---

# Organization of the Document

---



Fort Omaha Campus

Over time, MCC has grown incrementally, organically, and at times somewhat opportunistically. The *2003 Master Plan for Campuses* was an essential step for planning efforts at MCC. This Master Plan Update builds and expands upon the 2003 plan, collectively recording recommendations for all systems at the campuses and centers, including: location of programs; future space and program needs; building renovation, new construction, and demolition candidates; campus landscape and natural features; community and historical context; transportation and parking; infrastructure; open space; and sustainability measures.

During the planning process, the JJR team considered the recommendations for each campus and center in the context of system-wide planning initiatives in order to balance competing demands for space or land resources with the larger goals of MCC.

The Master Plan Update is a long-range planning tool addressing physical, social, intellectual, and sustainability challenges for the 21<sup>st</sup> century. It was crafted to address both a programmatic 10-year planning horizon for academic demand and a longer build-out horizon, recognizing that the pace of construction on the campuses and centers will fluctuate depending on need and the availability and source of funding.

This planning document includes several individual components that comprise the whole. At the broadest sense, recommendations are made at three different altitudes: system-wide recommendations, campus- and center-specific recommendations, and technical recommendations. The document is organized to reflect this structure, beginning with a chapter dedicated to system-wide planning recommendations that affect MCC's entire four-county service area. Topics documented in this chapter include the following:

- Contextual Analysis
- Regional Analysis
- GIS Analysis
- Sustainability

The system-wide planning recommendations are followed by several chapters dedicated to planning recommendations at six of the seven MCC campuses and centers. These chapters focus on several topics as they relate to each place:

- Regional Context
- Existing Conditions Analysis
- Space Needs + Program Migration
- Organizational Concepts
- Illustrative Framework Plans
- Future Building Uses
- Phasing + Demolition Candidates
- Renovation Priorities
- Transportation + Parking
- Infrastructure
- Open Space
- Sustainability Opportunities

This planning document concludes with several appendices that comprise technical recommendations dealing with specific issues:

- Space Needs Analysis + Environmental Scan
- Infrastructure
- Miscellaneous Technical Studies



South Omaha Campus Transit



Fort Omaha Campus History



Omaha Transit



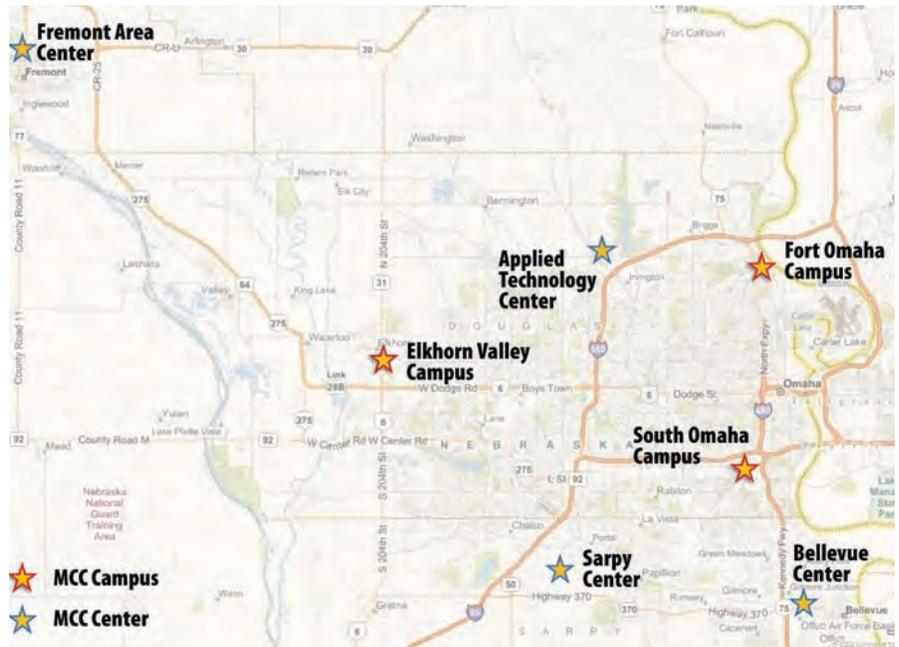
Omaha Road Network



Fort Omaha Campus Analysis

# 3 | SYSTEM-WIDE PLANNING

- 23 Introduction
- 24 Contextual Analysis
- 26 Regional Analysis
- 28 GIS Analysis
- 30 Sustainability



Map 3.1 Omaha Regional Context

# Introduction

MCC's campuses and centers weave their way through the tapestry of the city of Omaha, the nation's 40<sup>th</sup> largest city and 60<sup>th</sup> largest metropolitan statistical area (MSA). Omaha, the largest city in Nebraska and home to five Fortune 500 companies, has more than 1.2 million residents living within a 50-mile radius of the city center.

Each MCC campus and center is sited in a unique and diverse location throughout Douglas, Sarpy, Dodge, and Washington Counties. The surrounding physical environments for each location range from urban to suburban to rural. The three MCC campuses provide a complete array of programs, full student services, and an opportunity to complete degree programs. Students can also access most of MCC's programs and services at the four conveniently located centers.

The Master Plan Update is built upon an understanding of Omaha and MCC's locations in, and relationships with, the city. As the institution grows and evolves, MCC strives to continually provide high quality educational programs and services to people of all ages and educational backgrounds in Dodge, Douglas, Sarpy, and Washington Counties by following specific planning principles that support the objectives and strategies of MCC's *Mission Achievement Plan*. Planning principles developed by the JJR team are:

- Match the institutional mission and physical vision.
- Develop a flexible opportunity-based framework.
- Create centers of specialization.
- Enrich the physical environment for learning.
- Engage the community.
- Develop innovative and collaborative partnerships.
- Create a unified college image.
- Embrace sustainable practices.
- Enhance public transportation at all locations.



Fort Omaha Campus



South Omaha Campus



Elkhorn Valley Campus

# Contextual Analysis



South Omaha Campus Connector Building

## Environmental Scan

The JJR team conducted an in-depth environmental scan as a critical first step of the Master Plan Update planning process. Local, regional, and statewide data was collected from secondary sources to provide a broad-level baseline for the study. In addition, detailed enrollment data was collected from the MCC Office of Institutional Research.

Population projections generated by the environmental scan indicate an 18% increase in population in the four-county service area between 2005 and 2020, projecting a total population increase from 685,000 in 2005 to 800,000 in 2020. The majority of this population growth will occur amongst people of Hispanic ethnicity and people aged 55 and over. Complete results from the environmental scan can be found in Appendix B.

## Enrollment Growth

A comparison of historic population growth in Omaha to historic enrollment growth at MCC showed a nearly perfect correlation, indicating that MCC enrollment will grow at a similar rate as population growth in the four-county service area over the next 10 years.

In addition, there is an opportunity for enrollment to increase more substantially if the population participation rate can be modestly increased from an average of 1.57% to 2.00%, still below the 2.42% average participation rate that exists at other community colleges in Nebraska.

Based on the environmental scan, the JJR team, with counsel from the Office of the President, determined that MCC should plan facilities based on an enrollment projection of a 23,000 unduplicated student head count by 2020, an increase of nearly 6,000 students over the 2009 unduplicated head count of 17,003.

Campus/Center	Actual Fall 2001 Undup. Head Count	Actual Fall 2009 Undup. Head Count	Projected Fall 2020 Undup. Head Count	Percent Change (2001-2009)	Numeric Change (2001-2009)	Numeric Change (2009-2020)	Percent Change (2009-2020)
Fort Omaha Campus	2,709	3,140	3,600	15.9%	431	460	14.6%
South Omaha Campus	3,311	4,104	5,300	24.0%	793	1,196	29.1%
Elkhorn Valley Campus	2,605	3,590	4,850	37.8%	985	1,260	35.1%
Sarpy Center	981	1,240	1,700	26.4%	259	460	37.1%
Fremont Area Center	197	323	600	64.0%	126	277	85.8%
Applied Technology Center	-	263	550	-	263	287	109.1%
Online Courses	393	3,405	5,300	766.4%	3,012	1,895	55.7%
Other Locations/Formats	1,508	938	1,100	-37.8%	(570)	162	17.3%
<b>Total</b>	<b>11,704</b>	<b>17,003</b>	<b>23,000</b>	<b>45.3%</b>	<b>5,299</b>	<b>5,997</b>	<b>35.3%</b>

Table 3.1 MCC Campus Level Enrollment Assumptions

---

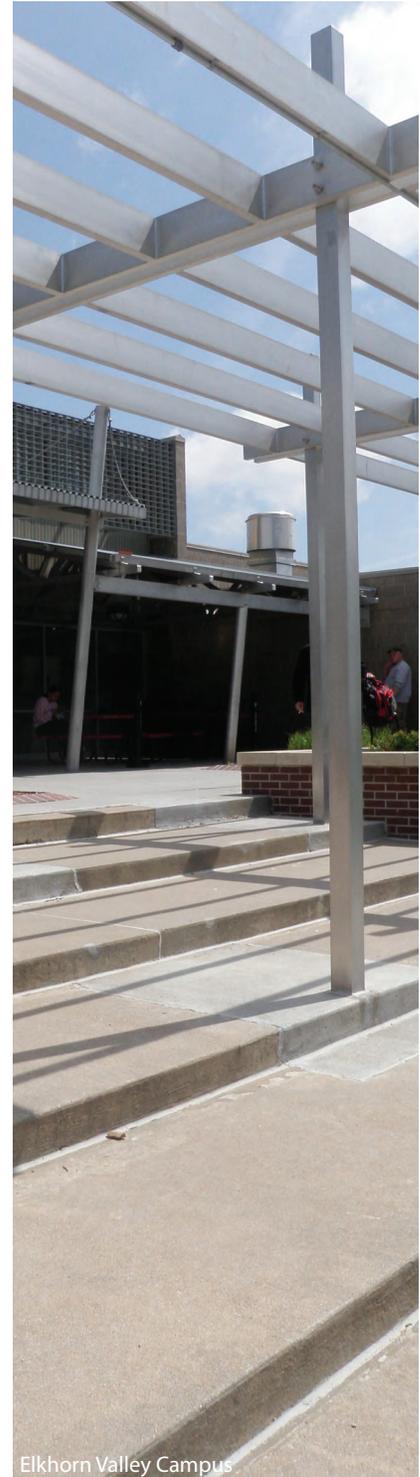
## Additional Trends in Higher Education

The 2010 Environmental Scan (Appendix B) conducted by the JJR team indicates that in addition to an increase of students attending MCC by 2020, the future student will have a different set of expectations. Commuting and migration studies suggest that online and hybrid distance education will continue to grow. In order to limit trips to campus, students will continue to desire enhanced amenities, study areas, and food venues. Evening commuter students will continue to desire later class start times, indicating that trends tested by MCC during the 2010 school year such as class sections offered from 11:00 p.m. – 1:00 a.m. will continue to increase. This data was verified by a survey that was completed by more than 700 MCC students during the Master Plan Update planning process.

Data collected from ACT test scores of Nebraska high school students indicate that a low percentage of high school students meet college readiness benchmarks. This emphasizes the need for increased developmental education as MCC moves forward, including General Educational Development (GED), English as a Second Language (ESL), and Adult Basic Education (ABE) programs, in addition to enhanced academic support services and testing facilities to help retain students.

Because an important component of MCC's mission is to provide career and vocational education, the JJR team conducted a scan of occupational projects in Nebraska and the Omaha Consortium. MCC has historically been on the front end of developing new programs to meet the changing needs of the Nebraska economy. Following that tradition, several business sectors were identified for MCC to consider for future programs:

- Transportation, Logistics, and Material Moving, Including Rail, Freight, Exporting, Distribution, and Warehousing
- Call and Data Centers, Including Programmers and Workers with Bilingual Skills
- Manufacturing Technology, Including Mechatronics, High Speed Manufacturing, Robotics, and Control Systems
- Agriculture and Agribusiness, Including Crop, Nursery, and Greenhouse Supervisors, and Agriculture Inspectors
- Financial Sector, Including Insurance, Banking, Computer, and Soft/Analytical Skills
- Health Care, Including Pharmacy Technicians, Occupational Physical Therapists, and Assistants
- Green Jobs, Including Water Conservation, Green Landscaping, Home Energy Auditors, Solar Design and Installation, Recycling Specialists, Certified Organic Inspectors, Organic Suppliers/Farmers, Organic Culinary Specialists, Wind Turbine Machinists, Turbine Installers, Maintenance Technicians, Natural Gas Vehicle Technicians, and Hybrid Technicians



# Regional Analysis

MCC's campuses and centers were analyzed by the JJR team in order to gain a baseline understanding of several systems that affect MCC at a citywide scale.

## Transportation + Average Daily Traffic (ADT)

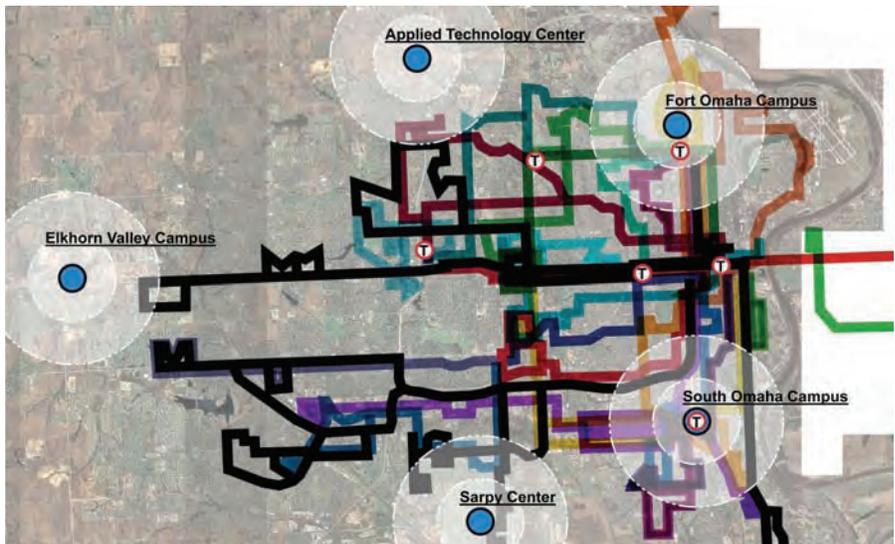
- MCC's campuses and centers are located at the perimeter of Omaha's highly populated areas.
- The Fort Omaha and South Omaha Campuses are located in proximity to several highly traveled roadways.
- The Elkhorn Valley Campus is well positioned to become a gateway to Omaha.



Map 3.2 Omaha Regional Roadways and ADT

## Mass Transit

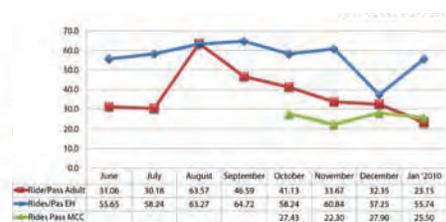
- Map 3.3 depicts Metro Area Transit (Metro) routes in relation to MCC's campuses and centers.
- The "Pass to Class" partnership between Metro and MCC has been successful in its first 4 months of operation.
- The South Omaha Campus has become a model of MCC's partnership with Metro.
- MCC should consider opportunities to locate the North Omaha transit hub on the Fort Omaha Campus.
- The Elkhorn Valley Campus, Applied Technology Center (ATC), Sarpy Center, and Fremont Area Center lack sufficient access to transit.



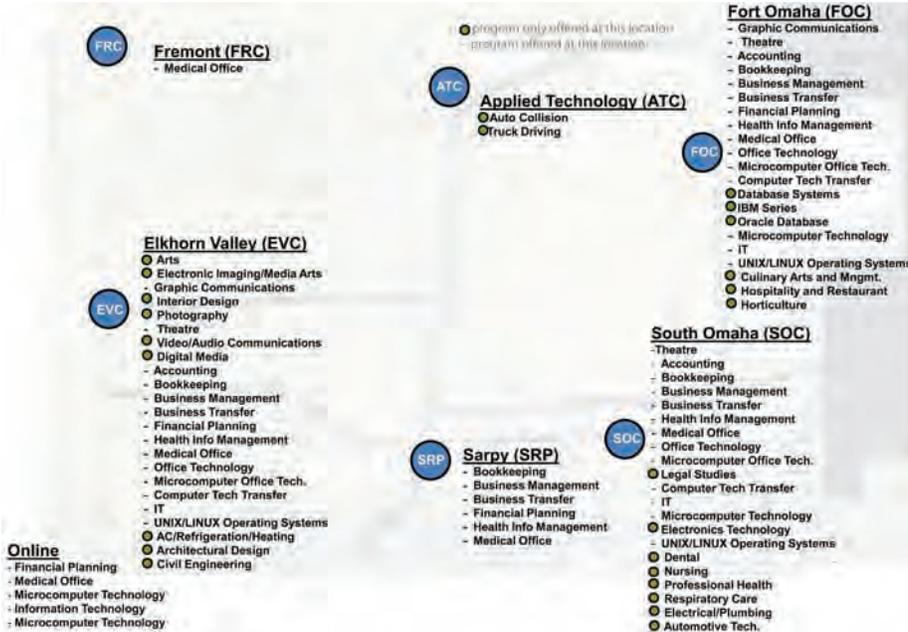
Map 3.3 Metro Transit Routes with a 3-Minute Walk to Each Route



Metro Total Rides Per Pass Type



Metro Total Rides Per Pass



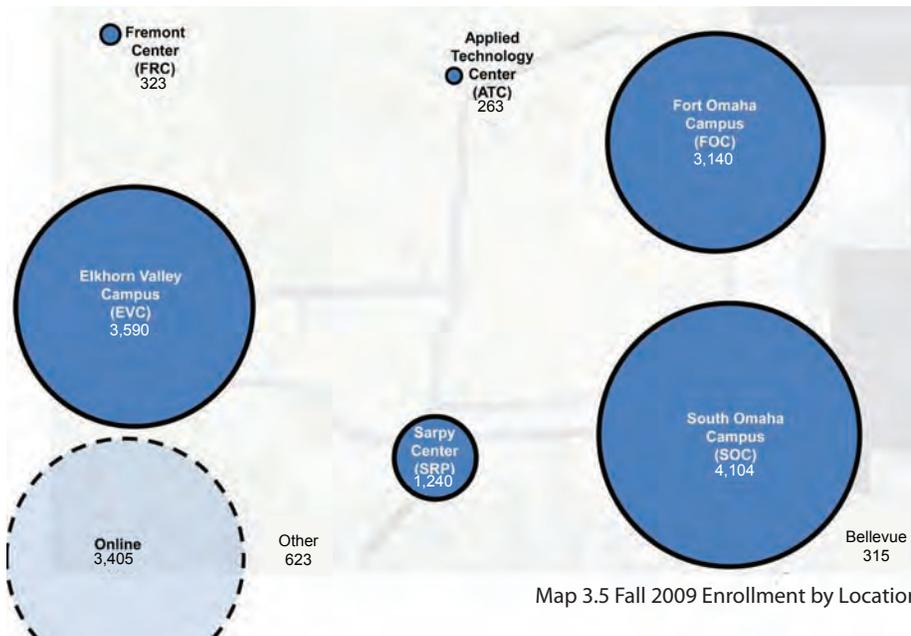
Map 3.4 MCC Program Locations

## Program Locations

- General education offerings should continue at all locations.
- The Elkhorn Valley Campus is a center of specialization for the Visual Arts.
- The South Omaha Campus has developed into a center of specialization for the Allied Health programs.
- The Fort Omaha Campus has become a center of specialization for the Culinary Arts.
- The ATC was created in 2007 as a center of specialization for the Applied Technology programs.

## Enrollment by Location

- The circles in map 3.5 proportionally represent size of enrollment at each location based on fall 2009 unduplicated head count numbers.
- Enrollment online and at MCC's campuses represents a majority of MCC's students.
- The South Omaha Campus is home to the largest population of students, followed by the Elkhorn Valley Campus and the Fort Omaha Campus.
- Online students represent the second largest population group at MCC.
- The Sarpy Center is the largest center in the MCC system, followed by the Fremont Area Center and the ATC.



Map 3.5 Fall 2009 Enrollment by Location

# GIS Analysis

Enrollment data collected from MCC’s Office of Institutional Research was linked to a regional geographic information system (GIS) platform to visually track where students are commuting from in the four-county service area, which campus or center they are attending, and what program they are enrolled in. The JJR team used these findings to develop a baseline understanding of where MCC’s students reside, which became the framework for the future location of programs.

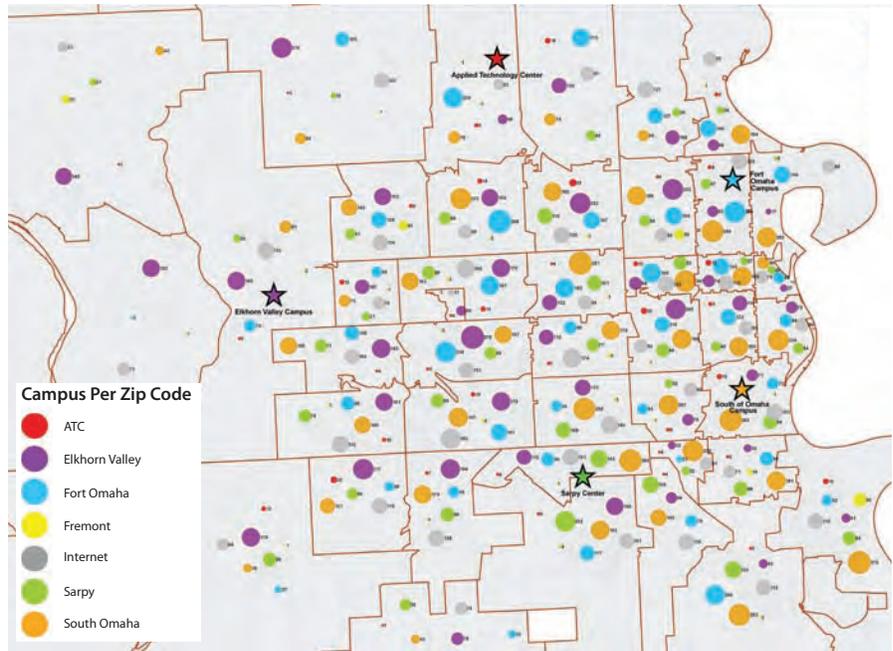
## Campus Enrollment by Zip Code

The JJR team performed an analysis to determine how many students in each zip code attend each campus and center.

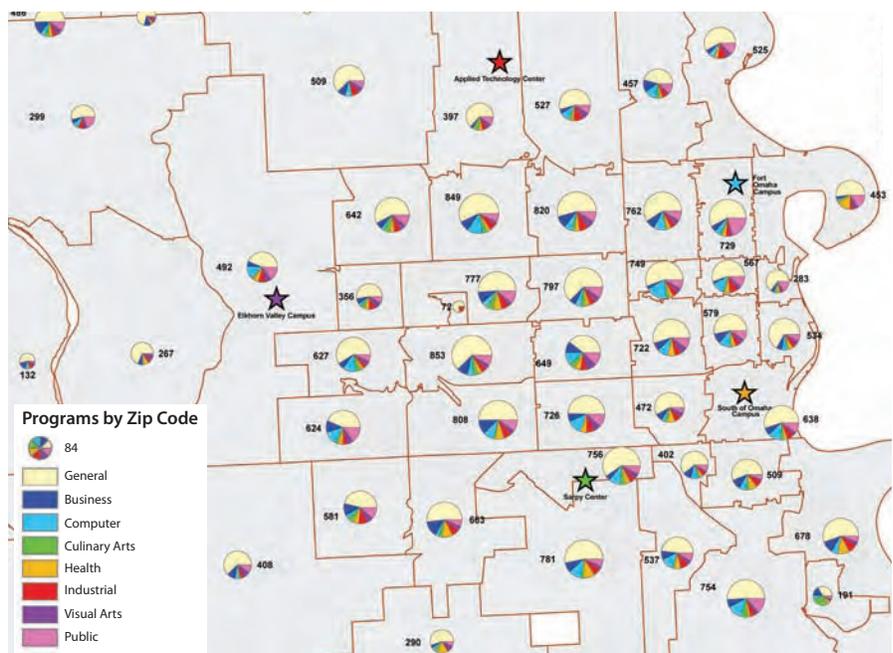
- As depicted in map 3.6, attendance at a particular campus or center is not directly related to where students reside.
- Zip codes that contain or are adjacent to a campus or center tend to have a higher percentage of students attending that particular campus or center.

## Program Enrollment by Zip Code

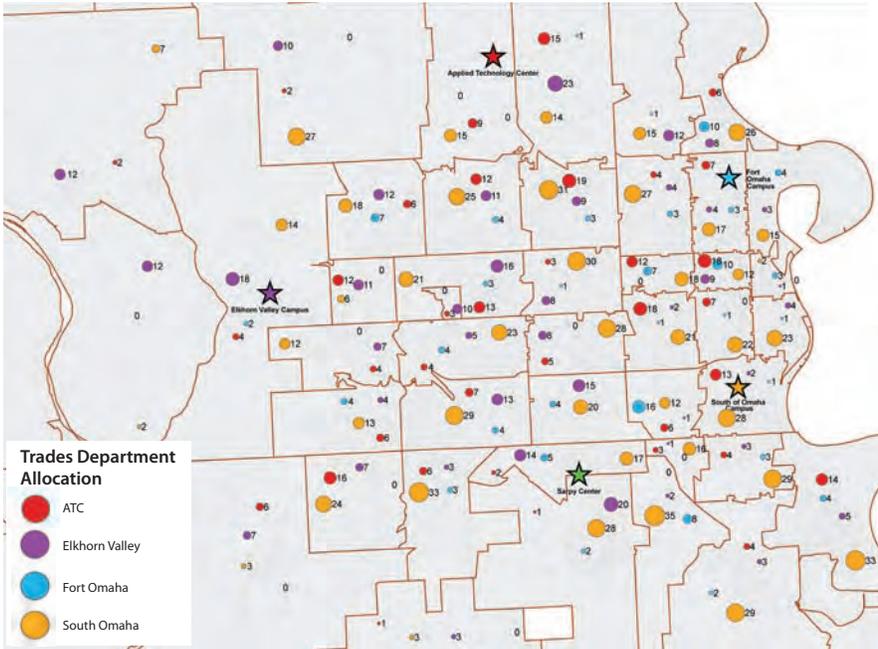
The JJR team performed an analysis to determine how many students in each zip code attend each program. This data was simplified and clarified by isolating target programs such as Applied Technology and Visual Arts (map 3.7).



Map 3.6 Campus Enrollment Per Zip Code



Map 3.7 Program Enrollment by Zip Code

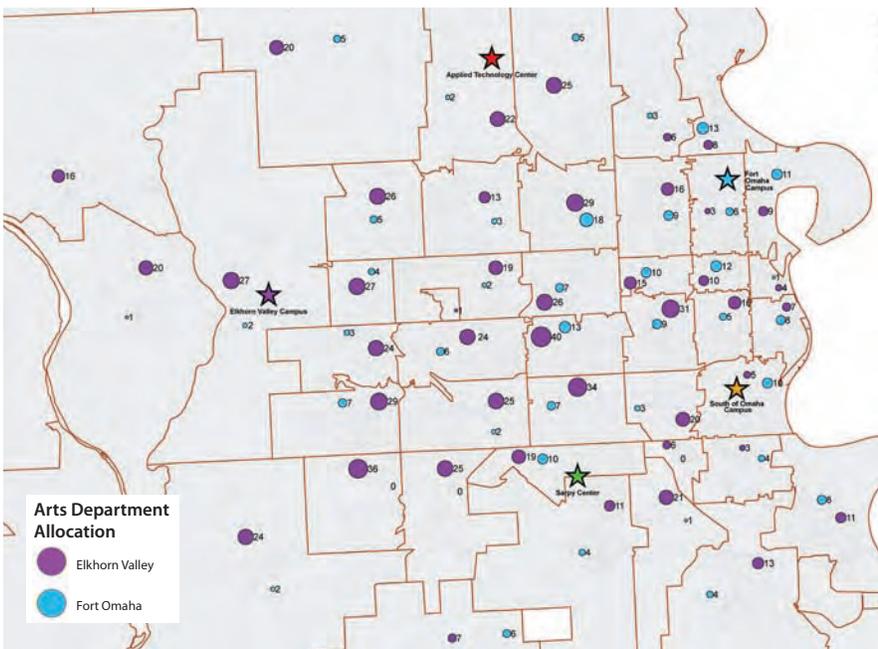


Map 3.8 Allocation of Applied Technology Enrollment by Campus by Zip Code

## Applied Technology Allocation by Zip Code

The JJR team performed an analysis to determine how many students in each zip code are enrolled in an Applied Technology program cross-referenced with data on which campus those students attend.

- In general, the location of students enrolled in Applied Technology programs is dispersed throughout Douglas County.
- The largest population of students enrolled in Applied Technology programs is more proximate to the major Omaha population centers, leaving the ATC and Elkhorn Valley Campus as outliers.



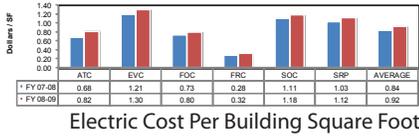
Map 3.9 Allocation of Visual Arts Enrollment by Campus by Zip Code

## Visual Arts Allocation by Zip Code

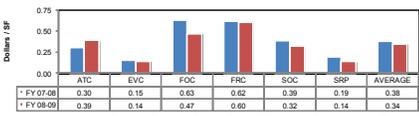
The JJR team conducted an analysis to determine how many students in each zip code are enrolled in a Visual Arts program cross-referenced with data on which campus those students attend.

- The majority of Visual Arts students reside in close proximity to the Elkhorn Valley Campus.
- A large population of students studying the Visual Arts at the Fort Omaha Campus reside in close proximity to the Fort Omaha Campus.

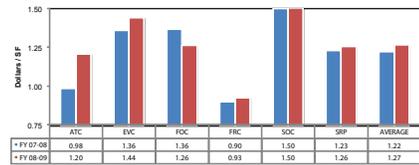
# Sustainability



Electric Cost Per Building Square Foot



Gas Cost Per Building Square Foot



Energy Cost Per Building Square Foot

A holistic approach to environmental sustainability will play a crucial role in the development and improvement of MCC's campuses and centers. MCC has positioned itself to be a leader in sustainable practices among community colleges across the country through creative thinking, several key staff additions, and detailed data collection. In addition to offering 12 green technology courses as part of their curriculum, MCC recently hired a coordinator for sustainable practices and established committees to develop sustainability initiatives in six categories. During the Master Plan Update planning process, the JJR team augmented the mission statements that were developed by MCC's sustainable subcommittees with actionable system-wide goals and quantifiable priorities for each of MCC's sustainable categories. Additional background data and calculations for sustainable systems can be found in Appendix K. Specific sustainability goals and objectives are further addressed in the chapters dedicated to each campus and center.



Fort Omaha Campus Institute for the Culinary Arts

## Energy

### MCC Mission Statement

*“To promote the wise use of energy on campus, in the classroom, and in the community by becoming as energy efficient as possible and meeting the remainder of our needs through renewable energy.”<sup>1</sup>*

### The Issue

Energy use at MCC over the last 3 years (2007-2009) has increased 40% over the previous 3-year time frame, which, in conjunction with rising energy costs, has increased MCC’s yearly expenditures on electricity and gas to upwards of \$1.1 million. Reducing this annual operating cost will create significant benefits for MCC in the next 10 years and beyond.

### Goals

- Reduce MCC’s consumption of natural gas and electricity, which will in turn reduce MCC’s carbon footprint and greenhouse gas emissions.
- Pursue the adoption of an initiative that will reduce the energy consumed by MCC’s existing buildings as of the end of fiscal year 2009 by 2% or 3% each year. The creation of multiple smaller goals will help to leverage an ultimate reduction of 20% to 30% over the next 10 years.
- Identify and implement large-impact sustainable strategies that will significantly reduce energy consumption by a minimum of a double-digit percentage factor. This large-scale goal will help MCC begin to approach net-zero energy consumption and zero carbon emissions annually.

### Strategies for Existing Buildings

Historical energy consumption data is crucial in order to quantify current energy usage and identify strategies that will provide the best return on investment for MCC. MCC’s Facilities Management Department has been collecting energy use data for every water, gas, and electric meter, typically by building, since 1983. This data can be leveraged to better understand the energy consumption at campus-wide or building-specific levels. An example of how this data can be utilized can be found

in Appendix K. Following on the heels of this Master Plan Update, MCC should pursue an in-depth analysis of its energy consumption. Utilizing existing data, MCC can benchmark individual buildings against other MCC peers and national averages, giving MCC direction into where the greatest inefficiencies lie within MCC facilities. After a complete energy analysis, MCC should begin to implement energy audits for all buildings starting with the worst performers as identified by the energy analysis.

A detailed energy audit in conjunction with retro-commissioning will provide insight into the systems and operations of existing buildings. The audit will identify no-cost and low-cost opportunities specific to each building that will optimize the building’s performance. According to Leadership in Energy & Environmental Design (LEED®), implementation of these no-cost and low-cost opportunities typically result in energy savings of 20% to 40% per year and a payback of less than 2 years. These no-cost and low-cost opportunities can include any of the following strategies:

- Optimize existing building system controls to maximize efficiency of existing mechanical equipment.
- Replace loose fan belts and leaking valves.
- Rebalance the HVAC system.
- Calibrate thermostats and sensors.
- Replace T12 fluorescent fixtures with more efficient T5 or T8 fixtures.
- Replace incandescent fixtures with compact fluorescent or more efficient LED light fixtures.
- Install occupancy sensors in classrooms, offices, break rooms, and rest rooms.
- Meter the current loads and efficiencies of existing dry-type transformers and replace them with high efficiency or harmonic-mitigating dry-type transformers.

<sup>1</sup> MCC Sustainability Subcommittee

## Strategies for New Construction

MCC should require an integrated design team approach for each new construction project. An integrated design team approach facilitates multidisciplinary strategies toward sustainability by integrating all aspects of the project from conceptual design to operations and maintenance, resulting in a better end product. In addition, MCC should require each project design team to provide cost-benefit life cycle analyses for proposed building systems. Utilizing multidisciplinary strategies will assist in achieving energy use goals that help MCC to move toward net-zero aspirations, ensuring that newly constructed buildings utilize current technologies to maximize energy efficiencies. MCC should also encourage consistency in sustainable practices across all new construction projects. In order to do this, MCC should create campus standards that mandate specific sustainable strategies. A few of these strategies could include the following:

- Integrate daylighting design into the building's architecture. With proper daylighting, electric lighting is not required during the day, reducing the cooling load and the energy consumed.
- Provide daylighting controls in spaces that are within 1.5 times the ceiling height of all exterior windows.
- Integrate HVAC, lighting, power, security, and A/V control building-wide systems to optimize their performance.
- Install high performance glazing systems with low assembly U-values, optimizing the solar heat gain coefficient (SHGC).
- Implement demand-based heating and cooling, which provides heating and cooling in spaces only when required.
- Utilize CO<sub>2</sub> monitoring for optimized outside air quantity.
- Utilize energy recovery units to exchange heat between outside air and exhaust systems, reducing the energy needed to condition outside air.

## Long-Term Strategies

Net-zero energy strategies beyond the 10-year plan horizon should include constructing new buildings that produce as much energy as they use, reducing the energy consumption of existing buildings, and continuing with the development of on-site renewable energies to account for the energy use of existing buildings. MCC should leverage both public and private partnerships as it pursues these initiatives.

The implementation of renewable energy production at MCC's campuses and centers will play a key role in achieving net-zero energy use. Although the current regional utility rates inhibit renewable energies as an economically feasible alternative, this gap will close over time. As this gap closes, MCC needs to begin to implement market-ready renewable energies including wind, solar, combined heat and power, and biomass to forward its stance on environmental stewardship and innovation within the workforce. Further discussion on ways to implement these technologies at specific locations can be found in the chapters dedicated to each campus and center and in Appendix J.



Helix Wind Corporation

Helix Wind Turbine



Fort Omaha Campus Pervious Pavement  
at the Institute for the Culinary Arts

## Water

### MCC Mission Statement

*“To promote the wise use of water resources on campus, in the classroom and in the community by reducing water waste, reusing water where appropriate and keeping our waterways clean.”<sup>2</sup>*

Campuses across the country are creatively incorporating stormwater and potable water management techniques into traditional campus environments. Through sustainable design and management, indoor and outdoor strategies can protect water resources and provide multiple environmental, economic, and social benefits. Sustainable renovation, retrofit, and improvements to the existing building stock can significantly reduce water consumption at all MCC campuses and centers. Implementation of additional stormwater management techniques can slow down stormwater runoff from large rainfall events, mimic predevelopment runoff conditions by managing small stormwater events at or close to where rain falls, and minimize impervious surfaces. MCC should utilize these strategies to *“create on-campus landscapes that reduce the quantity and improve the quality of stormwater runoff, minimizing the need for irrigation using treated, potable water.”<sup>2</sup>*

### Goals

- Increase the use of pervious surfaces including pervious pavements and green roofs.
- Improve stormwater quality by capturing and treating water where it falls or as close to the source as possible using rain gardens, infiltration planters, and bioswales to manage small storm events.
- Reduce stormwater quantity outflow by managing large storm events with aboveground or belowground detention basins.
- Release stormwater from the campus at volumes no greater than those released by the site in its native state.
- Reduce the dependence on potable water use through improvements to existing building stock and an increase in native landscaping and xeriscaping techniques.

<sup>2</sup> MCC Sustainability Subcommittee

Event	Rainfall	Avg. Annual Rainfall Managed
first flush	0.50	61.0%
	0.75	73.8%
	1.00	82.0%
	1.25	87.7%
	1.50	91.4%
	1.75	93.9%
1-year	2.00	95.6%
2-year	3.00	98.4%
5-year	4.00	99.5%
10-year	4.50	99.7%
25-year	5.30	99.8%
50-year	6.00	99.9%
100-year	6.50	99.9%
>100-year	>	100.0%

**Water Quality**

 = .072 Acres of Infiltration per Acre of Impervious Surface

**Water Quantity**

 = .129 Acres of Detention per Acre of Impervious Surface

Table 3.2 Omaha Rainfall Data

**Strategies for Indoor Water Use Reduction**

MCC has begun the process of retrofitting existing plumbing fixtures with low-flow aerator fixtures. This initiative should continue and should include dual-flush toilets, waterless urinals, and low-flow aerator shower heads. An additional, more costly strategy involves implementing a graywater system to substantially reduce the water consumption of an individual building. Graywater systems capture wastewater from diverse sources, including, among others, condensate from cooling coils, clothes washing machines, dishwashers, and rainwater. Graywater can then be utilized for landscape irrigation and toilets.

**Strategies for Sustainable Stormwater and Outdoor Water Use Reduction**

The City of Omaha (City) has regulations in place for stormwater quantity to detain the 100-year storm event and first flush of 0.5 inch. Additional City regulations include preserving existing 2-year storm event runoff conditions and maintaining “no adverse impact” on downstream neighbors. The City is also undergoing a project to separate the storm and sanitary sewers across the city. This Master Plan Update, in conjunction with the City’s storm and sanitary update, provides a perfect opportunity for MCC to investigate additional stormwater Best Management Practices (BMPs) for stormwater management improvements at all campuses and centers. As part of the Master Plan Update planning process, the JJR team reviewed 77 years of historic rainfall data for the city of Omaha. As part of the BMPs, it is recommended that MCC pursue treatment of a 1.5-inch storm event, which would treat 91.4% of all water that falls on the ground for water quality purposes. To achieve this, MCC should consider a planning target of 0.07 acres of infiltration basins per every acre of impervious surface. In order to accomplish this goal, MCC will need to incorporate water quality facilities into existing and proposed parking lots, proposed buildings, existing buildings, and existing and proposed roads at the campuses and centers. Additionally, MCC should consider a planning target of 0.129 acres of detention basins per acre of impervious surfaces on campus to treat the 100-year storm event, a 6.5-inch rainfall.

---

### Future Planning Strategies

MCC should continue to study the existing average annual runoff (AAR) for each campus by dividing the land areas into categories based on surface types: existing and proposed buildings, existing and proposed parking lots, other paved areas (roads, walks, drives, etc.) and lawn/woods. Each of these categories can then be assigned a specific runoff coefficient according to its use. When the average annual rainfall is multiplied by the runoff coefficient and the watershed area, an AAR can be calculated. The quality of stormwater leaving a watershed is at its highest when the land and its AAR is in a predeveloped state. Treating stormwater to achieve its predevelopment AAR level is an important action for the long-term health of watersheds.



Fort Omaha Campus Institute for the Culinary Arts

---

## Transportation (and Mobility)

### MCC Mission Statement

*“To promote sustainable transportation options to, from and between MCC locations, thereby reducing the number of single-occupancy vehicle trips and decreasing the pollution from our transportation footprint while simultaneously reducing transportation costs.”<sup>3</sup>*

### The Issue

*“In 2007, Nebraskans consumed 43.7 million barrels of oil in the transportation of people and goods. Nationwide, 28 percent of the energy used in 2008 was attributed to transportation. MCC transportation encompasses the moving of people and goods to, from, around and between all seven MCC campus locations as well as off-campus learning sites.”<sup>3</sup>*

MCC has begun to address transportation issues on its campuses and centers through strategic links between educational space and Metro. The transit hub located on the first floor of the Connector Building on the South Omaha Campus is a model for future partnerships.

In addition, MCC has partnered with Metro to provide a free bus pass to all MCC students. The “Pass to Class” program has produced 40,000 rides in the first 4 months of service, between October 2009 and January 2010. MCC should expand this win-win partnership as it continues to pursue the reduction of pollution and costs associated with single-occupancy vehicles.

### Goals

- Ensure a range of transportation options to all campuses and centers.
- Integrate transit systems with an interconnected bicycle and pedestrian circulation system that includes sidewalks, on-street bike lanes, off-street trails, and shared streets to provide an alternative to vehicular circulation.
- Keep development at the campuses and centers compact.
- Concentrate campus and center functions in defined 5-minute walkable areas that minimize reliance on automobiles.
- Make transit convenient by fully integrating Metro regional transportation systems with academic facilities and efficient access to campus parking facilities.
- Encourage bicycle commuting through infrastructure enhancements that include dedicated cyclist commuter lanes and convenient bicycle parking and storage on and adjacent to campuses and centers.
- Reduce parking demand and build new parking facilities only if needed. Include pervious pavement and bioswale strategies in new parking facilities to reduce stormwater runoff.

---

<sup>3</sup> MCC Sustainability Subcommittee

- Refocus parking infrastructure around the edges of campuses and centers to reduce internal traffic and facilitate the daily transition of vehicle commuters to pedestrians.
- Develop parking garages rather than surface lots in strategic locations to better utilize land in key academic expansion areas.

### Future Planning Strategies

In order to develop a more efficient transportation model for the 21<sup>st</sup> century, it is recommended that MCC implement a transportation demand management (TDM) strategic plan. A TDM strategic plan will provide opportunities, ideas, and potential incentives for students, faculty, and staff to use alternative transportation rather than single-occupancy vehicular travel. TDM strategies can include the following:

- Review the free parking policy and implement changes that can help reduce parking demand.
- Establish a bicycle-sharing program.
- Provide subsidies for transit and bicycle use.
- Develop a carpooling program.
- Establish a car-sharing program.



Portland Streetcar



New York Hybrid Bus



Washington, DC, Smart Bike

## Food

### MCC Mission Statement

*“To cultivate healthy food systems through education and action.”<sup>4</sup>*

### The Issue

*“Food is an integral part of every person’s day. The food we eat requires many resources from water, land and energy for production as well as transportation to your table. From farms and gardens to our tables, MCC is working to teach and implement local, healthy and flavorful food production and preparation with low environmental impacts.”<sup>4</sup>*

### Goals

- Locate opportunities for community gardening and composting at all campuses and centers.
- Provide outreach to link educational resources at the Institute for the Culinary Arts and the Center for Horticulture Studies with the community.
- Integrate edible landscaping into the MCC landscape plan.

## Stuff

### MCC Mission Statement

*“To achieve zero-waste—to eliminate waste from our campus operations that would otherwise end up in a landfill—by rethinking our waste practices, including increased waste reduction, reuse, composting and recycling.”<sup>4</sup>*

### The Issue

*“Over the past three decades, approximately one-third of the planet’s natural resources have been consumed. The United States accounts for 5 percent of the world’s population but consumes 30 percent of total global resources and creates 30 percent of the world’s waste. For every trash-filled garbage can placed on the curb, 70 garbage cans of waste were produced in the manufacturing of the stuff in your one trash can.”<sup>4</sup>*

### Current Initiatives

*“MCC is committed to doing more and using less. By reducing our consumption of natural resources, using and reusing durable goods and recycling products at the end of their useful lives, we can ensure that future generations will have the resources they need for quality standards of living. MCC is doing its part to rethink, reduce, reuse and recycle the materials and resources necessary for the deliverance of a top-quality education while minimizing our impact on the environment.”<sup>4</sup>*

<sup>4</sup> MCC Sustainability Subcommittee

---

## Goals

- Implement single-stream recycling at all MCC locations to divert recyclable waste away from the landfill.
- Integrate composting where appropriate at all MCC locations.

## Curriculum

### MCC Mission Statement

*“To be a center of sustainable education and provide job training for green jobs through the integration of sustainability principles into existing curriculum and the development of new curriculum and programs to prepare MCC students for green jobs in our changing economy.”<sup>5</sup>*

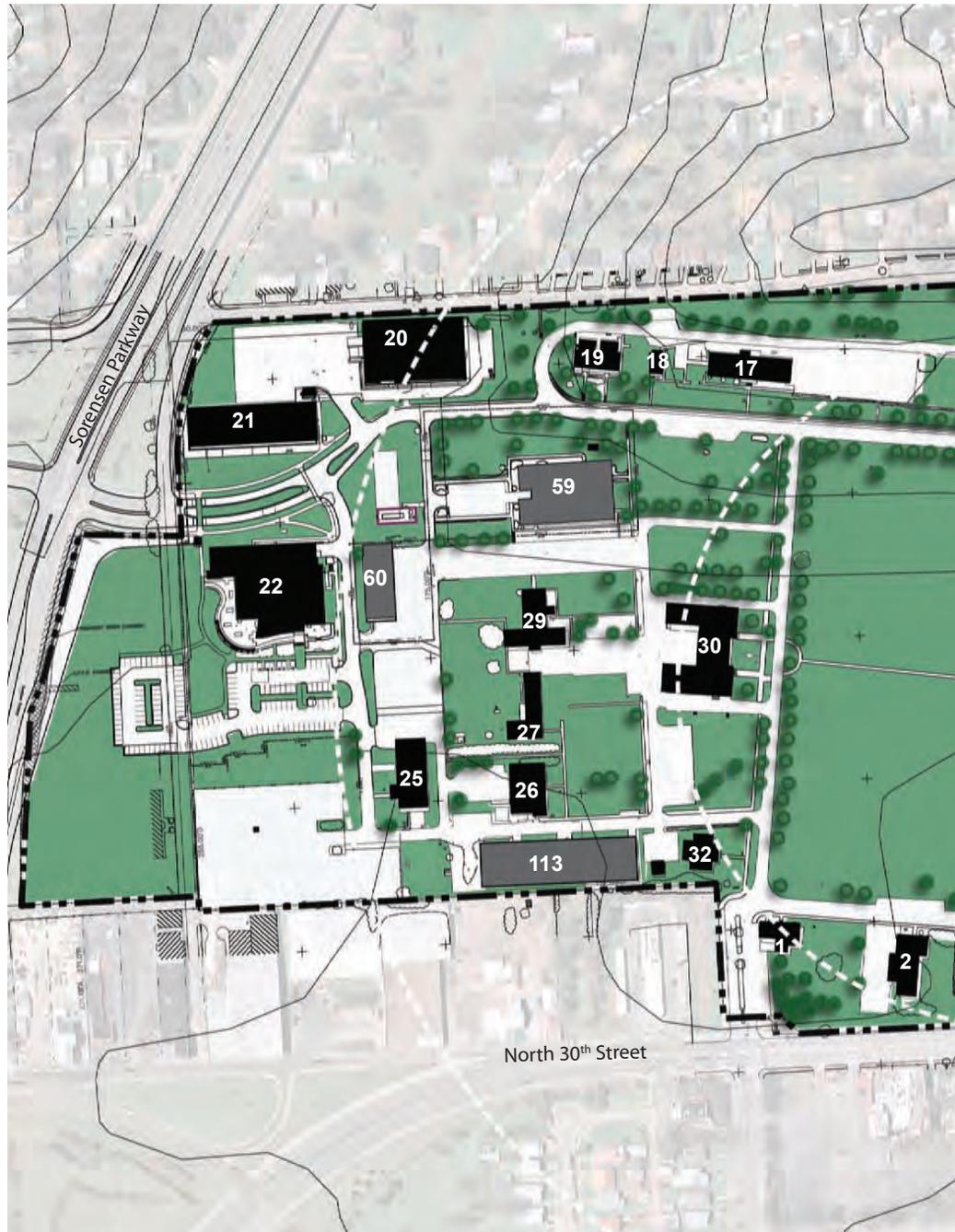
### Current Initiatives

MCC is bringing sustainability to the classroom through:

- Credit courses.
- Continuing education (non-credit) courses.
- Classroom resources.

# 4 | FORT OMAHA CAMPUS

- 42 Regional Context
- 44 Existing Conditions Analysis
- 48 Space Needs + Program Migration
- 51 Organizational Concept
- 52 Illustrative Framework Plan
- 54 Future Building Use
- 55 Phasing + Demolition Candidates
- 56 Renovation Priorities
- 60 Transportation + Parking
- 62 Infrastructure + Sustainability Opportunities
- 63 Open Space + Urban Edges
- 64 Perspective Views + Action Items





MAP 4.1 EXISTING CAMPUS

- Existing MCC Building
- Existing Army Building
- Open space
- Trees + Vegetation
- Roads + Parking

*Note: For master planning purposes at all campuses and centers, assignable square feet (asf) has been generally converted to gross square feet (gsf) by applying a planning multiplier of 1.6. This Master Plan Update should be used as an outline upon which more detailed and accurate program modeling exercises for specific buildings can be built.*

## Existing Campus

The 73.2-acre Fort Omaha Campus has 30 buildings, including 21 historic structures, nestled among towering trees, surrounding the Parade Ground. The campus is defined by its architectural character and has been retrofitted to create an environment conducive to a progressive 2-year college.

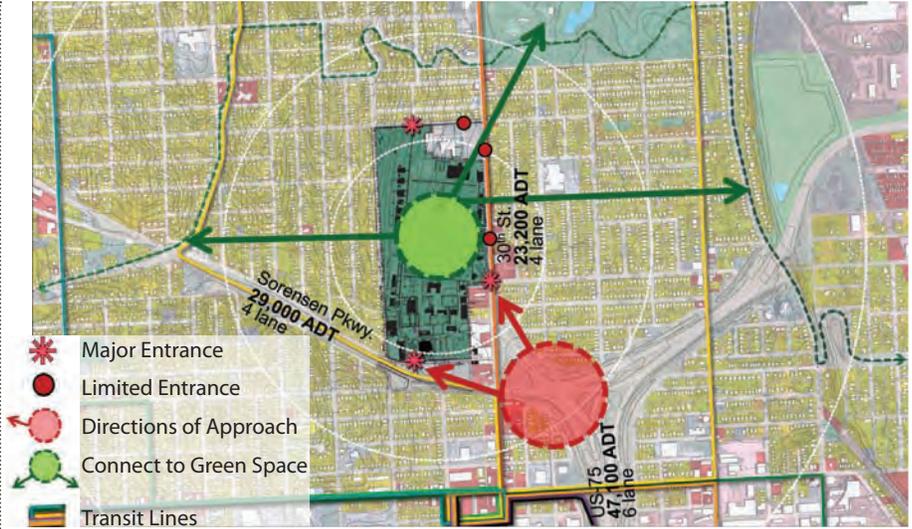
TABLE 4.1 - EXISTING FACILITIES

Fort Omaha Campus			
	Use	Floors	GSF
1	Office	1	2,223
2	Office	2	9,886
3	Office	3	4,822
4	Office	2	4,364
5	Office	3	9,881
6	Class/Lab	3	12,570
7	Class/Conf	1	8,198
8	Class/Lib.	4	23,746
9	Office	2	16,546
10	Class/Lab	2	79,282
11B	Res	3	8,890
11SN	Office	3	6,496
12SN	Res	3	13,165
13	Res	4	7,568
14SN	Res/Office	3	8,850
15SN	Res	3	8,850
16	Res	4	11,390
17	Office	4	14,950
18	Office	3	2,073
19	Res	3	7,514
20	Facilities	1	12,727
21	Class/Conf	1	14,412
22	Class/Lab	2	43,154
25	Office	2	7,655
26	Class/Lab	2	5,808
27	Lab	1	3,916
29	Lab	1	6,085
30	Admin	3	41,307
32	Office	1	2,642
<b>Total</b>			<b>398,970</b>

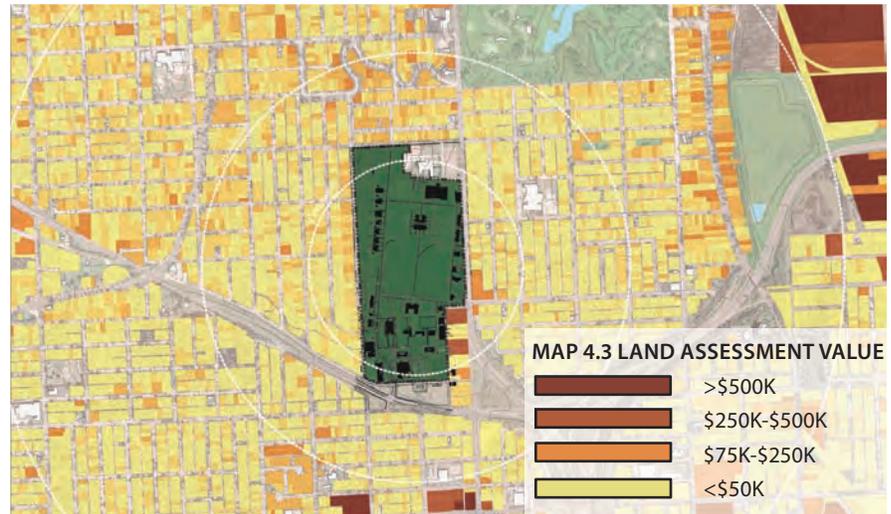
# Regional Context

## North Omaha Community

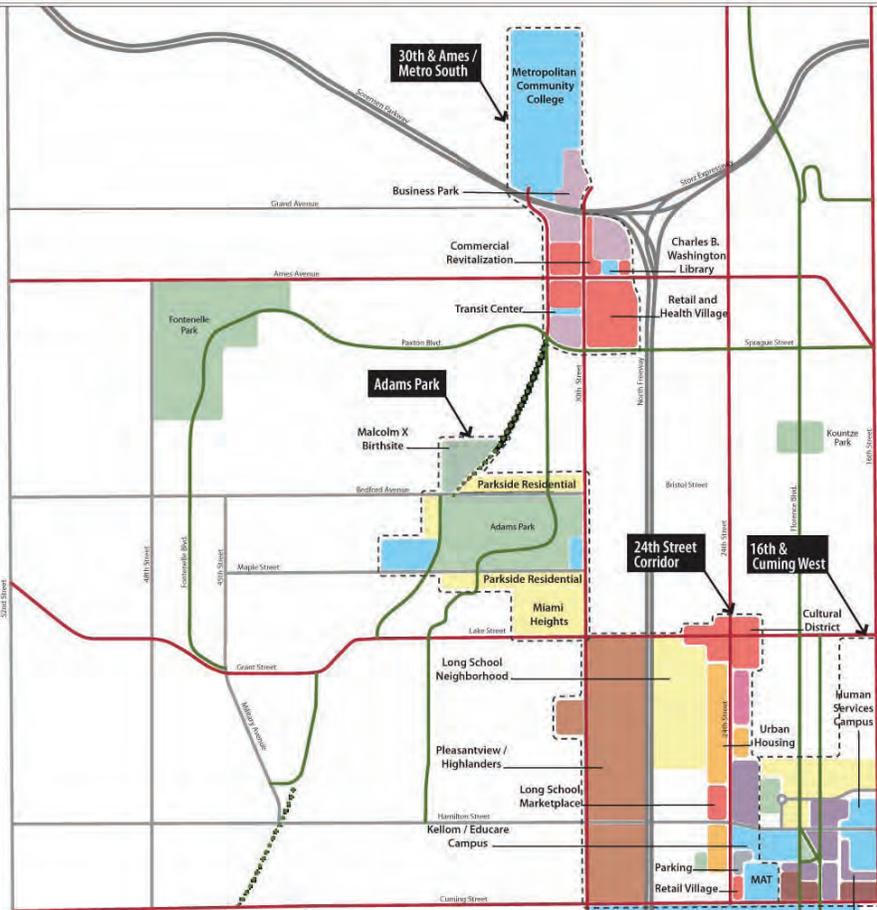
The Fort Omaha Campus is located in the heart of the North Omaha community, which includes some of the oldest neighborhoods in the city of Omaha. As shown in map 4.2, the campus is located at the intersection of three highly visible and well-traveled roads in Omaha; however, views into the campus from Sorensen Parkway, North 30<sup>th</sup> Street, and the entrance ramp to North Freeway are blocked by industrial properties and power lines adjacent to the campus. The campus is separated from the community by a well-designed and proportioned brick wall with iron fencing along the North 30<sup>th</sup> Street and Sorensen Parkway edges. A less desirable chain link fence encloses the campus on the North 33<sup>rd</sup> Street and Laurel Avenue edges. As part of the Master Plan Update planning process and community workshops, the Parade Ground was identified as an important asset not only to the college, but also to the North Omaha community. Pedestrian links between this historic open space, Miller Park, and the surrounding residential neighborhoods were viewed as essential to the success of the plan.



Map 4.2 North Omaha Community



Fort Omaha Campus at North 30<sup>th</sup> Street



North Omaha Development Project Study Area

that leads to increased investment, increased property values, and a safer North Omaha community.

### Previous Planning Exercises

Several previous planning studies have been conducted in the North Omaha community. In addition to input from various community members, the Master Plan Update incorporates recommendations from previous studies. The North Omaha Development Project, a recent and notable planning exercise, was conducted in conjunction with the Greater Omaha Chamber. The study area included neighborhoods that border the Fort Omaha Campus, suggesting opportunities for a business park, mixed use development, or commercial development adjacent to campus along North 30<sup>th</sup> Street. In general, several of the principles of the North Omaha Development Project are congruent with the overarching goals and principles of the Master Plan Update.

### Owner-Occupied Housing

In contrast to the city of Omaha as a whole, the North Omaha community consists of residential neighborhoods that are made up predominately of renter-occupied housing. Neighborhoods with low owner-occupied percentages are traditionally less responsible for property maintenance and community concerns, since renters are less directly affected by declining property values. Map 4.3 on the facing page depicts land assessment values for properties in North Omaha. The lighter shades represent lower property values, which coincide with percentages of owner-occupied housing.

A goal of the Master Plan Update is to establish strategies for the Fort Omaha Campus to increase investment in the North Omaha community, beginning with edges adjacent to the campus. Through beautification strategies, programmatic additions, peripheral mixed use development, and targeted acquisition opportunities, MCC has the opportunity to be an agent of change

# Existing Conditions Analysis

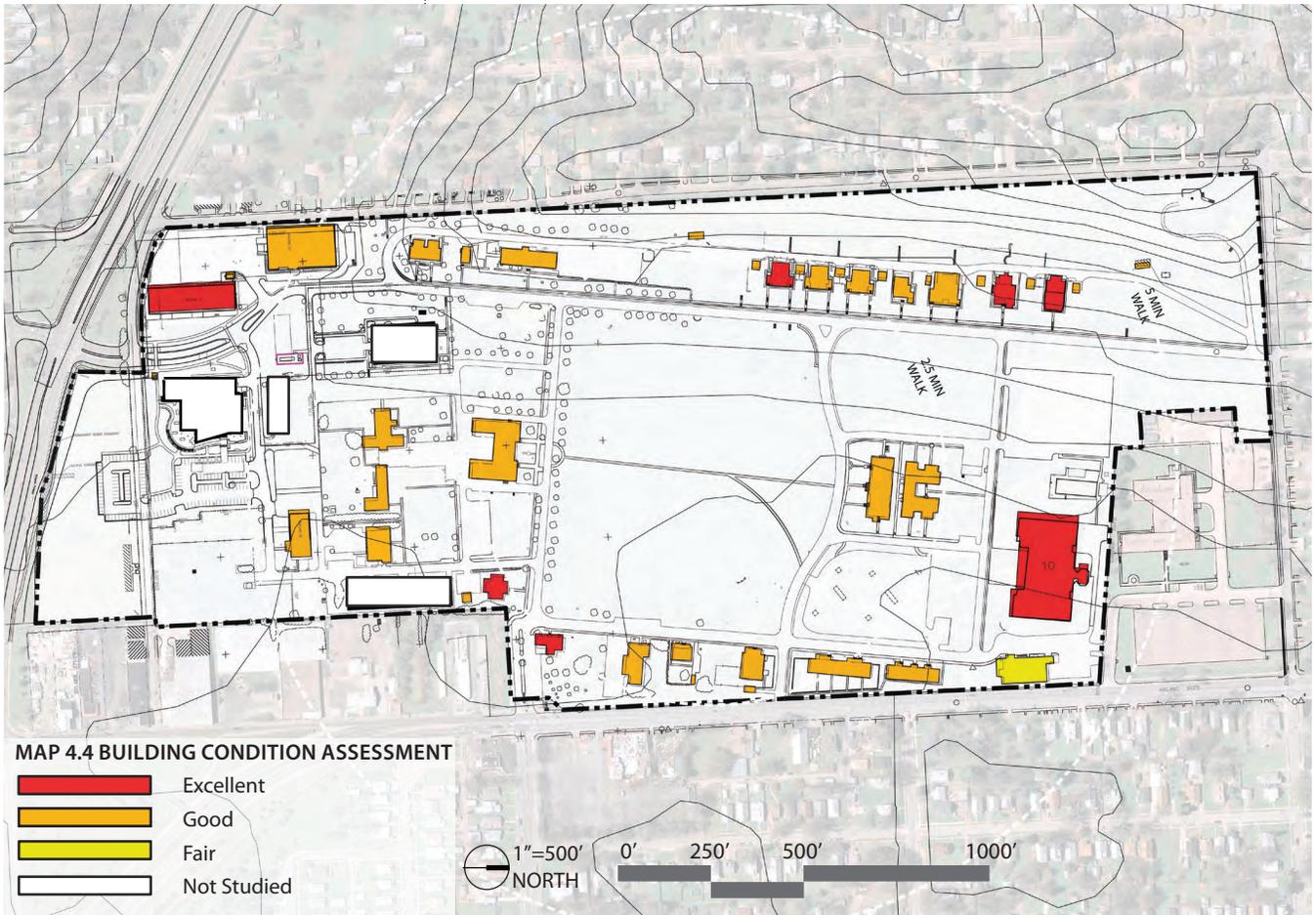
## Building Condition Assessment

The Master Plan Update incorporates data from the 2005 *Fort Omaha Campus Heritage Study*, including an evaluation of the current condition of each building. Map 4.4 below highlights an evaluation of the facility condition of historic structures on campus.

The JJR team field verified the building condition assessment by physically walking through every room in every building at each campus and center.



Fort Omaha Campus Mule Barn

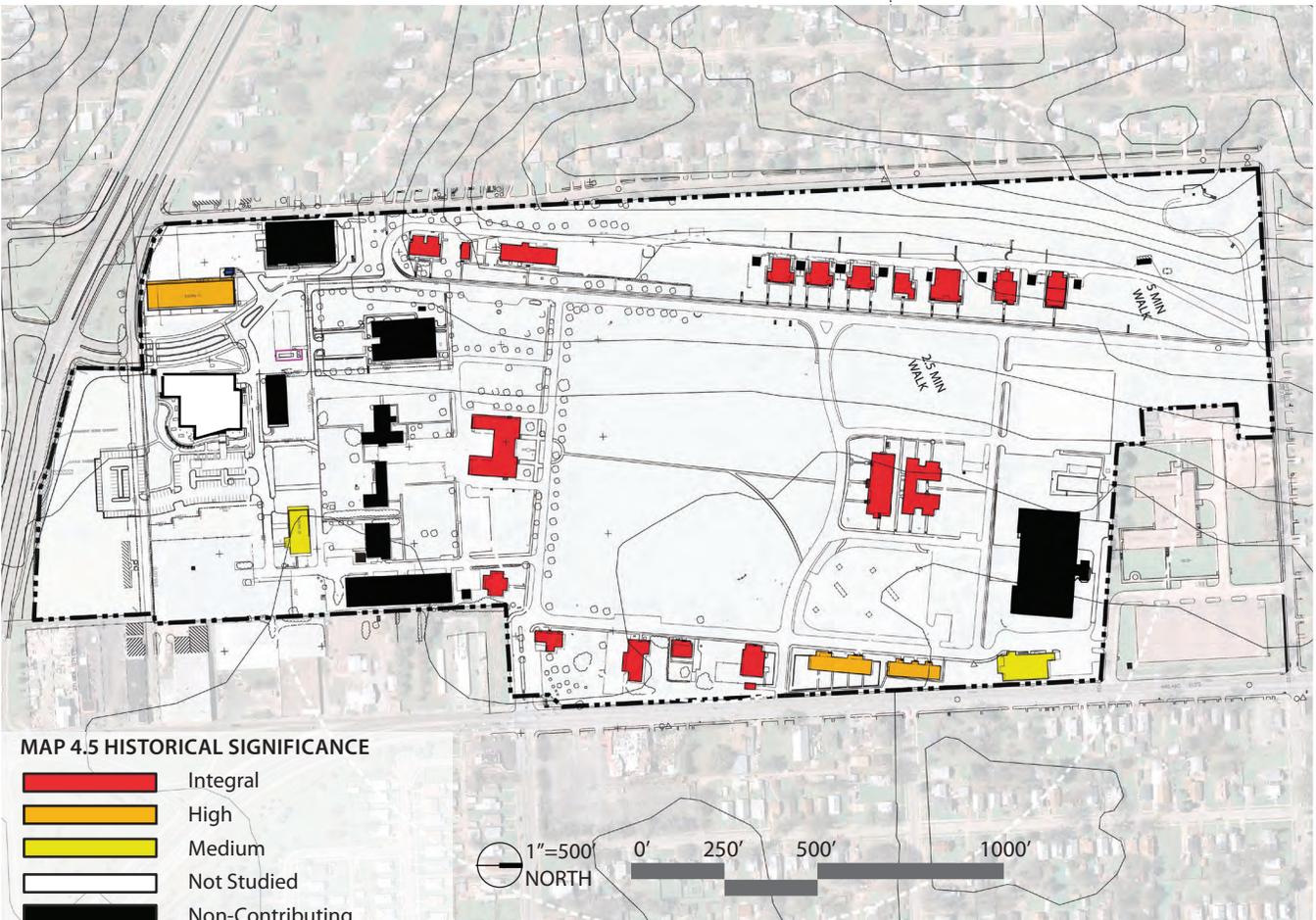




Fort Omaha Campus

### Historical Significance

The 2005 *Fort Omaha Campus Heritage Study* also evaluated the historical significance of each structure on campus by reviewing the National Register of Historic Places registration forms, Army inventory sheets, and restrictions laid out in the quitclaim deed. A summary of this analysis can be found on map 4.5 below.

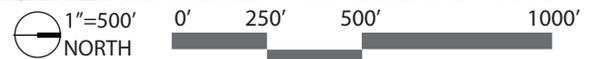
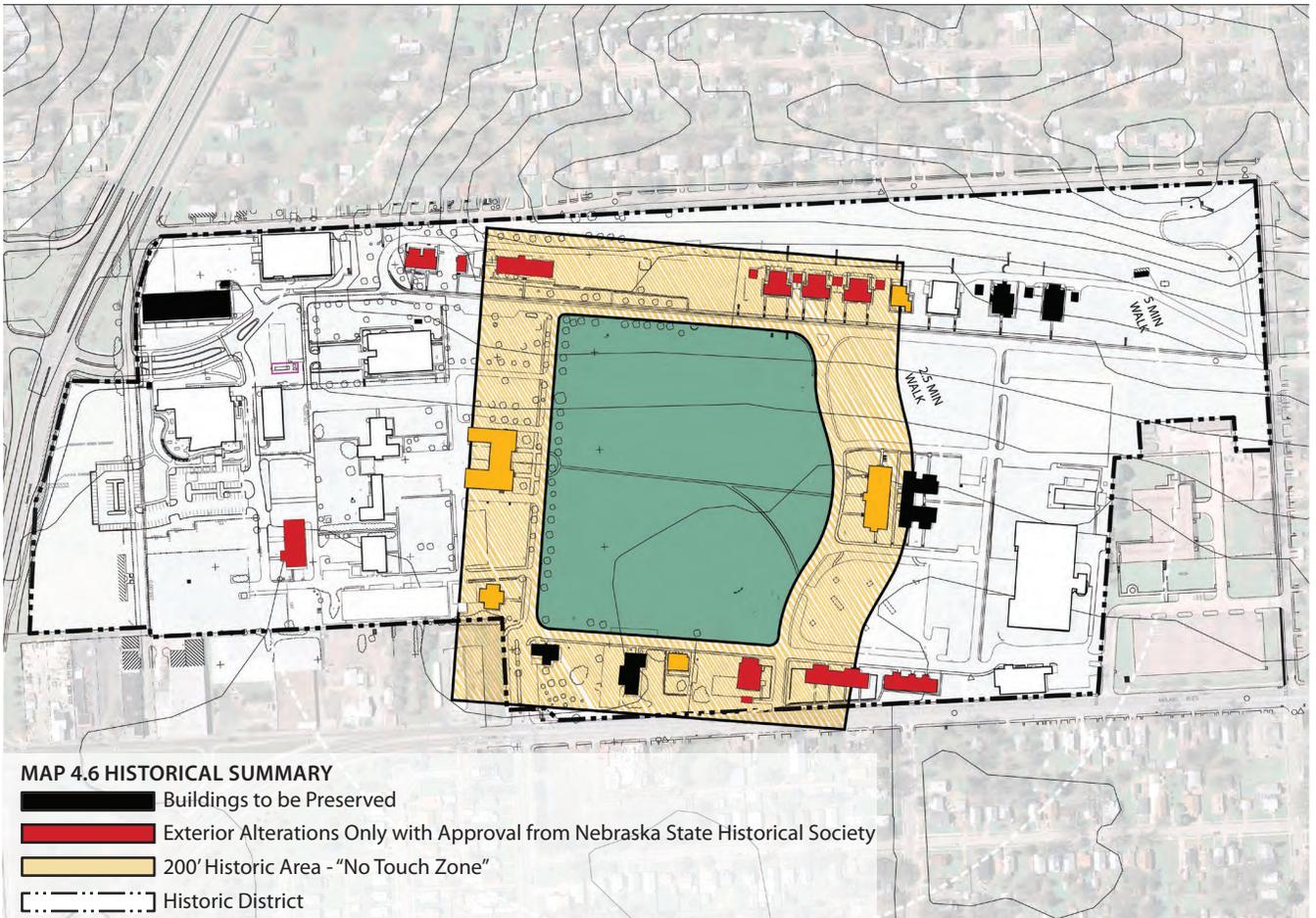


## Historical Summary

Because of the complex set of historical guidelines and issues at the Fort Omaha Campus, the JJR team compiled a summary graphic incorporating information from the 2005 *Fort Omaha Campus Heritage Study*, the quitclaim deed, and several legal opinions on the deed. The resulting graphic, map 4.6, served as a baseline upon which planning recommendations were developed.



Fort Omaha Campus Parade Ground



## Infrastructure

Working with the City of Omaha (City) and the Metropolitan Utilities District (MUD), the JJR team performed a general analysis of the utility infrastructure at MCC’s campuses and centers. Gas, water, electric, communications, sanitary sewer, and storm sewer utilities were generally analyzed. Detailed information and drawings can be found in Appendices C-E. As part of the utility review, a series of utilities meetings were conducted by the JJR team. Meeting minutes and sign-in sheets for these meetings can be found in Appendix F.

## Utilities at the Fort Omaha Campus

The Fort Omaha Campus, the most complex of MCC’s campuses from an infrastructure perspective, is served by several major utilities. While relocation of many of the utilities during campus expansion will be likely, the existing box culvert storm sewer that lies north of the new Institute for the Culinary Arts and runs from west to east through the campus should be considered a preservation zone and has been treated as such during the master planning process. Highlights of the minutes from the utilities meetings include the following:

### Communications

- Extensive underground coaxial cable for future expansion is located at West Road and Saratoga Street.

### Gas

- No apparent significant limitations for development.

### Electrical

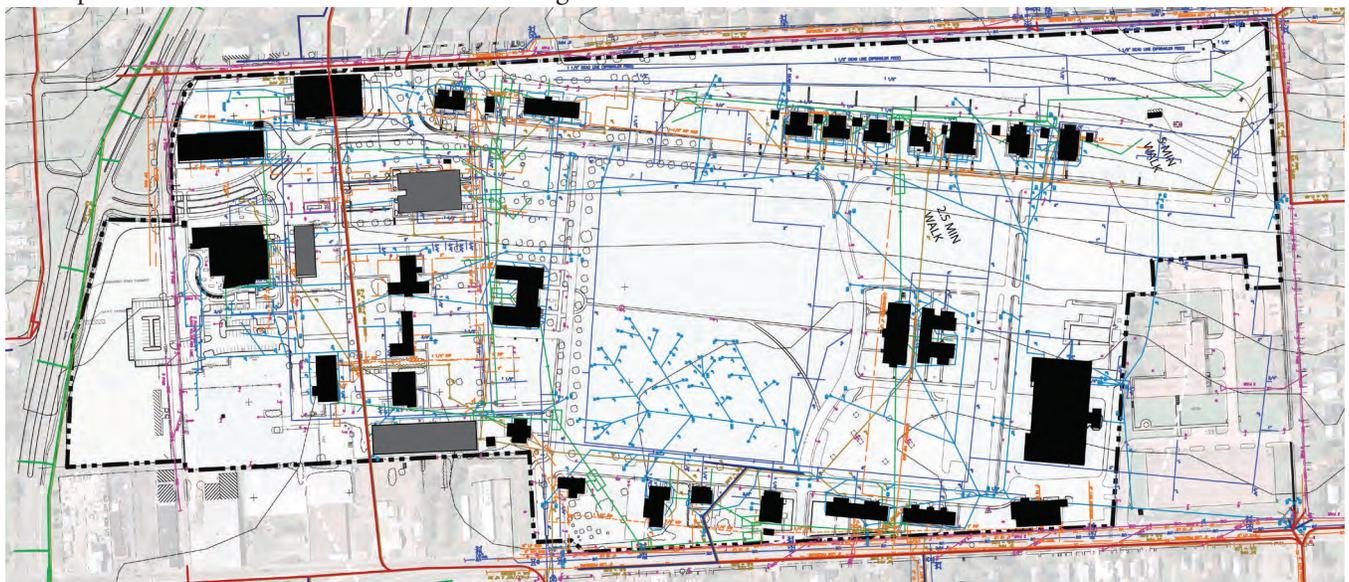
- No apparent significant limitations for development.
- Bury overhead lines on the west side of North 30<sup>th</sup> Street if new development occurs.
- Consider burying the visually distracting overhead lines at the corner of North 30<sup>th</sup> Street and Sorensen Parkway.

### Combined Sanitary and Storm Sewer

- The City is undergoing a sewer separation project along Sorensen Parkway and is considering extending a run onto MCC’s campus to alleviate flooding problems on the south side of campus.
- Construction projects must meet City requirements, including treatment of the first 0.5 inch of runoff for water quality treatment and no net increase for 2-year, 10-year, and 100-year storm peak flows because the campus is in a combined sewer overflow (CSO) area.

### Water

- No apparent significant limitations for development.
- There is an option for a new water main along Laurel Avenue and for a service connection to the 48-inch water main in North 33<sup>rd</sup> Street if development is added.

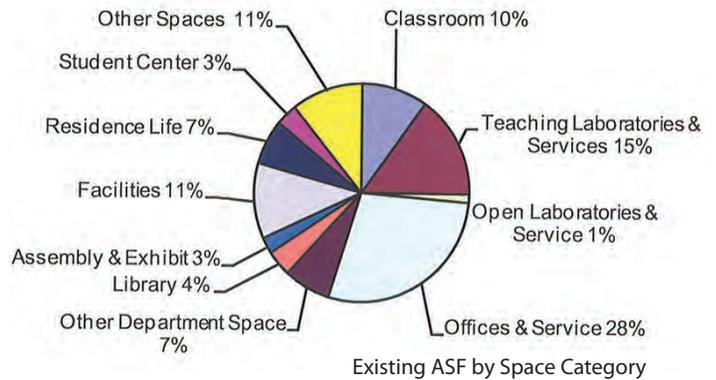


Map 4.7 Infrastructure

# Space Needs + Program Migration

## Inventory of Existing Space

The Fort Omaha Campus contains approximately 248,000 asf. Nearly 25% of the total space is dedicated to classroom and laboratory space, in line with other 2-year community college campuses. The 28% of space dedicated to office and service space is larger than typically found at community colleges, because the Fort Omaha Campus serves as the administrative hub for all of MCC's campuses and centers. A detailed explanation of the inventory of existing space can be found in Appendix A.



## Classroom Utilization

The utilization of classrooms and teaching laboratories was analyzed by the JJR team, providing detailed data on day-to-day and hour-by-hour use of every room at MCC's campuses and centers. Utilization data for MCC was tested against guidelines for classroom utilization developed by the JJR team based on utilization data from more than 150 campuses and guidelines from 28 states that have utilization guidelines. A detailed explanation of the classroom utilization study can be found in Appendix A.

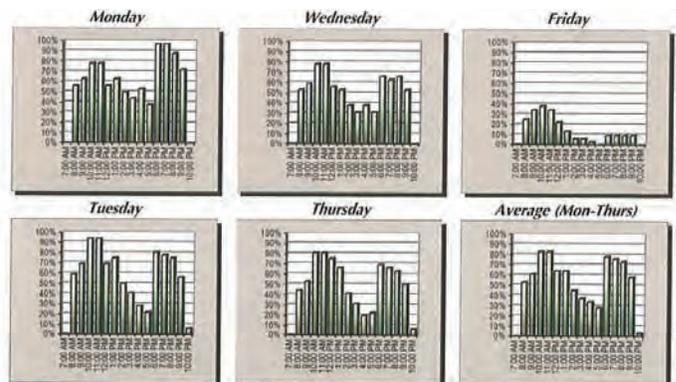
The Fort Omaha Campus has the highest usage during the morning and mid evening, with the lowest usage occurring between 4:00 and 5:00 p.m. Friday utilization is particularly low, common among higher education institutions, but increasing use on Fridays presents a good opportunity to add students without adding space.

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms in Use	% In Use														
7:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8:00 AM	18	56%	19	59%	17	53%	14	44%	8	25%	4	13%	2	6%	17	53%
9:00 AM	20	63%	22	69%	19	59%	17	53%	11	34%	8	25%	3	9%	20	61%
10:00 AM	25	78%	30	94%	25	78%	26	81%	12	38%	8	25%	1	3%	27	83%
11:00 AM	25	78%	30	94%	25	78%	26	81%	11	34%	6	19%	1	3%	27	83%
12:00 PM	18	56%	22	69%	18	56%	24	75%	7	22%	3	9%	2	6%	21	64%
1:00 PM	20	63%	24	75%	17	53%	21	66%	4	13%	2	6%	3	9%	21	64%
2:00 PM	16	50%	16	50%	12	38%	13	41%	2	6%	3	9%	3	9%	14	45%
3:00 PM	14	44%	13	41%	10	31%	10	31%	2	6%	3	9%	3	9%	12	37%
4:00 PM	17	53%	9	28%	12	38%	6	19%	1	3%	2	6%	3	9%	11	34%
5:00 PM	12	38%	7	22%	10	31%	7	22%	0	0%	1	3%	1	3%	9	28%
6:00 PM	31	97%	26	81%	21	66%	22	69%	3	9%	0	0%	0	0%	25	78%
7:00 PM	31	97%	25	78%	20	63%	21	66%	3	9%	0	0%	0	0%	24	76%
8:00 PM	28	88%	24	75%	21	66%	20	63%	3	9%	0	0%	0	0%	23	73%
9:00 PM	23	72%	18	56%	17	53%	16	50%	3	9%	0	0%	0	0%	19	58%
10:00 PM	0	0%	2	6%	0	0%	2	6%	0	0%	0	0%	0	0%	1	3%

Note: Based on total classrooms of 32

\* Based upon the consultant's experience, Friday is typically underutilized, therefore the average is calculated on Monday thru Thursday use.

Scheduled Classroom Use by Day and Hour



Percent of Classroom Use



Fort Omaha Campus Building 10



Fort Omaha Campus Building 2

## Space Needs Analysis

Using national and state guideline recommendations, benchmarking of peers, and a review of programming exercises recently completed for previous projects at MCC, the JJR team compiled a space needs analysis categorized by functional space category and campus. These space needs recommendations document a 2009 baseline surplus (or deficit) for each campus and a future plan horizon surplus (or deficit) for each campus based on the enrollment projections outlined in the System-Wide Planning chapter of this document (chapter 3). The surplus (or deficit) for the plan horizon time line assumes that all programs and departments will continue to grow on the campus where they are currently located.

At the Fort Omaha Campus, the space needs analysis outlined an overall deficit of approximately 23,000 asf (37,000 gsf) of space at the 2009 fall base year. The largest existing deficit occurs among academic offices and services. As the Fort Omaha Campus grows over the 10-year plan horizon, the space needs analysis projects that the campus will have a 45,000 asf (72,000 gsf) deficit in space. Further detail regarding the space needs analysis can be found in Appendix A.

SPACE CATEGORY	2009 Student Headcount = 3,140 Staff Headcount = 638				Plan Horizon Student Headcount = 3,600 Staff Headcount = 726			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	24,224	22,757	1,467	6%	28,228	25,420	2,808	10%
Teaching Laboratories & Service	27,122	28,824	(1,502)	(6%)	27,122	31,547	(4,425)	(16%)
Open Laboratories & Service	3,195	4,839	(1,444)	(45%)	3,195	5,321	(2,126)	(67%)
Academic Offices & Service	18,718	27,705	(8,987)	(48%)	18,718	28,880	(10,162)	(54%)
Culinary Arts Laboratories	10,971	10,971	0	0%	10,971	10,971	0	0%
Other Academic Department Space	6,918	7,620	(702)	(10%)	6,918	8,741	(1,823)	(26%)
<i>Academic Space Subtotal</i>	<i>91,148</i>	<i>102,316</i>	<i>(11,168)</i>	<i>(12%)</i>	<i>95,152</i>	<i>110,880</i>	<i>(15,728)</i>	<i>(17%)</i>
<b>Academic Support Space</b>								
Administrative Offices & Service	51,347	53,440	(2,093)	(4%)	53,376	54,965	(1,589)	(3%)
Library	9,804	12,833	(3,229)	(34%)	9,804	14,832	(5,228)	(54%)
Assembly & Exhibit	5,931	5,800	331	6%	5,931	16,000	(10,069)	(170%)
Physical Plant	27,950	33,526	(5,576)	(20%)	28,188	36,491	(8,303)	(29%)
Other Administrative Department Spa	10,587	10,601	(14)	0%	10,587	12,160	(1,573)	(15%)
<i>Academic Support Space Subtotal</i>	<i>105,419</i>	<i>116,000</i>	<i>(10,581)</i>	<i>(10%)</i>	<i>107,686</i>	<i>134,448</i>	<i>(26,762)</i>	<i>(25%)</i>
<b>Auxiliary Space</b>								
Student Centers	8,017	9,420	(1,403)	(18%)	8,017	10,800	(2,783)	(35%)
<i>Auxiliary Space Subtotal</i>	<i>8,017</i>	<i>9,420</i>	<i>(1,403)</i>	<i>(18%)</i>	<i>8,017</i>	<i>10,800</i>	<i>(2,783)</i>	<i>(35%)</i>
<b>CAMPUS TOTAL</b>	<b>204,584</b>	<b>227,736</b>	<b>(23,152)</b>	<b>(11%)</b>	<b>210,855</b>	<b>256,128</b>	<b>(45,273)</b>	<b>(21%)</b>
Inactive/Conversion Space	12,820				0			
Residence Life	16,616				16,616			
Historical Society Library	6,833				6,833			
Crook House Museum	3,314				3,314			
President's House	3,588				3,588			

Campus-Wide Space Needs Analysis

## Program Migration

As noted in chapter 3, the Master Plan Update is built upon a series of strategic programmatic moves encouraging MCC to be more effective in the delivery of education. The Fort Omaha Campus is anticipated to grow at a faster rate than forecasted by the space needs analysis because of the addition of programs initiated by the strategic consolidation of the construction-related Applied Technology programs. In order to reduce redundancy and improve efficiency, and based on specific recommendations from the College and Community Advisory Committees, the following programs have been planned for migration to the Fort Omaha Campus:

- Air Conditioning, Refrigeration and Heating Technology
- Construction Technology
- Electrical Apprenticeship
- Electrical Technology
- Industrial and Commercial Trades
- Plumbing Apprenticeship

These migrated programs will increase the original Fort Omaha Campus space needs by 45,500 asf (72,500 gsf), bringing the total plan horizon space needs to 91,000 asf (145,000 gsf). This gsf target was used as a baseline planning guideline upon which the illustrative framework plan was built.

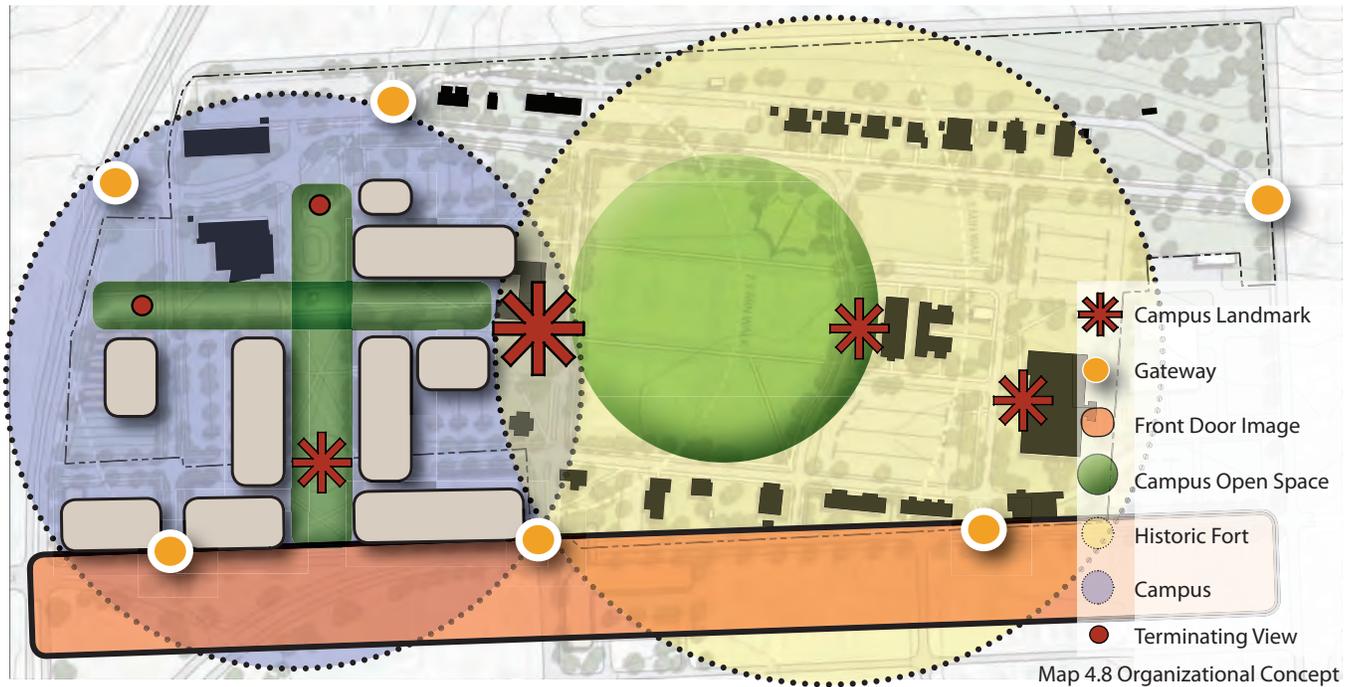
TABLE 4.2 - PROGRAM MIGRATION	
Fort Omaha Campus	
Original Space Need	72,500 GSF
Additional Parking Demand	138 Spaces
Programs Migrated to Fort Omaha Campus	
Construction Technology	18,000 GSF
Electrical	10,000 GSF
Industrial Trades	11,500 GSF
Plumbing	3,500 GSF
A/C, Heating, Refrigeration	29,500 GSF
Total Migrated Space	72,500 GSF
Future Space Need	145,000 GSF
Future Additional Parking Demand	550 Spaces
Demolition Replacement	31,500 GSF

Note: All gsf migrated from campus/center is calculated from base year asf @ 1.6 N:G ratio.  
 For planning purposes, asf x 1.6=gsf.  
 To determine parking demand, current ratio of 1 vehicle per 4 people was maintained.



Fort Omaha Campus

# Organizational Concept



Map 4.8 Organizational Concept

## Making a Campus at the Fort

During one of the College Advisory Committee meetings early in the analysis phase of the Master Plan Update, the question was asked: “Is it a Fort, or is it a Campus?” The planning concept for the Fort Omaha Campus revolves around resolution of this issue. At the broadest sense, the physical plan for the campus builds upon the trend already begun by MCC with the construction of the Institute for the Culinary Arts (ICA) and the renovation of the Mule Barn as classroom and meeting space. New campus buildings south of, but adjacent to, the historic Fort Omaha Campus will allow for the creation of a walkable and appropriately-scaled pedestrian campus anchored by two campus quadrangles. One iconic open space runs east-west and terminates at a renovated academic resource center in Building 30. The second iconic open space runs north-south and terminates at a re-imagined mixed use North 30<sup>th</sup> Street edge that links the campus to the North Omaha community.

### Academics South; Support Services North

The existing historic buildings can be preserved and utilized more appropriately as office, guest house, and outreach space by migrating academic functions to the

south side of the Fort Omaha Campus. Additional larger footprint buildings on the north side of the campus should be reserved for community outreach, developmental education, administrative, and Facilities Management space. These functions are beneficial to the community and essential to the operations of the campus, but not essential to the day-to-day workings of the student-oriented walkable campus on the south side of campus.

### Parade Ground

The beautiful tree-lined Parade Ground, once a “green desert,” will be enhanced with active recreation and ephemeral performance uses.

### North 30<sup>th</sup> Street

North 30<sup>th</sup> Street can be an important front door image for MCC and the Fort Omaha Campus, linking town and gown, and enlivening the North Omaha neighborhoods. Applied Technology buildings housing the construction-related programs will provide a transparent front door to the campus. A new streetscape along North 30<sup>th</sup> Street combined with mixed use buildings with active first floor uses will improve safety along the corridor with more activity and increased “eyes on the street.”

# Illustrative Framework Plan

## Legend

- ① Recreation Fields
- ② Native and Productive Planting
- ③ Performance Area
- ④ Quadrangle
- ⑤ Iconic Feature
- ⑥ Community Market
- ⑦ Greenhouses
- ⑧ Gardens

**MAP 4.9 ILLUSTRATIVE FRAMEWORK PLAN**

- Proposed Buildings
- Future Buildings
- Roads + Parking
- Existing Buildings to Remain
- Open Space
- Trees + Vegetation





The illustrative framework plan represents an ideal campus configuration at full build-out in the long term. Foundationally, this tool communicates design principles and illustrates the character of development. The plan represents appropriately-scaled building footprints connected by human-scaled open space environments proposed for the Fort Omaha Campus. The campus fabric and deliberate location of open spaces are reminders of the campus as a place of learning. The illustrative framework plan establishes key planning concepts such as campus organization, general building massing, primary frontage streets, and scale of development. It does not represent specific building footprints or final architectural or landscape design. As such, it can be adaptable to the specific needs of individual tenants and users as the campus builds out.

**TABLE 4.3 - PROPOSED FACILITIES**

Fort Omaha Campus			
	Potential Use	Floors	GSF
A	Applied Tech.	1.5	55,000
B	Applied Tech.	1.5	50,000
C	Classrooms	2.5	75,000
D	Classrooms	2.5	75,000
Subtotal			255,000
E	Future	2	30,000
F	Library	2	10,000
G	Future	2	60,000
H	Future	3	15,000
I	Horticulture	1	2,000
J	Mixed Use	2	40,000
K	Mixed Use	4	130,000
Total			542,000

# Future Building Use

Migration of the core academic programs to the south side of the campus will provide opportunities to strategically reuse the historic Army buildings. Because of the complex series of moving parts required to fulfill the planning vision, the JJR team has outlined suggested uses for existing and future buildings at the Fort Omaha Campus. Programmatic moves to these locations are not mandated, and needs will change with time. Map 4.10 below outlines a potential future strategy for reorganization at the Fort Omaha Campus.

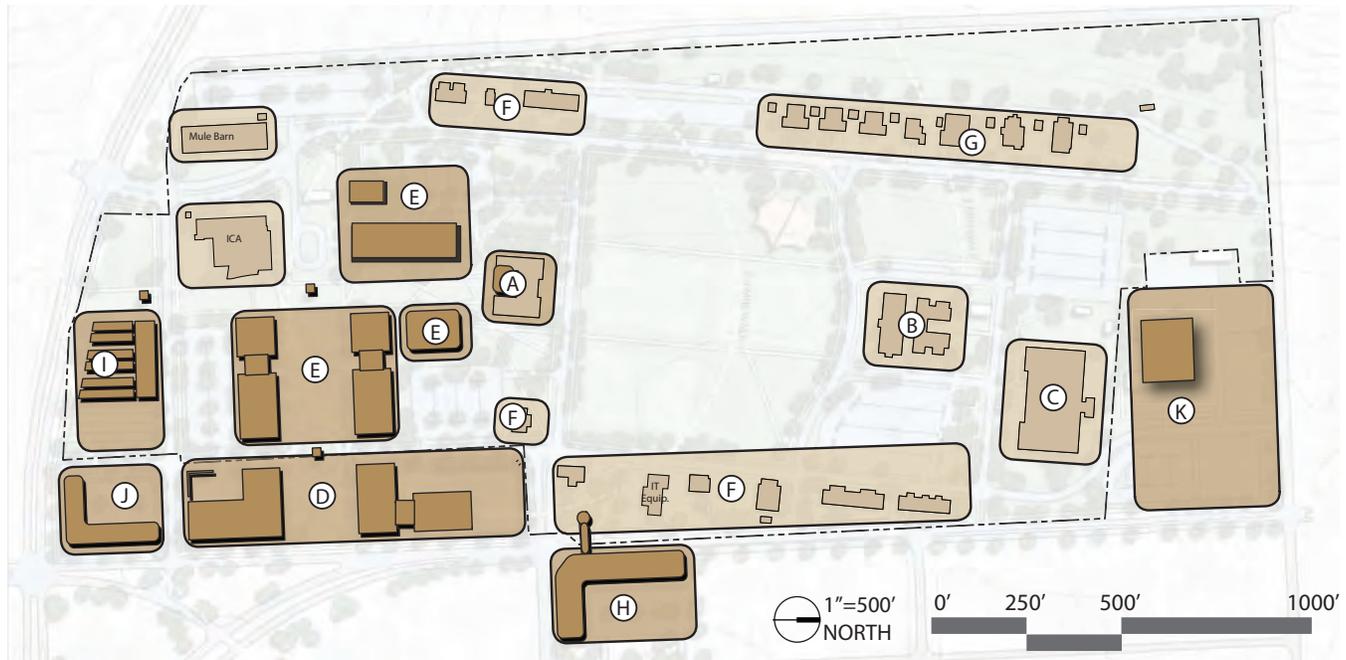
Central to this reorganization strategy is the conversion of Building 30 to an academic resource center and library. This is envisioned as the future active heartbeat of the campus. Administrative functions can migrate from Building 30 to a new home on the second floor of Building 10. The first floor of Building 10, in concert with Buildings 8 and 9, provides a potential new hub for community outreach, community partnerships, and developmental education.

Sorensen Parkway has the potential to serve as a new front door for the Horticulture Studies program with greenhouses, community gardens, and a market with incubator space that can form a North Omaha food district. A new mixed use building on the former Mr. C's

property can provide an opportunity for retail space in addition to MCC outreach and extension office space.

Because the migration of specific programs will be phased over several years, the JJR team has developed an opportunity-based phasing plan, outlining existing buildings, potential demolition candidates, and potential future buildings essential to completion of the Master Plan Update vision.

- |   |  |
|---|--|
| (A) Academic Resource Center and Library                        | (F) Staff Offices  |
| (B) Community Partnerships, Classrooms, Outreach, Developmental | (G) Guest Houses   |
| (C) Community Outreach and Administrative                       | (H) Restaurant, Retail, Public Safety, Incubator, Contact Center |
| (D) Applied Technology Class, Labs, Offices                     | (I) Horticulture, Greenhouses, Community Gardens                 |
| (E) Classrooms, Labs, Faculty Offices                           | (J) Retail/Farmers Market  |
|   | (K) Facilities   |



Map 4.10 Future Building Use Opportunities

# Phasing + Demolition Candidates

Acquisition of Army Buildings 59, 60, and 113 is essential to the phasing opportunity. While these buildings are seen as long-term demolition candidates, Buildings 59 and 113 have the potential to serve the short-term needs of Facilities Management. The Navy property is a potential home for Facilities Management. In the event that the Navy property is not acquired, a long-term strategy for relocation of Facilities Management could include renovation of Buildings 20 and 59.

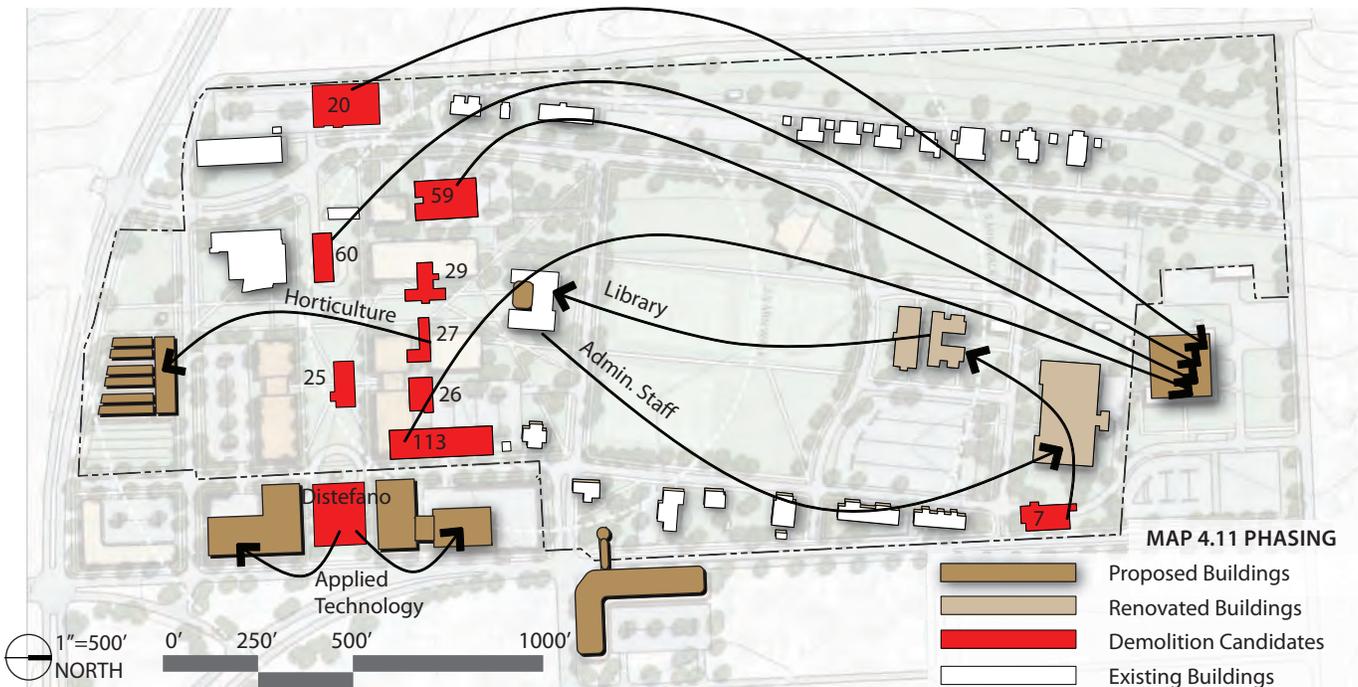
The Distefano Tool & Manufacturing Company building on North 30<sup>th</sup> Street can provide an immediate phasing opportunity and temporary home to construction-related Applied Technology programs at the Fort Omaha Campus prior to the construction of new buildings along North 30<sup>th</sup> Street.

The JJR team gave further scrutiny to Buildings 8, 9, 10, and 30 on the Fort Omaha Campus to ensure that the bold planning moves associated with migrating the academic core of campus to the south were prudent.

Many of the historic structures surrounding the Parade Ground are important to the overall phasing strategy. MCC can potentially retrofit the historic structures with staff offices and guest houses, and use them as swing space while other structures are built. Building 7 is identified as a long-term demolition candidate. In the short term, the building is a potential renovation candidate for classroom and outreach space.

TABLE 4.4 - DEMOLITION CANDIDATES

Fort Omaha Campus			
	Use	Floors	GSF
7	Board/Classrooms	1	8,198
25	Central Stores	2	7,655
26	Welding	1	5,808
27	Greenhouse	1	3,916
29	Horticulture	1	6,085
59	Army	2	33,454
60	Army	1	6,784
113	Army	1	20,202



# Renovation Priorities

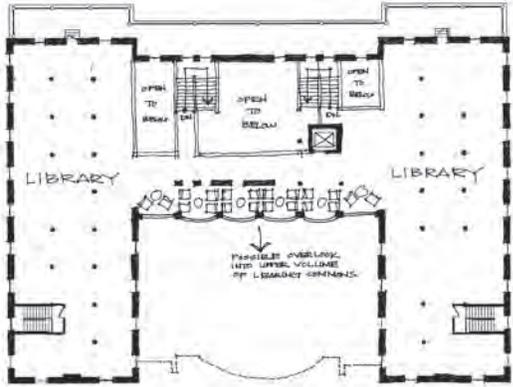


Map 4.12 Renovation Priorities

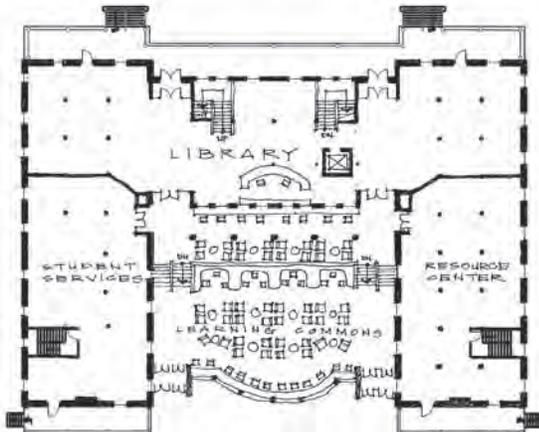
The transition of classroom space in Building 10 to administrative office space provides an opportunity for a crucial initial step for setting in motion potential renovation priorities at the Fort Omaha Campus. Temporary solutions to create additional classroom space in existing buildings should be considered; however, construction of new academic buildings on the south side of the campus is an essential mid-term strategy. MCC can potentially renovate Buildings 8, 9, and 10 to space for community outreach, community partnerships, and developmental education.



Fort Omaha Campus Building 30



Fort Omaha Campus Building 30 Level Two



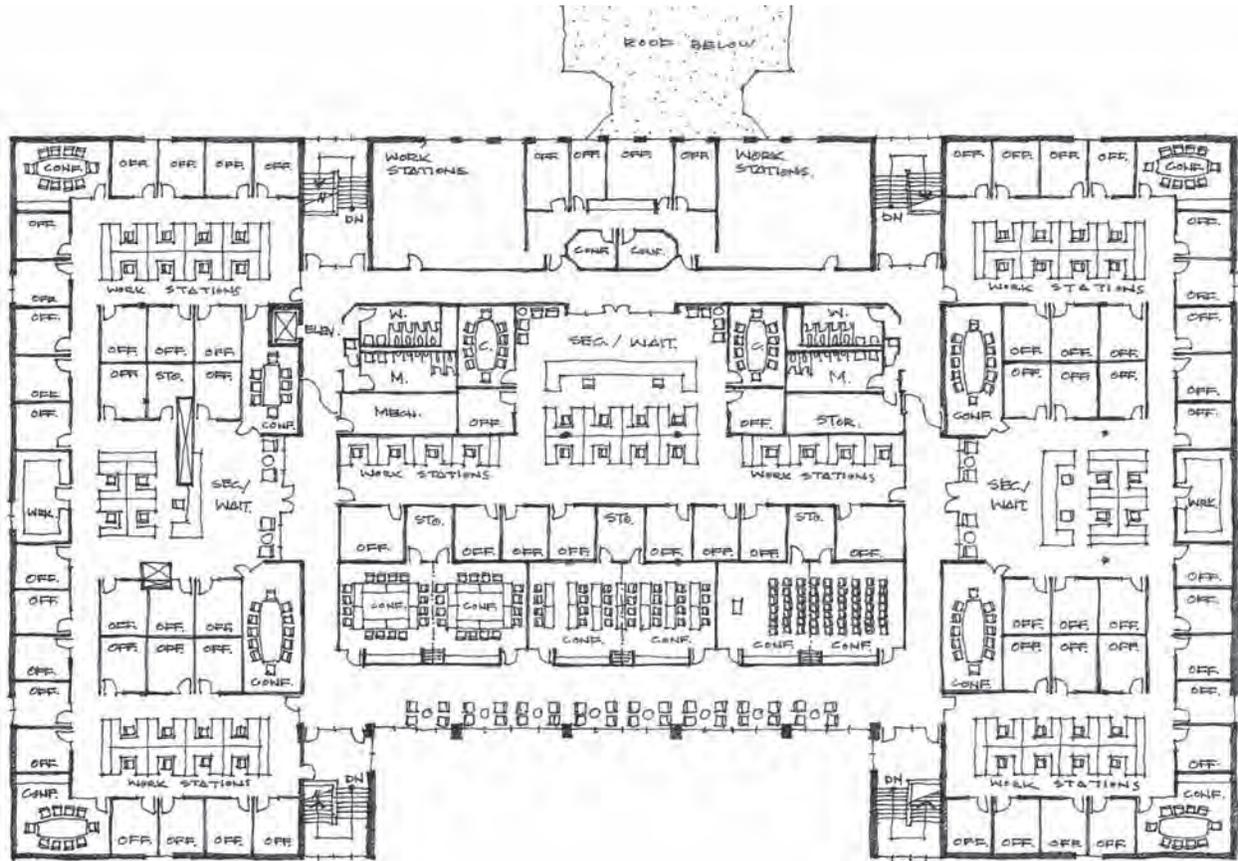
Fort Omaha Campus Building 30 Level One

## Building 30

The development of Building 30 as an active and student-oriented space should be considered a priority because of its prominent location as the future link between the historic Fort Omaha Campus, the Parade Ground, and future academic classroom buildings. The library space housed in Building 8 is inadequate for the Fort Omaha Campus, and Building 30 may have a higher and better use due to its strategic location on campus.



Sinclair Community College



Fort Omaha Campus Building 10

## Building 10

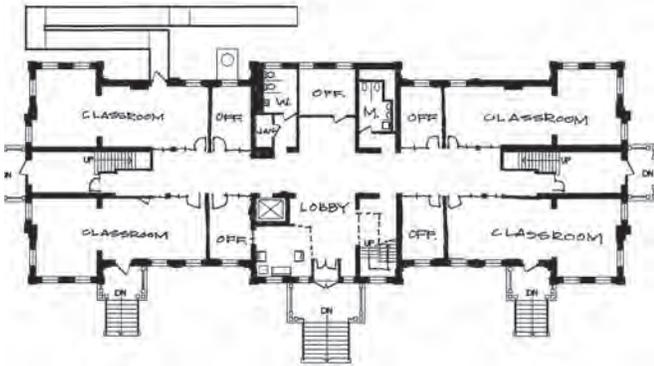
Building 10 was built in 1984 and has been the primary location for MCC classrooms over the last 30 years. As MCC looks to migrate many of its academic core functions to the south, the large and flexible floor plate in Building 10 can potentially serve the college as home to a variety of programs. While the second floor of Building 10 can become a hub for administration office space currently located in Building 30 and several historic Army buildings, in the short term, Building 10 has the potential to serve as temporary flex space for a variety of programs that, by nature, constantly fluctuate in size. Long-term visions for Building 10 include active first floor space, community space, gathering space, or a recreation facility.



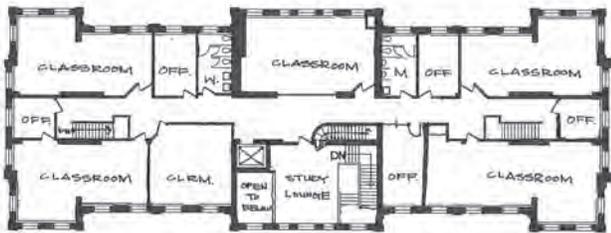
Delta College

## Building 8

Building 8, currently home to MCC's library, can be redeveloped into a hub for community partnerships, classrooms, outreach, and developmental education. The library has outgrown the historic shell of Building 8, creating uncomfortable spaces that are not conducive to the needs of the 21<sup>st</sup> century student. With the strategic migration of the library to an open floor plan in a renovated Building 30, MCC can retrofit the interior of Building 8 with classrooms, offices, and study areas more appropriately scaled to the existing floor plate. Building 8 occupies a visually prominent location fronting the Parade Ground, on axis with Building 30, and adjacent to a proposed Metro Area Transit (Metro) transit loop that will serve the Fort Omaha Campus. These factors, in addition to its close proximity to surface parking, provide an opportunity for Building 8 to become an ideal location for visitors and community outreach activities.



Fort Omaha Campus Building 8



Fort Omaha Campus Building 8



Fort Omaha Campus Building 8



Delta College

# Transportation + Parking

The Master Plan Update recommends that MCC develop a connected network of multi-modal transportation systems for the Fort Omaha Campus. The existing circulation system is a confusing network of roads and parking that was designed by the Army.

## Roads

The current network of roads forms the backbone for circulation on the Fort Omaha Campus. Proposed roads should weave into the framework of the existing system, improving circulation and access to buildings and parking lots without conflicting with pedestrian circulation patterns. Additionally, MCC should convert one-way streets on the north side of campus to two-way streets to reduce confusion for visitors and improve connectivity.

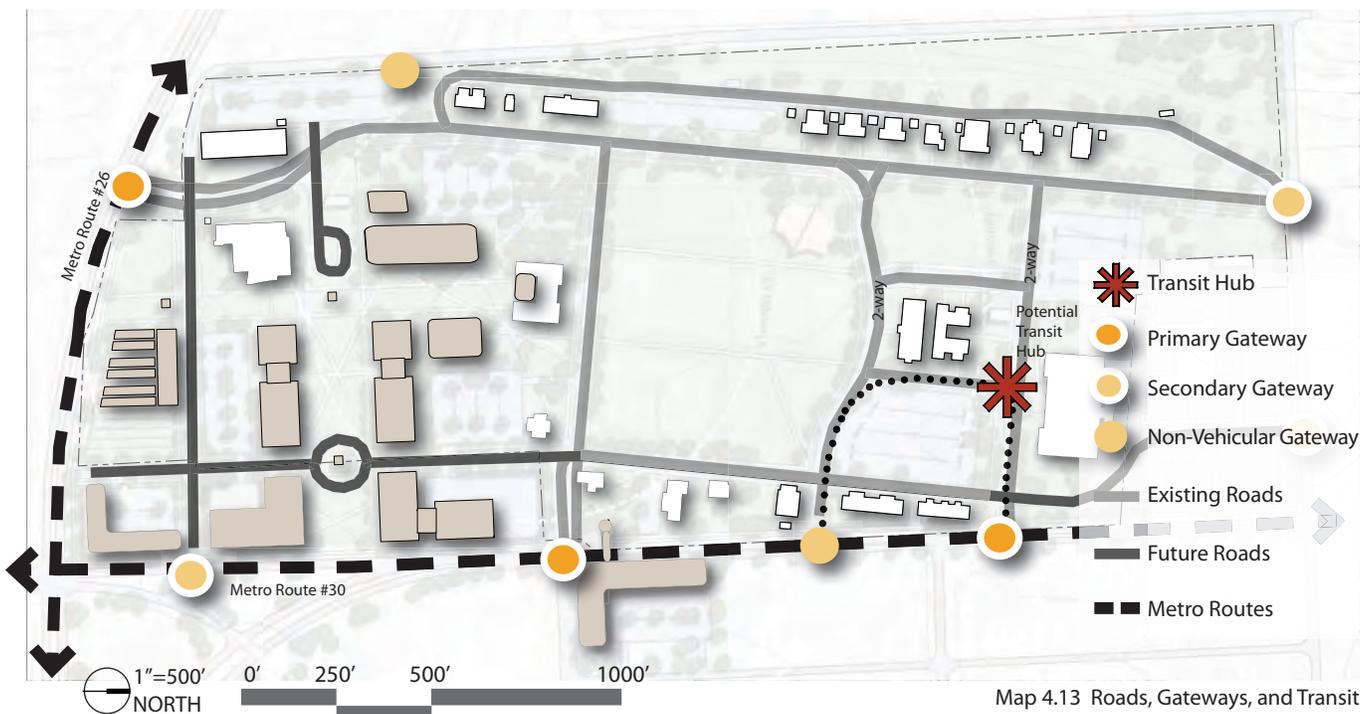
## Transit

MCC should employ transportation demand management (TDM) strategies to reduce the footprint of the automobile on campus. Bicycling, transit,

car sharing, and carpooling are TDM opportunities recommended by the Master Plan Update as high priorities. An immediate TDM opportunity is to enhance MCC's partnership with Metro by creating a spur of the #30 bus line that includes a transit hub on the Fort Omaha Campus.

## Gateways

Gateway signage should be uniform in scale and materiality, developing a language for MCC that is recognizable and consistent. The new gateway sign along Sorensen Parkway is an appropriately-scaled iconic feature that should be replicated at other key locations along the edge of campus. The Master Plan Update identifies two additional locations for major gateways along North 30<sup>th</sup> Street that should include updated signage to match the level of detail at the Sorensen Parkway gateway. Three additional secondary gateways along North 30<sup>th</sup> Street and Laurel Avenue are important opportunities to create a more permeable edge to the North Omaha community.



Map 4.13 Roads, Gateways, and Transit

## Parking

Future surface parking lots have been allocated on the perimeter of the main pedestrian areas of campus to reduce conflicts between automobiles and pedestrians. The quantity of parking spaces provided for the Fort Omaha Campus reflects the number of automobiles needed for the proposed population in the 10-year plan horizon, assuming the ratio of automobiles to people stays constant at 1:4 (depicted in map 4.14). However, as a sustainability-driven campus, parking lots should only be built if needed, and when built, they should include pervious pavement strategies similar to those tested at the ICA to reduce stormwater runoff. MCC should also consider structured parking as a future strategy, balancing future building footprints with land availability.



Fort Omaha Campus Lot 5



Map 4.14 Parking

TABLE 4.5 - PARKING		
Fort Omaha Campus		
	Existing Spaces	Planned
1	11	11
2 South	18	18
2 West	15	15
3	7	7
5	189	255
7	22	0
10	198	188
10 Rear	6	6
16	28	28
17 Top	60	90
17 Front	13	0
20 South	66	207
21	4	0
23	23	0
25 West	22	0
25 East	4	0
26	21	0
29 East	36	0
29 West	69	0
30 East	25	0
30 West	6	0
30 Rear	8	0
32	11	0
9	4	4
8	3	3
Army	-	-
P1	-	93
P2	-	129
P3	-	123
P4	-	121
P5	-	67
P6	-	97
<b>Total</b>	<b>869</b>	<b>1,462</b>

# Infrastructure + Sustainability Opportunities

## Infrastructure

The proposed east-west pedestrian quadrangle is an important component of the planning strategy, and MCC should preserve it as open space due to its location as a major utility corridor. The quadrangle should also be developed to visually demonstrate cutting-edge, aboveground stormwater management techniques, including pervious pavement, rain gardens, and flow-through planters. The right-of-way along Sorensen Parkway should be preserved for CSO separation projects that the City is currently undertaking.

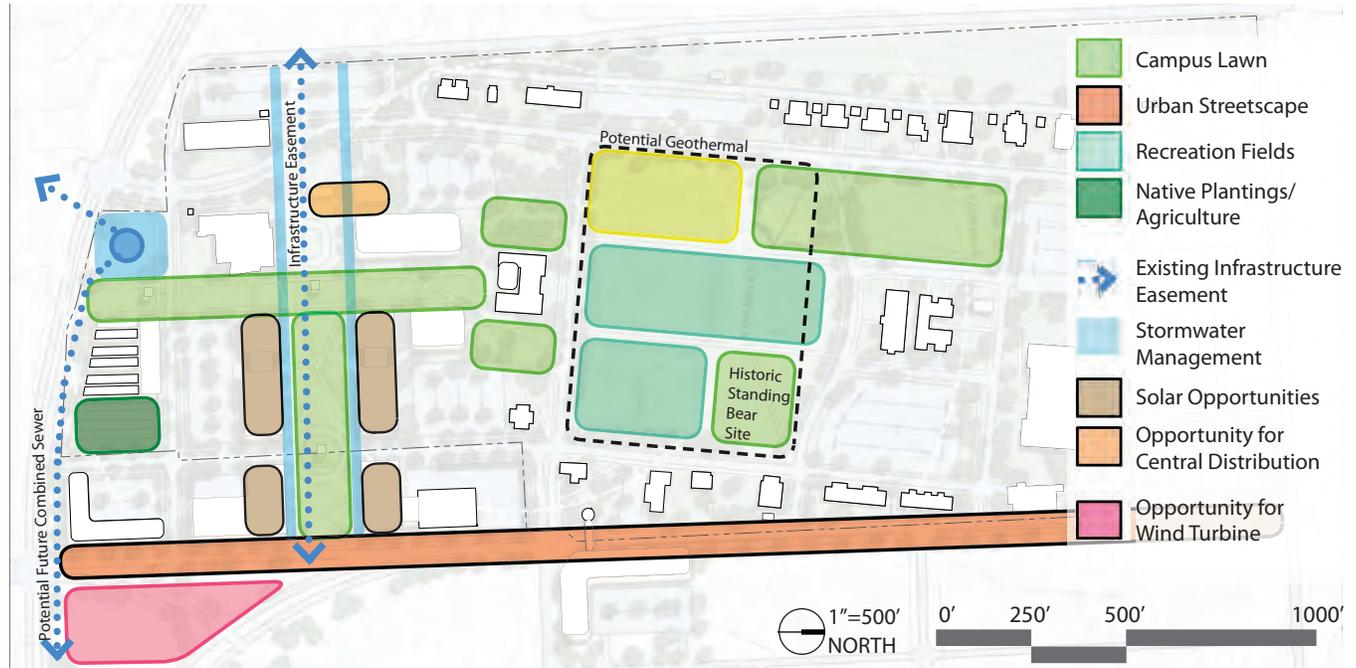
## Sustainability Opportunities

MCC should consider opportunities for future on-campus sustainable energy production as part of the long-term sustainability strategy. At the Fort Omaha Campus, immediate sustainable energy production opportunities include geothermal systems below the Parade Ground and vertical axis wind turbines along North 30<sup>th</sup> Street.

Additional sustainable opportunities include food production along Sorensen Parkway in conjunction with the ICA and adjacent to a potential North Omaha food district and market.



Creighton University Wind and Solar Opportunities



Map 4.15 Infrastructure + Green Overlay

---

# Open Space + Urban Edges

---

## Open Space Character

The Fort Omaha Campus is organized around open space at the Parade Ground. The Master Plan Update maintains the Parade Ground as an important and central element, locating pedestrian malls and quadrangles that terminate at the iconic space. These malls and quadrangles create a pedestrian-scaled and walkable series of “rooms” linking future development on the south side of campus to the historic area of campus. The Parade Ground provides opportunities for recreation space on the eastern flat section of the site and food production and native plantings on the western slope. A temporary tensile structure can house an amphitheater and performance space, adding activity to the Parade Ground while fitting within the requirements of the quitclaim deed. Vertical axis wind turbines and native plantings can be utilized on property that the Department of Transportation (DOT) maintains between North 30<sup>th</sup> Street, Sorensen Parkway, and the on-ramp to US 75. This property provides opportunities for MCC to capitalize on borrowed views to create an innovative gateway to North Omaha and the Fort Omaha Campus.

## North 30<sup>th</sup> Street

The acquisition of property by MCC along North 30<sup>th</sup> Street is essential to the reinvestment strategy at the Fort Omaha Campus. By acquiring the property, MCC can demolish several existing industrial and manufacturing buildings and construct academic buildings as a new front door to the North Omaha community. The new buildings will anchor a re-imagined academic quadrangle on axis with the newly constructed ICA and renovated Mule Barn. MCC has the opportunity to develop an improved gateway to the North Omaha community through the acquisition of the Mr. C’s property on the west side of North 30<sup>th</sup> Street. MCC will benefit from an improved presence on a corridor that serves as the heartbeat of North Omaha.



White River State Park, Indianapolis, IN



High Street, Short North, Columbus, OH



South Campus Gateway, Columbus, OH

# Perspective Views + Action Items



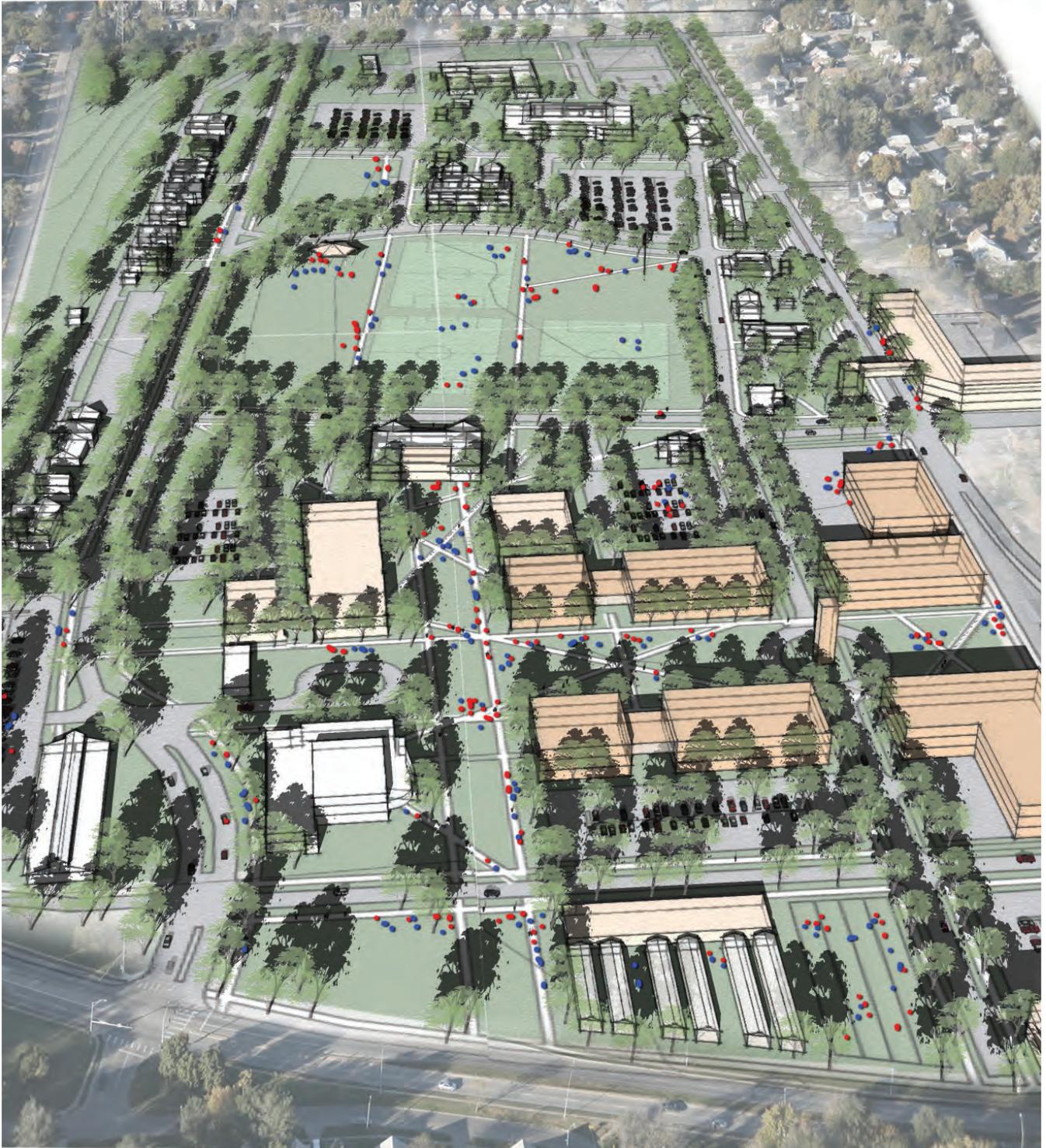
Looking South Along North 30<sup>th</sup> Street

## Perspective Views

The Fort Omaha Campus was modeled in three dimensions in order to better understand the scale and context of the illustrative framework plan. Several eye-level and aerial perspective views for the Fort Omaha Campus have been developed to generate excitement for the plan and provide further vision to several of its key concepts. The views are intended to suggest ideas appropriate to the scale, design vocabulary, and framework of the plan.



Looking North at the US 75 Ramp to North 30<sup>th</sup> Street



Fort Omaha Campus from the South



Fort Omaha Campus from the Southeast



Fort Omaha Campus from the South



Fort Omaha Campus from the Southwest



Fort Omaha Campus from the East

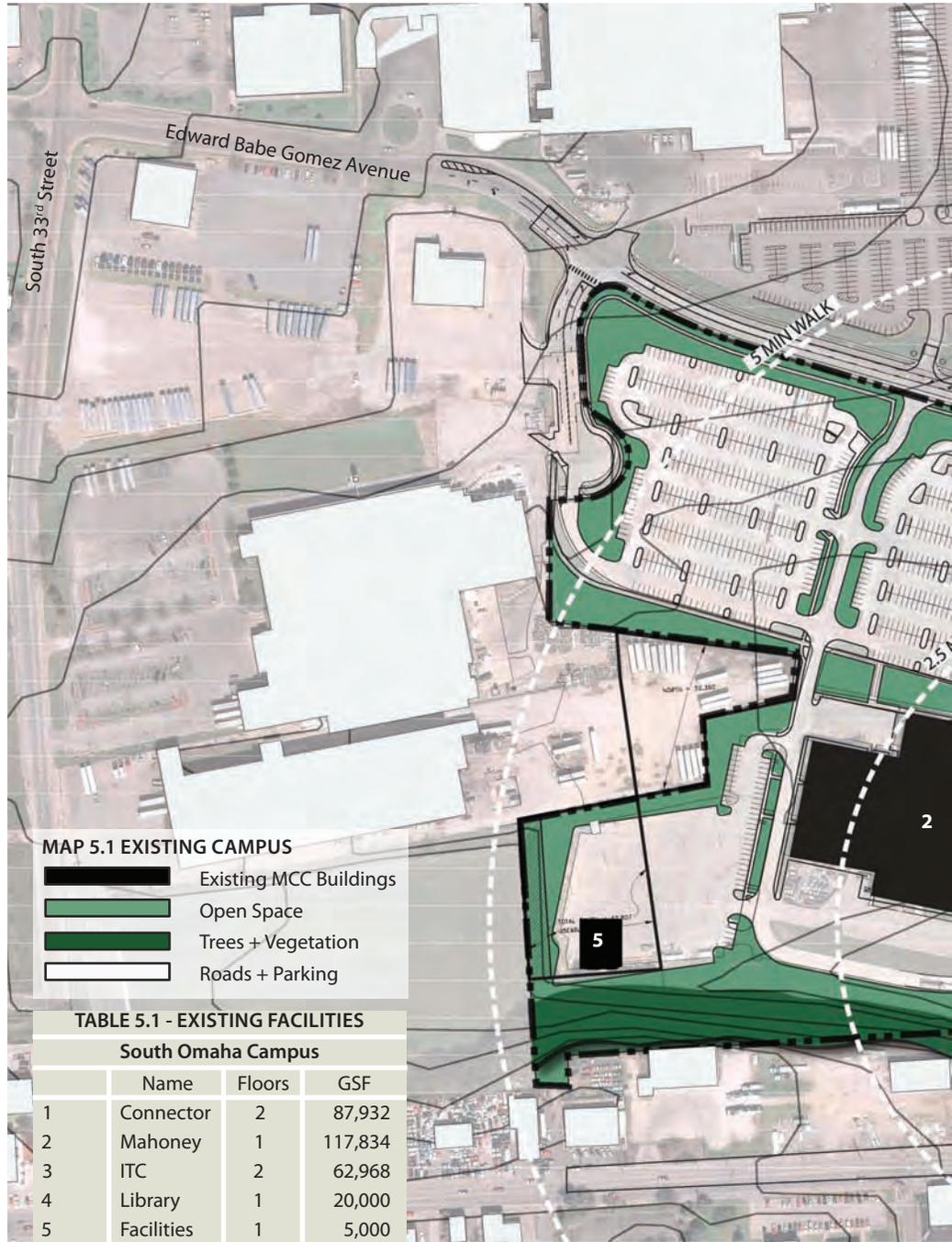
## Action Items

A series of action items has been developed for the Fort Omaha Campus in order to prioritize several of the key recommendations of the plan.

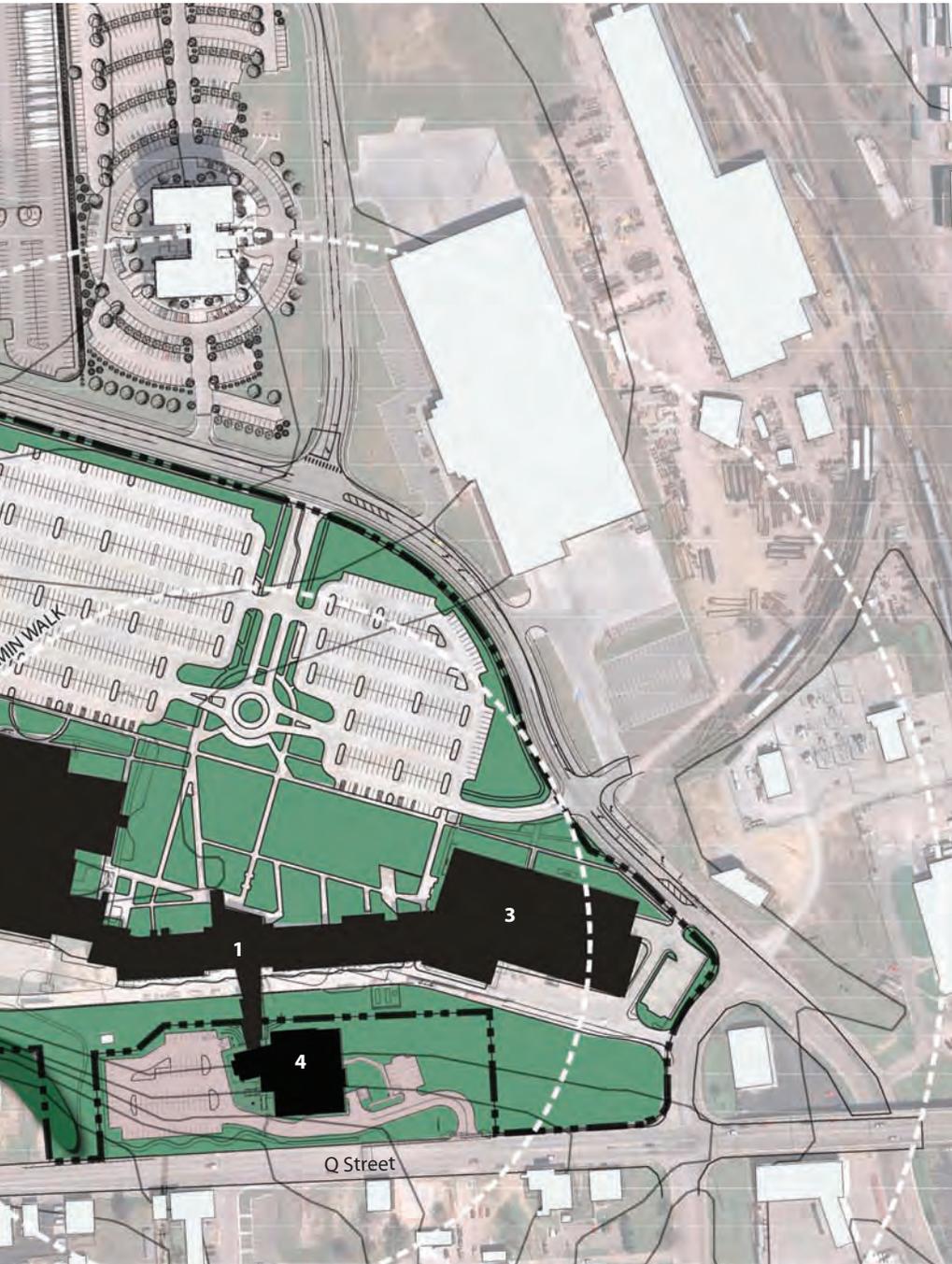
- Finalize acquisition of the Army buildings.
- Utilize Army buildings for temporary Facilities Management space.
- Create a temporary community outreach center in Building 7; move the Board of Governors to the renovated Mule Barn.
- Partner to purchase land west of West 30<sup>th</sup> Street and Mr. C's.
- Begin migration of the Applied Technology programs to the Distefano Tool & Manufacturing Company building.
- Construct two buildings and migrate Applied Technology programs to the new buildings.
- Begin migration of classrooms to the south side of campus and administration to the north side of campus.
- Purchase Navy buildings.
- Begin migration of Facilities Management to the north side of campus.

# 5 | SOUTH OMAHA CAMPUS

- 69 Existing Conditions Analysis
- 70 Regional Context
- 71 Site Analysis
- 73 Infrastructure
- 74 Space Needs + Program Migration
- 76 Illustrative Framework Plan
- 78 Phase One Opportunities
- 79 Transportation + Parking
- 80 Open Space + Sustainability Opportunities
- 81 Perspective Views + Action Items



# Existing Conditions Analysis



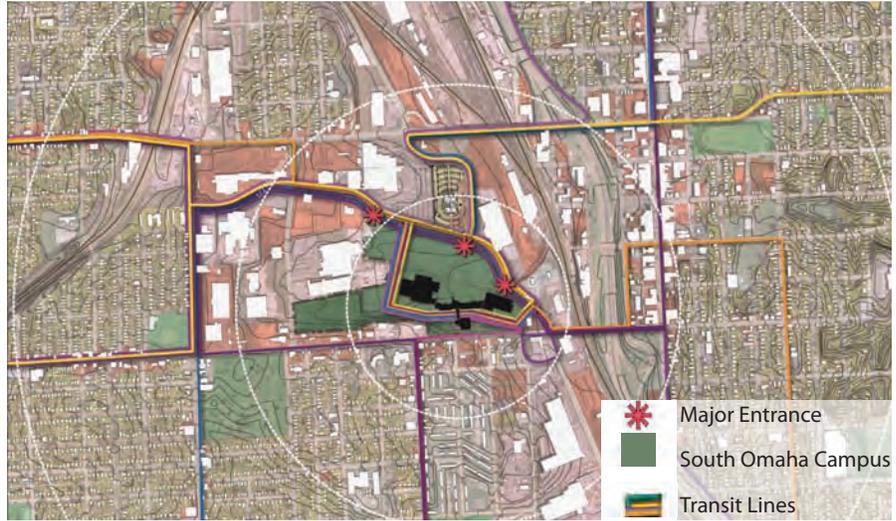
The South Omaha Campus has undergone a substantial physical transformation in the last several years due to a solid planning vision and dedication by MCC to implement the vision. Appropriate planning decisions have resulted in several new construction and renovation projects. Recent construction on campus includes a new multi-use Connector Building that serves as the centerpiece of the campus, consisting of study spaces, meeting rooms, classrooms, a food court, and a new Metro Area Transit (Metro) bus hub for South Omaha. In addition, a shared public library facility was created through a partnership between the City of Omaha (City), the Omaha Public Library, and MCC. The library maintains a front door presence on Q Street and links the South Omaha Campus to the South Omaha community through an interior pedestrian bridge. A new quadrangle and redeveloped parking lot have transformed the South Omaha Campus landscape, creating a campus setting that sets a precedent not only for future development at this campus, but for all of MCC's campuses and centers.

# Regional Context

## South Omaha Community

The South Omaha Campus is located on the site of the former Union Stockyards, at one time the largest stockyards in the world (in the late 1940s) and the largest in the nation (from 1955 to 1971). Surrounding the Union Stockyards, the South Omaha community was once referred to as the “Magic City” due to the speed of population growth in the late 19<sup>th</sup> century. South Omaha has one of the most culturally diverse populations in the city of Omaha. The community contains several historic landmarks, many of which are located less than a ½ mile from the South Omaha Campus, in the South Omaha Main Street Historic District on South 24<sup>th</sup> Street.

The location of the Metro transit hub directly on campus has helped to reinvigorate the campus while providing direct access to the campus for community members. Map 5.3 shows existing Metro routes with a thick color shade indicating a 3-minute walk to each route.



Map 5.2 Regional Analysis



South 24<sup>th</sup> Street, South Omaha



Map 5.3 Metro Transit Routes with a 3-Minute Walk

# Site Analysis



Proposed Library Square, South Omaha Development Project



Proposed Library Square, South Omaha Development Project

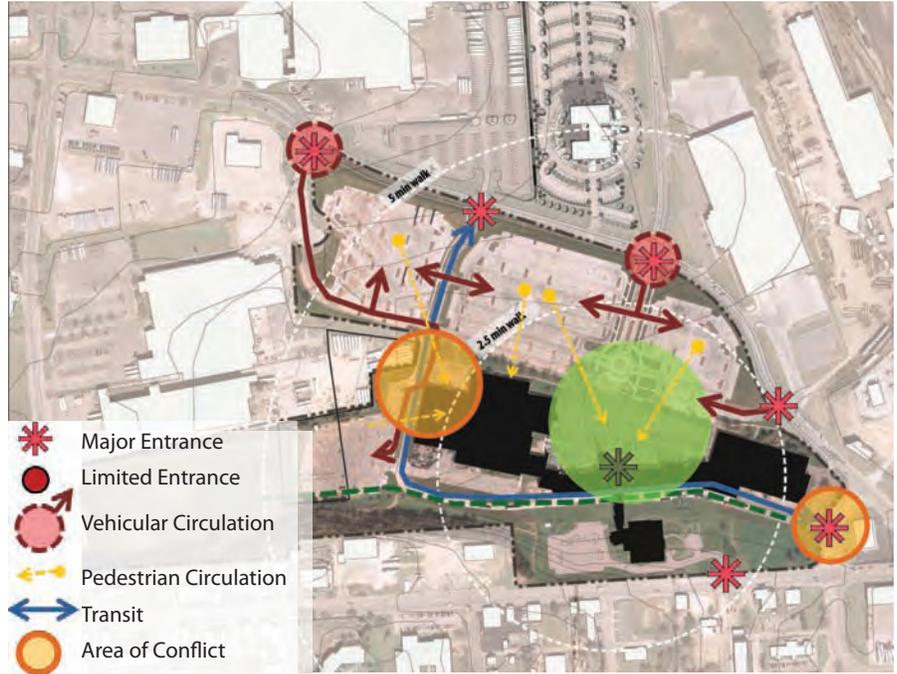
## Previous Planning Exercises

Recommendations from previous planning studies in and around the South Omaha community were considered during the Master Plan Update planning process. A notable planning exercise nearing completion at the time of this Master Plan Update was the South Omaha Development Project, completed in conjunction with the Greater Omaha Chamber. The study area for this project was bound by Center Street on the north, Harrison Street on the south, and South 42<sup>nd</sup> Street on the west, with the South Omaha Campus sited directly in the center of the study area. Similar to the Master Plan Update planning process, the South Omaha Development Project included a substantial community outreach component, focusing on strategies for increased employment opportunities, focused commercial centers, improved tourism and marketing opportunities, and appropriate places for neighborhoods, parks, and recreation. The South Omaha Campus is linked to its surroundings; therefore, it is essential that plans for both the campus and community are coordinated to create implementable visions for the future of South Omaha.

## Site Observations

The South Omaha Campus is a centralized cultural asset for the South Omaha community due to its proximity to South 24<sup>th</sup> Street and its adjacency to the visually stunning Livestock Exchange Building. Several gateways along Edward Babe Gomez Avenue welcome visitors to a campus green and the new glass facade of the Connector Building. However, arriving at Edward Babe Gomez Avenue from the Kennedy Freeway is awkward and confusing. The Master Plan Update recommends that MCC redevelop the intersection at South 27<sup>th</sup> Street and Q Street as it seeks to establish a prominent presence on Q Street and from the Kennedy Freeway.

Metro bus loops run south of the Connector Building and through the main parking lot, creating a conflict between busses and pedestrians adjacent to the Industrial Training Center (ITC). The main parking lot contains parking bays running east and west. Long-term implementation strategies should include a redesigned parking lot with parking bays running north and south to minimize pedestrian conflicts with automobiles.



Map 5.4 Site Observations



South Omaha Campus Entrance from Edward Babe Gomez Avenue



Livestock Exchange Building

# Infrastructure



Map 5.5 Infrastructure and Public Utility Easement Corridor



South Omaha Campus Public Utility Easement Corridor

## Utilities at South Omaha

The JJR team worked with the City and the Metropolitan Utilities District (MUD) to perform a general analysis of the utility infrastructure at the South Omaha Campus. There is a public utility easement corridor (map 5.5) with several utility mains in the former Edward Babe Gomez Avenue right-of-way north of the Mahoney Building and ITC, creating a barrier for future development. The general analysis findings for each system include the following:

### Communications

- No apparent significant limitations for development.

### Electrical

- No apparent significant limitations for development.

### Gas

- No apparent significant limitations for development.

### Sanitary and Storm Sewer

- Both combined and separate storm sewers exist in the area
- The City is preparing to construct a new sanitary sewer to capture the flow from the slaughterhouses and processing plants to the west, helping to alleviate some of the odor problems on campus.
- Future projects with disturbed areas greater than 5,000 square feet must follow guidelines from the Papio-Missouri River Natural Resource District.

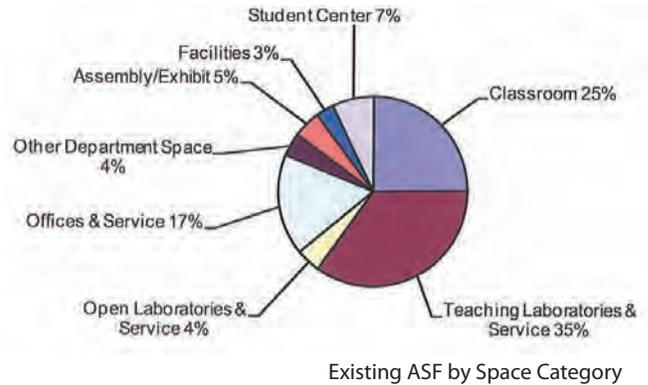
### Water

- There is sufficient water available to serve this site for future development.

# Space Needs + Program Migration

## Inventory of Existing Space

The South Omaha Campus contains approximately 180,000 assignable square feet (asf) of space. Nearly 60% of the space is dedicated to classrooms and laboratories, nearly double the amount of classroom space at the Fort Omaha Campus. An appropriate percentage of student center space for the size of this campus is located in the Connector Building, serving as a model for future development at MCC's campuses and centers. A detailed explanation of the inventory of existing space can be found in Appendix A.



## Classroom Utilization

On average, the South Omaha Campus has a lower percentage of classrooms in use at any given time than the Fort Omaha Campus. The highest use occurs between 7:00 p.m. and 8:00 p.m. when 80% of the classrooms are in use. Classroom use is at the lowest at 4:00 p.m. when only 16% of the classrooms are being utilized. The Friday pattern is similar to the Fort Omaha Campus, with very little use after noon.

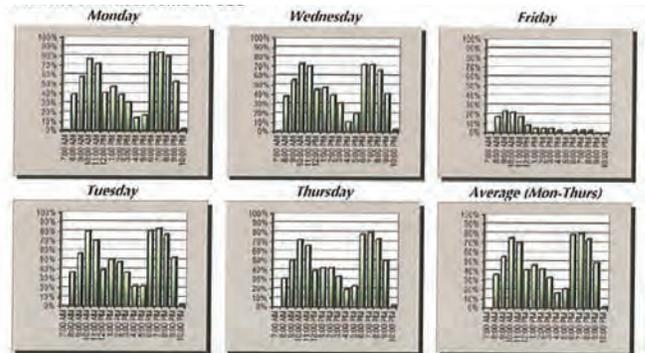
Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms in Use	% In Use														
7:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8:00 AM	25	39%	23	38%	24	38%	20	31%	11	17%	20	31%	3	5%	23	36%
9:00 AM	37	58%	36	56%	35	55%	32	50%	15	23%	27	42%	6	9%	35	55%
10:00 AM	49	77%	51	80%	47	73%	46	72%	14	22%	30	47%	8	13%	48	75%
11:00 AM	46	72%	45	70%	45	70%	42	66%	11	17%	30	47%	8	13%	45	70%
12:00 PM	28	41%	25	39%	29	45%	25	39%	5	8%	18	28%	6	9%	26	41%
1:00 PM	30	47%	32	50%	30	47%	27	42%	3	5%	14	22%	9	14%	30	46%
2:00 PM	25	39%	30	47%	25	39%	27	42%	3	5%	14	22%	9	14%	27	42%
3:00 PM	20	31%	23	36%	20	31%	21	33%	3	5%	10	16%	8	13%	21	33%
4:00 PM	9	14%	14	22%	7	11%	12	19%	1	2%	7	11%	6	9%	11	16%
5:00 PM	11	17%	14	22%	13	20%	15	23%	0	0%	1	2%	1	2%	13	21%
6:00 PM	54	84%	52	81%	46	72%	50	78%	1	2%	0	0%	0	0%	51	79%
7:00 PM	54	84%	53	83%	46	72%	51	80%	1	2%	0	0%	0	0%	51	80%
8:00 PM	51	80%	49	77%	42	66%	47	73%	1	2%	0	0%	0	0%	47	74%
9:00 PM	34	53%	33	52%	26	41%	32	50%	0	0%	0	0%	0	0%	31	49%
10:00 PM	1	2%	1	2%	1	2%	1	2%	0	0%	0	0%	0	0%	1	2%

Note: \*Based on total classrooms of 64. Based upon the consultant's experience, Friday is typically underutilized, therefore the average is calculated on Monday thru Thursday use.

Scheduled Classroom Use by Day and Hour

## Space Needs Analysis

The space needs analysis indicates an overall surplus of approximately 7,400 asf (11,900 gsf) of space for the 2009 fall base year at the South Omaha Campus. Despite the overall surplus, deficits occurred in a few space categories, most notably teaching laboratories and service. As the South Omaha Campus grows over the 10-year plan horizon, the space needs analysis projects that the campus will have a 26,200 asf (41,900 gsf) deficit in space. The largest need remains in the teaching laboratories and service category. Further detail regarding the space needs analysis can be found in Appendix A.



Percent of Classroom in Use

## Program Migration

Migration of programs away from the South Omaha Campus in order to reduce redundancy and improve efficiency in the delivery of education results in a net "gain" of space that can be renovated for the development of future programs. Based on specific recommendations from the College and Community Advisory Committees, the following programs should be considered for

SPACE CATEGORY	Fall 2009 Student Headcount = 4,104 Staff Headcount = 179				Plan Horizon Student Headcount = 5,100 Staff Headcount = 198			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	45,378	34,754	10,624	23%	46,039	43,803	2,236	5%
Teaching Laboratories & Service	63,882	68,959	(5,077)	(8%)	63,882	81,833	(17,951)	(28%)
Open Laboratories & Service	7,642	6,660	982	13%	7,642	8,603	(961)	(13%)
Academic Offices & Service	19,905	18,395	1,510	8%	19,905	20,330	(425)	(2%)
Other Academic Department Space	5,721	8,563	(2,842)	(50%)	5,721	11,060	(5,339)	(93%)
<i>Academic Space Subtotal</i>	<i>142,528</i>	<i>137,331</i>	<i>5,197</i>	<i>4%</i>	<i>143,189</i>	<i>165,629</i>	<i>(22,440)</i>	<i>(16%)</i>
<b>Academic Support Space</b>								
Administrative Offices & Service	11,443	8,115	3,328	29%	11,443	8,830	2,613	23%
Assembly & Exhibit	8,427	8,427	0	0%	8,427	8,427	0	0%
Physical Plant	5,566	6,198	(632)	(11%)	5,566	7,087	(1,521)	(27%)
Other Administrative Department Spa	1,580	2,855	(1,275)	(81%)	1,580	3,687	(2,107)	(133%)
<i>Academic Support Space Subtotal</i>	<i>27,016</i>	<i>25,595</i>	<i>1,421</i>	<i>5%</i>	<i>27,016</i>	<i>28,031</i>	<i>(1,015)</i>	<i>(4%)</i>
<b>Auxiliary Space</b>								
Student Center	13,119	12,313	806	6%	13,119	15,900	(2,781)	(21%)
<i>Auxiliary Space Subtotal</i>	<i>13,119</i>	<i>12,313</i>	<i>806</i>	<i>6%</i>	<i>13,119</i>	<i>15,900</i>	<i>(2,781)</i>	<i>(21%)</i>
<b>CAMPUS TOTAL</b>	<b>182,663</b>	<b>175,239</b>	<b>7,424</b>	<b>4%</b>	<b>183,324</b>	<b>209,560</b>	<b>(26,236)</b>	<b>(14%)</b>

ASF = Assignable Square Feet

Campus-Wide Space Needs Analysis

migration away from the South Omaha Campus:

- Construction Technology
- Electrical Apprenticeship
- Electrical Technology
- Industrial and Commercial Trades
- Plumbing Apprenticeship

The space vacated by these programs can be used for future program growth. The Auto Collision Technology program—considered a candidate for migration from the Applied Technology Center to the South Omaha Campus—should be located in a new facility adjacent to the Automotive Technology program in the Mahoney Building. After programs migrate to and from the South Omaha Campus, the future space need for the 10-year plan horizon is 12,900 asf (20,500 gsf).

TABLE 5.2 - PROGRAM MIGRATION

South Omaha Campus	
Original Space Need	42,000 GSF
Additional Parking Demand	236 Spaces
Programs Migrated to/from South Omaha Campus	
Auto Collision Technology	18,000 GSF
Electrical Apprenticeship/Technology	-10,000 GSF
Industrial & Commercial Trades	-14,750 GSF
Plumbing Apprenticeship	-3,500 GSF
Construction Technology	-11,250 GSF
<b>Total Migrated Space</b>	<b>-21,500 GSF</b>
Future Space Need	20,500 GSF
Future Additional Parking Demand	95 Spaces

Note: All gsf migrated from campus/center is calculated from base year asf @ 1.6 N:G.  
 All gsf migrated to campus/center is calculated from 10-year plan horizon asf @ 1.6 N:G.  
 For planning purposes, asf x 1.6=gsf.  
 To determine parking demand, current ratio of 1 vehicle per 4 people was maintained.

# Illustrative Framework Plan

## Legend

- ① Q Street Gateway
- ② Realigned Entry at South 27<sup>th</sup> Street and Edward Babe Gomez Avenue
- ③ Quadrangle Enhanced to Preserve Views to Livestock Exchange Building
- ④ Drop-Off and Short-Term Parking
- ⑤ Improved Automotive Lay-Down Space
- ⑥ Improved Parking and Access
- ⑦ Realigned Loop Road and Transit Route





The illustrative framework plan represents an ideal campus configuration for the South Omaha Campus in the 10-year plan horizon. The plan includes appropriately-scaled proposed building footprints connected to the Mahoney Building and the location of future development opportunity sites along Q Street and adjacent to the ITC. In addition, the illustrative framework plan establishes key planning concepts such as the creation of an enclosed quadrangle, maintaining building massing in scale with the Connector Building, and emphasis of a primary frontage street along Q Street. Because the plan does not represent specific building footprints or final architectural or landscape design, it can be adapted to the specific needs of the campus as development continues.

TABLE 5.3 - PROPOSED FACILITIES

Existing South Omaha Campus			
	Name	Floors	GSF
1	Connector	2	87,932
2	Mahoney	1	117,834
3	ITC	2	62,968
4	Library	1	20,000
5	Facilities	1	5,000
Proposed Buildings			
A		1	25,000
B		2	25,000
Total			50,000

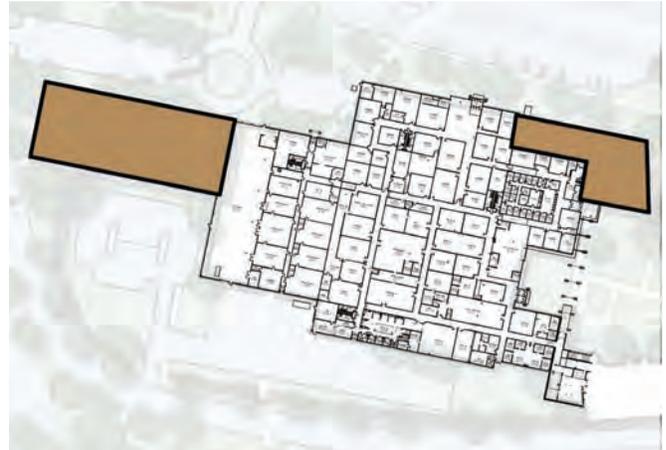


# Phase One Opportunities

Phase one opportunities include the renovation of space vacated by the Construction Technology, Electrical, Industrial and Commercial Trades, and Plumbing programs in the Mahoney Building. Candidates for this renovated space include Allied Health programs, and classrooms and teaching laboratories. Opportunities for expansion of the Mahoney Building to the west and east should also be considered for future program growth. The building addition will help enclose the quadrangle while not blocking important sightlines between the Connector Building and the Livestock Exchange Building.

There are two opportunities for the future location of the Auto Collision Technology program. The illustrative framework plan depicts a new building connected directly to the Mahoney Building oriented east-west to maximize its solar gain. Implementation of this layout will require purchasing an industrial parcel to the west. Purchasing this property will create a contiguous parcel of land for future campus development. The bus loop, which currently cuts through the middle of the parking lot, can be relocated to a bus-friendly route on the exterior of campus, thus reducing conflicts between pedestrians and vehicles. The east-west orientation of the new building will provide an appropriately scaled lay-down space on the service side of the building for the Auto Collision Technology and Automotive Technology programs.

An alternative to the east-west orientation of the future building is a north-south orientation of a similarly scaled footprint that does not require purchasing land or moving the bus loop out of the middle of the existing parking lot (depicted in map 5.8).



Map 5.7 Mahoney Additions



Map 5.8 Framework Alternative



South Omaha Campus Metro Bus Stop

# Transportation + Parking

Circulation patterns within the South Omaha Campus are confusing despite recent site work dedicated to rerouting Edward Babe Gomez Avenue and rebuilding the parking lot between the avenue and the South Omaha Campus buildings.

## Roads

The existing road network surrounding the South Omaha Campus provides adequate access from Edward Babe Gomez Avenue to parking resources through an iconic roundabout drop-off. However, in order to improve access to Edward Babe Gomez Avenue from the Kennedy Freeway, MCC should redevelop the intersection at South 27<sup>th</sup> Street and Q Street. Realignment of South 27<sup>th</sup> Street will create a campus arrival at the corner of Edward Babe Gomez Avenue and South 27<sup>th</sup> Street, reducing the number of turns required to access the parking lots and the front door of the campus.

## Gateways

The streetscape along Edward Babe Gomez Avenue was recently redesigned, and MCC has responded with a

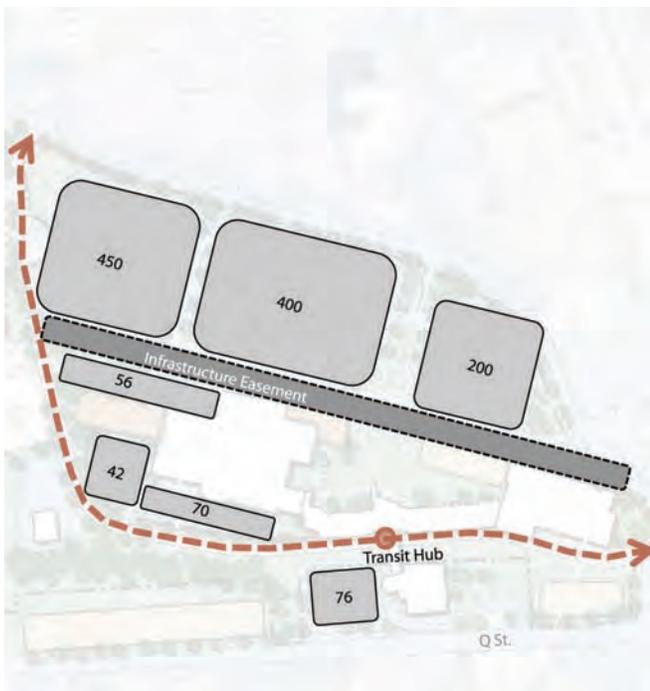
series of well-designed signage and gateway monuments that should be replicated at other key locations, including the redesigned intersection of Q Street and South 27<sup>th</sup> Street.

## Transit

The location, size, and mixed use atmosphere of the regional Metro transit hub is a model for partnership that should be continued and expanded to other MCC campuses and centers.

## Parking

MCC should reduce parking resources at the South Omaha Campus because of the strong presence of transit opportunities. MCC should consider additional transportation demand management (TDM) strategies, decreasing the amount of land dedicated to the automobile. The Master Plan Update has allocated a quantity of future parking spaces for the South Omaha Campus that reflects the number of automobiles needed for the proposed population in the 10-year plan horizon, assuming the ratio of automobiles to people remains constant at 1:4 (depicted in map 5.9). However, as a sustainability-driven campus, parking lots should only be built if needed, and when built, they should include pervious pavement strategies to reduce stormwater runoff. Structured parking should also be considered as a future strategy because land for future building footprints beyond the 10-year plan horizon will become a scarce commodity.



Map 5.9 Parking and Transit



South Omaha Campus Gateway Signage

---

# Open Space + Sustainability Opportunities

---

## Open Space

The Master Plan Update recommends that MCC maintain the main pedestrian quadrangle as the heart of campus. Enclosing portions of the quadrangle will improve the pedestrian scale of the space. Introducing areas dedicated to native planting will reduce the expansive lawn panels while improving the sustainable nature of the site. Installing pervious pavement when parking stalls on the main parking lot are reoriented is recommended to help reduce runoff on campus. MCC should design and implement streetscape improvements along Q Street as the new front door to campus is developed.

## Sustainability Opportunities

The Master Plan Update recommends that MCC consider opportunities for on-campus sustainable energy production as part of the long-term sustainability strategy at the South Omaha Campus. Sustainability opportunities include installation of multi-function solar arrays such as stand-alone structures and solar arrays that are integrated into existing roofs, and installation of vertical axis wind turbines and kinetic art that creates sculpture gardens and points of entry.



Stormwater Treatment

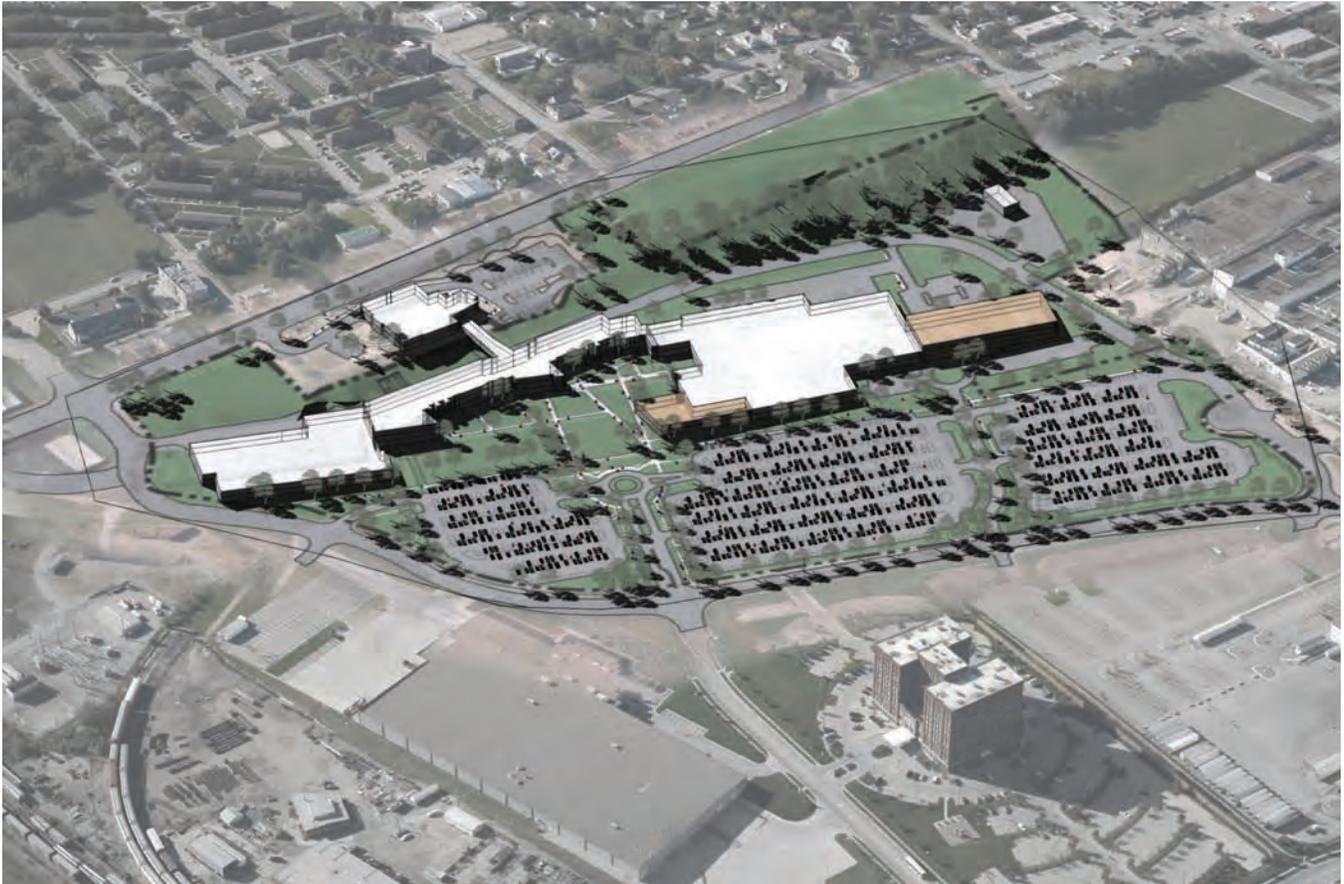


Solar Arrays

---

# Perspective Views + Action Items

---



South Omaha Campus from the North

## Perspective Views

Similar to the Fort Omaha Campus, the South Omaha Campus has been modeled in three dimensions in order to better understand the scale and context of the illustrative framework plan. The views depicted by the model renderings are not intended to be interpreted literally, but rather to suggest ideas appropriate to the scale, design vocabulary, and framework of the plan.

## Action Items

Because much of the planning attention during the last master plan focused on the South Omaha Campus, the action items in the Master Plan Update for this campus are not as pronounced as the action items for some of the other campuses and centers. However, it

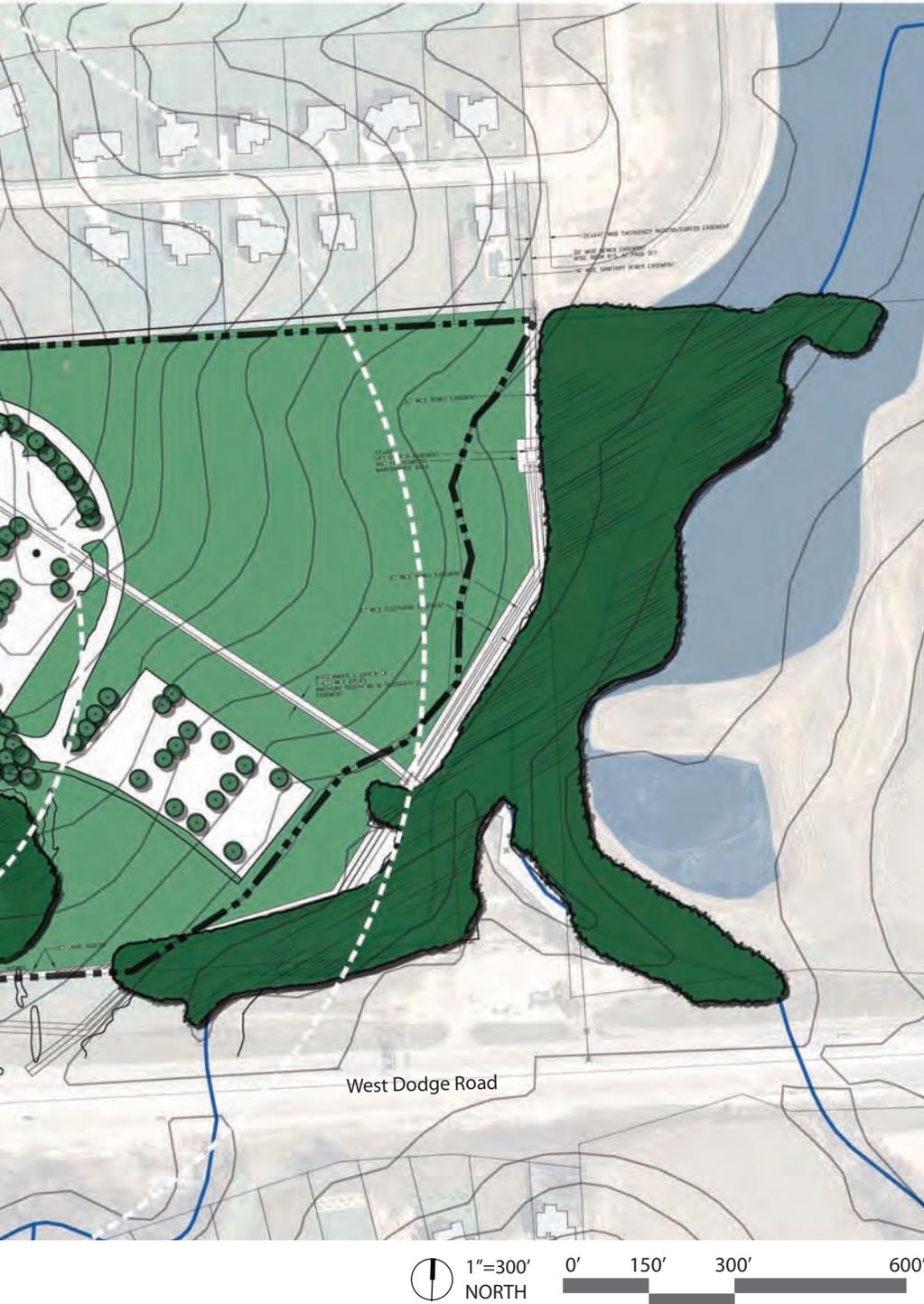
is important to note that these recommended action items are not prescribed; rather, they should be seen as flexible guidelines that will change as political, economic, administrative, and program variables change during the implementation of this plan.

- Renovate space for Applied Technology and/or Allied Health.
- Construct an Auto Collision Technology facility.
- Redesign the intersection and gateway to the South Omaha Campus at South 27<sup>th</sup> Street and Q Street.

# 6 | ELKHORN VALLEY CAMPUS

- 84 Regional Context + Existing Conditions Analysis
- 87 Infrastructure
- 88 Space Needs + Program Migration
- 90 Illustrative Framework Plan
- 92 Transportation + Parking
- 93 Phase One Opportunities
- 94 Open Space, Sustainability + Green Overlay
- 95 Perspective Views + Action Items





The single campus building on the 46-acre Elkhorn Valley Campus is overwhelmed with students, and the existing parking lots are at capacity due to a period of recent enrollment growth. The Elkhorn Valley Campus opened in 1980 at the intersection of West Dodge Road and North 204<sup>th</sup> Street, well before residential neighborhoods developed adjacent to the campus. The campus has outgrown its once modest beginnings as a rural campus and is in need of significant investment in new facilities over the next 10 years. There are shortfalls in classroom space, art studios, computer labs, faculty office space, and collaborative gathering space. The Elkhorn Valley Campus is zoned for light industrial. MCC will need to work with the City of Omaha (City) to rezone its property to a more appropriate land use prior to future development.

MAP 6.1 EXISTING CAMPUS

-  Existing MCC Building
-  Open Space
-  Trees + Vegetation
-  Roads + Parking

TABLE 6.1 - EXISTING FACILITIES

Elkhorn Valley Campus			
	Use	Floors	GSF
1		1	108,400
2	Conversion	1	14,000
Total			122,400

# Regional Analysis + Existing Conditions Analysis

Immediate investment in the Elkhorn Valley Campus is essential to ensure that MCC can capitalize on future development anticipated adjacent to the campus. The area will continue to grow, and MCC must be prepared to welcome prospective students to a 21<sup>st</sup> century learning environment.

Additional regional assets, including an 80-acre City regional park directly east of the campus, will provide opportunities for shared recreation and a potential partnership opportunity for the City and MCC to develop a parkway that will link the campus at North 204<sup>th</sup> Street with the newly constructed Methodist Women's Hospital at North 192<sup>nd</sup> Street. A bridge over a small segment of the proposed 60-acre lake, which is part of the regional park plan, is essential to the development of this parkway.

Additional opportunities to connect the campus to the Elkhorn community were considered during the Master Plan Update planning process, including a partnership with the City to develop a shared library and a possible transit connection to downtown Elkhorn 1½ miles away,

The Elkhorn Valley Campus has the potential to become a gateway to Omaha as one of the westernmost iconic features along West Dodge Road. The campus currently turns its back to both North 204<sup>th</sup> Street and West Dodge Road. Future development should address the opportunity to gain more visibility from these two



Elkhorn Valley Campus



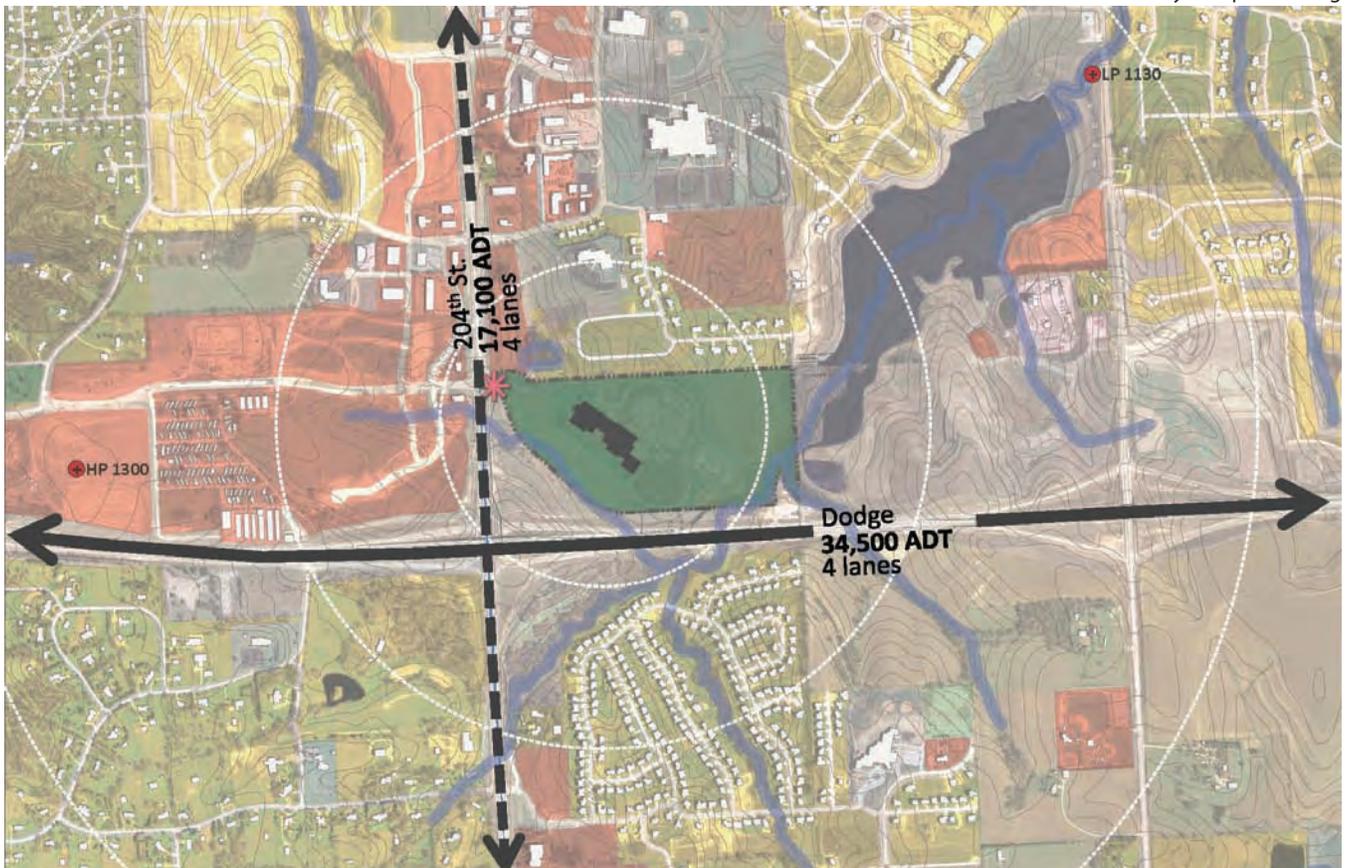
Map 6.2 Regional Connector

adjacent roads that carry a significant amount of traffic. Existing surrounding land uses that will support future development include retail and light industrial west of North 204<sup>th</sup> Street, single-family residential in all directions, and a public high school to the north.

Circulation at the Elkhorn Valley Campus is dominated by the automobile. The campus is served by two large surface parking lots. The Main Lot is adjacent to the Elkhorn Valley Campus building, and the Lower Lot is southeast of the Main Lot and is separated from the Main Lot by the entry drive. These two lots provide a combined total of 900 parking spaces. In general, automobile routes are separated from pedestrian routes with considerable success; however, pedestrian/vehicular conflicts do occur between the Lower Lot and the building, and adjacent to the service and loading dock on the southeast side of the building.



Elkhorn Valley Campus Parking



Map 6.3 Regional Analysis

The location of the loading dock presents challenges for both existing campus uses and future campus strategies, including the development of additional classroom space in the expansion space where Facilities Management is currently located. The addition of cooling towers is also being considered adjacent to the loading dock. MCC must give careful and detailed design attention to this service area as the campus develops to ensure that there is adequate but separate space for pedestrians and back-of-house uses. Groves of predominately weed trees enclose a small park directly east of the loading dock. A grove of more substantial trees borders the eastern edge of the campus adjacent to the regional City park; MCC should preserve these trees where possible. Large expanses of rolling fields north and south of the Elkhorn Valley Campus building provide opportunities for future development that will respond to the natural contours of the land.



Elkhorn Valley Campus Loading Dock



Map 6.4 Site Analysis

# Infrastructure

The JJR team performed a general analysis of the utility infrastructure at the Elkhorn Valley Campus with the City and the Metropolitan Utilities District (MUD). Gas, water, electric, communications, sanitary sewer, and storm sewer utilities were analyzed. The campus is fully served by several major utilities through service lines entering at various points on the north, west, and east sides of the Elkhorn Valley Campus building. Relocation of these services will not be a limiting factor to expansion. As shown in map 6.4, a 10-inch diameter sanitary sewer follows a draw that runs parallel with the Elkhorn Valley Campus building, creating a barrier for future development that would be costly to reroute and is considered a no-touch zone by the JJR team. Detailed information and drawings can be found in Appendices C and E. As part of the utility review, a series of utility meetings were conducted by the JJR team. Meeting minutes and sign-in sheets can be found in Appendix F.

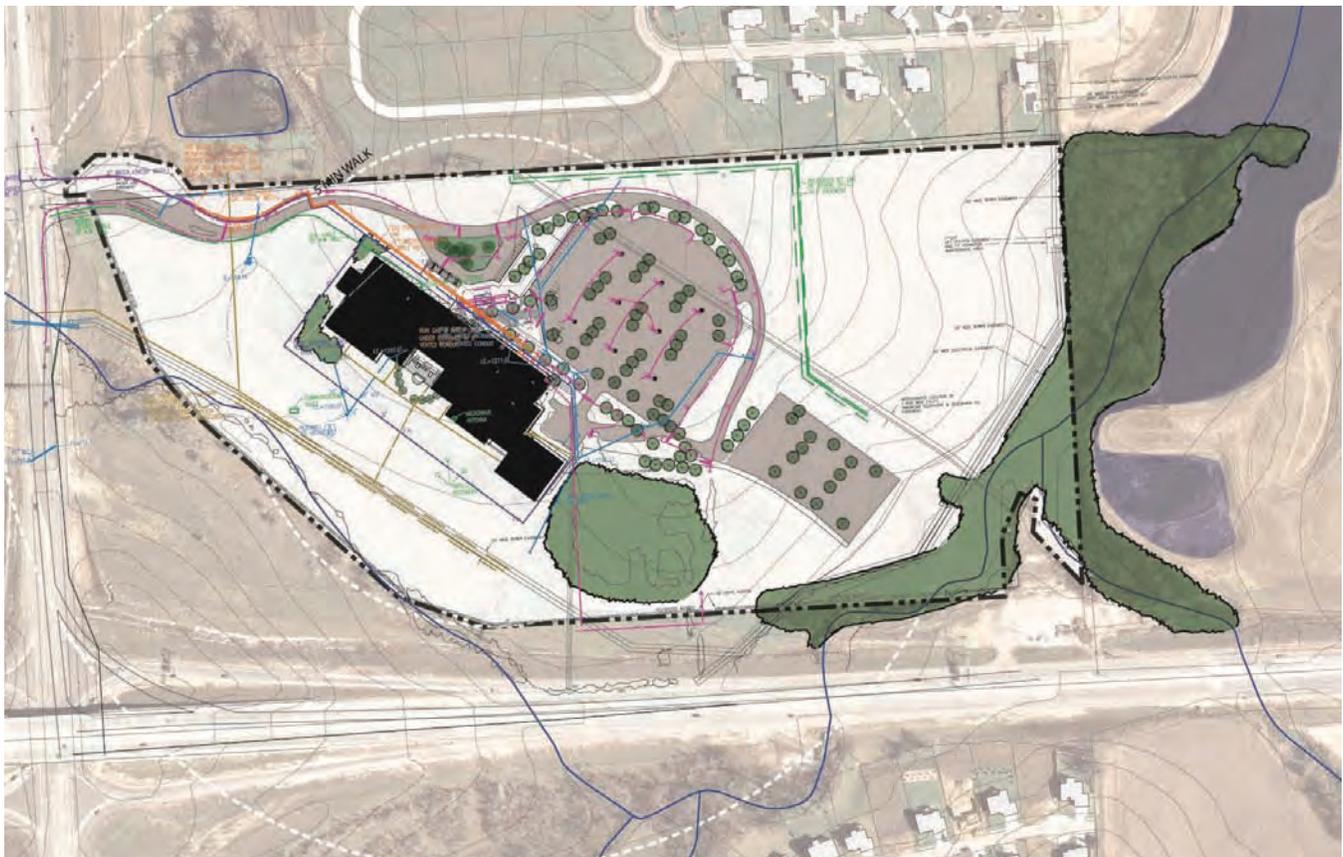
Additional highlights of the findings for each system include the following:

## Gas, Water, Electric, and Communications

- No apparent significant limitations for development.

## Sanitary and Storm Sewer

- The sanitary sewer is not combined with any storm sewer in this area. It is adequately sized for existing and future expansion facilities.
- Based on the City and geographic information system (GIS) data, there are no public storm sewers that serve the campus. The private system empties directly into the stream south of the campus.
- Future projects with disturbed areas greater than 5,000 square feet must follow guidelines from the Papio-Missouri River Natural Resource District.

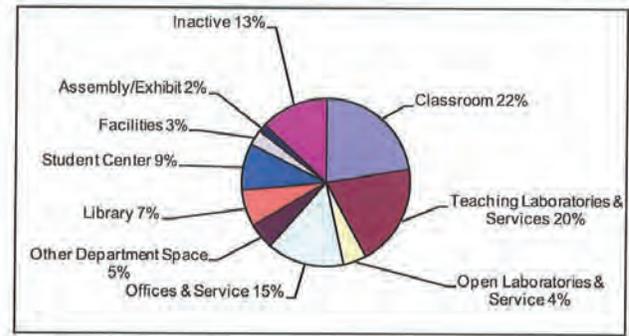


Map 6.5 Infrastructure

# Space Needs + Program Migration

## Inventory of Existing Space

The Elkhorn Valley Campus building contains 89,000 assignable square feet (asf) of space. The building is home to general education programs and a few technical programs. Nearly 42% of the total space is dedicated to classrooms and laboratories, compared to 60% of classroom and laboratory space at the South Omaha Campus. A detailed explanation of the inventory of existing space can be found in Appendix A.



Existing ASF by Space Category

## Classroom Utilization

The Elkhorn Valley Campus averages a higher use of classrooms compared to the other two MCC campuses. Average classroom usage at the Elkhorn Valley Campus reaches above 90% during several hours of the day. On Mondays between 10:00 a.m. and 12:00 p.m., classroom usage reaches 100%, a pattern atypical of other MCC campuses and centers.

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms in Use	% In Use														
7:00 AM	1	4%	0	0%	1	4%	0	0%	0	0%	0	0%	0	0%	1	2%
8:00 AM	20	71%	18	64%	18	64%	16	57%	4	14%	4	14%	0	0%	18	64%
9:00 AM	23	82%	19	68%	21	75%	17	61%	9	32%	5	18%	0	0%	20	71%
10:00 AM	28	100%	26	93%	26	93%	24	86%	9	32%	5	18%	0	0%	26	93%
11:00 AM	28	100%	25	90%	26	93%	23	82%	9	32%	5	18%	0	0%	26	91%
12:00 PM	25	89%	23	82%	24	86%	22	79%	6	21%	4	14%	0	0%	24	84%
1:00 PM	26	93%	25	89%	24	86%	23	82%	4	14%	3	11%	0	0%	25	88%
2:00 PM	21	75%	19	68%	19	68%	17	61%	4	14%	3	11%	0	0%	19	68%
3:00 PM	20	71%	19	68%	18	64%	17	61%	3	11%	3	11%	0	0%	19	68%
4:00 PM	13	46%	13	46%	11	39%	11	39%	1	4%	1	4%	0	0%	12	43%
5:00 PM	8	29%	9	32%	8	29%	7	25%	1	4%	0	0%	0	0%	8	29%
6:00 PM	25	89%	27	96%	26	93%	24	86%	3	11%	0	0%	0	0%	26	91%
7:00 PM	25	89%	26	100%	26	93%	25	89%	3	11%	0	0%	0	0%	26	93%
8:00 PM	25	89%	27	96%	26	93%	24	86%	3	11%	0	0%	0	0%	26	91%
9:00 PM	19	68%	24	86%	20	71%	22	79%	2	7%	0	0%	0	0%	21	76%
10:00 PM	1	4%	2	7%	1	4%	1	4%	1	4%	0	0%	0	0%	1	4%

Note: Based on total classrooms of 20. \*Based upon the consultant's experience, Friday is typically underutilized, therefore the average is calculated on Monday thru Thursday use.

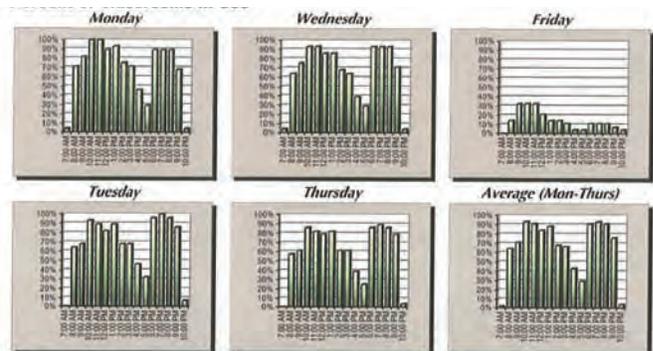
Scheduled Classroom Use by Day and Hour

## Space Needs Analysis

The Elkhorn Valley Campus building is approaching capacity from a utilization perspective. With enrollments expecting to increase by 35% over the 10-year plan horizon, the building will no longer be able to serve the needs of all students. The space needs analysis outlined an overall deficit of approximately 38,000 asf (60,000 gross square feet) of space at the 2009 fall base year. As the Elkhorn Valley Campus grows over the 10-year plan horizon, the space needs analysis projects that the campus will have a 75,000 asf (120,000 gross square feet) deficit in space including unfinished expansion space currently used by Facilities Management. Further detail regarding the space needs analysis can be found in Appendix A.

## Program Migration

Similar to the South Omaha Campus, migration of programs away from the Elkhorn Valley Campus to reduce redundancy and improve efficiency of the delivery of education results in a net "gain" of space that can be renovated for development of future programs. MCC can retrofit an additional 10,500 gross square feet (gsf) at the Elkhorn Valley Campus for classroom space by moving the Air Conditioning, Refrigeration and Heating



Percent of Classroom in Use

SPACE CATEGORY	Fall 2009 Student Headcount = 3,590 Staff Headcount = 104				Plan Horizon Student Headcount = 4,850 Staff Headcount = 121			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	19,990	27,983	(7,993)	(40%)	19,990	37,124	(17,134)	(86%)
Teaching Laboratories & Service	17,556	33,217	(15,661)	(89%)	17,556	43,357	(25,801)	(147%)
Open Laboratories & Service	4,004	5,417	(1,413)	(35%)	4,004	7,322	(3,318)	(83%)
Academic Offices & Service	8,418	10,290	(1,872)	(22%)	8,418	12,565	(4,147)	(49%)
Other Academic Department Space	4,417	4,643	(226)	(5%)	4,417	6,276	(1,859)	(42%)
<i>Academic Space Subtotal</i>	<i>54,385</i>	<i>81,550</i>	<i>(27,165)</i>	<i>(50%)</i>	<i>54,385</i>	<i>106,644</i>	<i>(52,259)</i>	<i>(96%)</i>
<b>Academic Support Space</b>								
Administrative Offices & Service	4,883	4,900	(17)	0%	4,883	5,420	(537)	(11%)
Library	6,329	7,266	(937)	(15%)	6,329	9,569	(3,240)	(51%)
Assembly & Exhibit	1,354	5,600	(4,246)	(314%)	1,354	5,600	(4,246)	(314%)
Physical Plant	2,670	3,034	(364)	(14%)	110	5,072	(4,962)	(4,511%)
Other Administrative Department Spa	88	2,322	(2,234)	(2,539%)	88	3,138	(3,050)	(3,466%)
<i>Academic Support Space Subtotal</i>	<i>15,324</i>	<i>23,122</i>	<i>(7,798)</i>	<i>(51%)</i>	<i>12,764</i>	<i>28,799</i>	<i>(16,035)</i>	<i>(126%)</i>
<b>Auxiliary Space</b>								
Student Center	7,968	10,770	(2,802)	(35%)	7,968	14,550	(6,582)	(83%)
<i>Auxiliary Space Subtotal</i>	<i>7,968</i>	<i>10,770</i>	<i>(2,802)</i>	<i>(35%)</i>	<i>7,968</i>	<i>14,550</i>	<i>(6,582)</i>	<i>(83%)</i>
<b>CAMPUS TOTAL</b>	<b>77,677</b>	<b>115,442</b>	<b>(37,765)</b>	<b>(49%)</b>	<b>75,117</b>	<b>149,993</b>	<b>(74,876)</b>	<b>(100%)</b>
<i>Inactive/Conversion Space</i>	<i>11,680</i>				<i>14,240</i>			

Campus-Wide Space Needs Analysis

Technology program to the Fort Omaha Campus, to be collocated with similar construction-related Applied Technology programs. Facilities Management should be relocated to a new building on campus so that MCC can retrofit the 14,000 gsf of expansion space to classroom space, bringing the total future space needed after the migration of programs to 95,500 gsf.

TABLE 6.2 - PROGRAM MIGRATION

Elkhorn Valley Campus	
Original Space Need	120,000 GSF
Additional Parking Demand	600 Spaces
Programs Migrated from Elkhorn Valley Campus	
A/C Heating, Refrigeration	-10,500 GSF
Total Migrated Space	-10,500 GSF
Expansion Space	-14,000 GSF
Future Space Need	95,500 GSF
Future Additional Parking Demand	570 Spaces

Note: All gsf migrated from campus/center is calculated from base year asf @ 1.6 N:G. For planning purposes, asf x 1.6=gsf. To determine parking demand, current ratio of 1 vehicle per 4 people was maintained.

# Illustrative Framework Plan

## Legend

- 01 New Cumberland Drive
- 02 Potential Future Bus Drop-Off
- 03 Loading Docks and Chillers
- 04 New Entry
- 05 Parking Lot Addition
- 06 Academic Quadrangle
- 07 Multi-Use Path
- 08 Pedestrian Path with Controlled Service Access
- 09 Lower Lot Addition
- 10 Future Bridge to Regional Park



TABLE 6.3- PROPOSED FACILITIES

Existing Elkhorn Valley Campus			
	Use	Floors	GSF
1		1	108,400
2	Conversion	1	14,000
Subtotal			122,400
Proposed Future Opportunities			
A		3	75,000
B		4	75,000
C		2	25,000
D		2	25,000
E	Facilities	1	7,500
Future			207,500
Total			329,900



The illustrative framework plan represents an ideal campus configuration for the Elkhorn Valley Campus in the 10-year plan horizon. The plan provides opportunities for four appropriately scaled building footprints that create a new front door image for the campus along West Dodge Road and develops a framework for a new human-scaled quadrangle south of the existing Elkhorn Valley Campus building. The illustrative framework plan also establishes key planning concepts such as appropriate building massing, heights, and scale that increase the density at the Elkhorn Valley Campus. A parkway that will connect North 204<sup>th</sup> Street with North 192<sup>nd</sup> Street will provide a second point of egress for the campus. Additional parking opportunities that fit within the context of recent parking additions at the Elkhorn Valley Campus have also been identified in the plan.

**MAP 6.6 ILLUSTRATIVE FRAMEWORK PLAN**

- Proposed Buildings
- Future Buildings
- Roads + Parking
- Existing Buildings to Remain
- Open Space
- Trees + Vegetation

# Transportation + Parking

The campus is currently served by Cumberland Drive, a single entry road at a signalized intersection at North 204<sup>th</sup> Street. While the entry sequence consists of a parkway that meanders through existing topography, it is a limiting factor for future development that causes significant traffic congestion at high use times. Complicating the problem, the Metro Area Transit (Metro) routes end at Village Pointe Shopping Center at North 176<sup>th</sup> Street, more than 2 miles east of the Elkhorn Valley Campus.

## Gateways

MCC should redesign and replace the outdated gateway sign along North 204<sup>th</sup> Street that welcomes visitors to the Elkhorn Valley Campus to respond to the character of similar gateway signs at the Fort Omaha and South Omaha Campuses. An additional billboard signage element located on the hillside north of the Elkhorn Valley Campus is visible from West Dodge Road but will eventually have to be removed. Future strategies for announcing the presence of the Elkhorn Valley Campus along West Dodge Road should be considered as part of future planning studies.



Map 6.7 Roads + Parking

## Roads

Cumberland Drive is an undersized entrance drive that has been the source of several conflicts between MCC and the City regarding primary use. MCC and the City should partner to develop Cumberland Drive into a joint venture parkway that connects North 204<sup>th</sup> Street with North 196<sup>th</sup> Street. The parkway will improve the flow of traffic through campus and to the parking lots while providing a secondary egress route in case of an emergency. Development of Cumberland Drive as a parkway through the Elkhorn Valley Campus and the City's regional park will require regrading of the existing drive beginning midway through the Main Lot.

## Transit

While Metro does not currently serve the Elkhorn Valley Campus, it is considering opportunities to develop a park and ride loop in Elkhorn. The route in consideration would conceptually utilize both West Dodge Road and West Maple Road as primary legs of the out and back commuter loop. A Metro presence in Elkhorn can potentially reduce the number of parking spaces needed to sustain the Elkhorn Valley Campus as it continues to grow. MCC and Metro should consider partnering to locate the park and ride hub on the Elkhorn Valley Campus, following in the footsteps of the model partnership between MCC and Metro at the South Omaha Campus.

## Parking

The Elkhorn Valley Campus operates with a shortage of parking spaces during peak classroom utilization times. MCC has attempted to implement several strategies to reduce this demand with little success. As part of the Master Plan Update, new parking spaces were developed and were available to students in the fall of 2010.

# Phase One Opportunities

## Academic Buildings and Facilities

MCC should construct a Facilities Management building down the hill, southeast of the existing expansion space. This facilities space can be accessed by a shared pedestrian path that connects to the Maintenance Lot. Due to its high exposure as a gateway to the new quadrangle south of the existing Elkhorn Valley Campus building, the facilities space should be designed to respond to the pedestrian scale of future campus architecture.

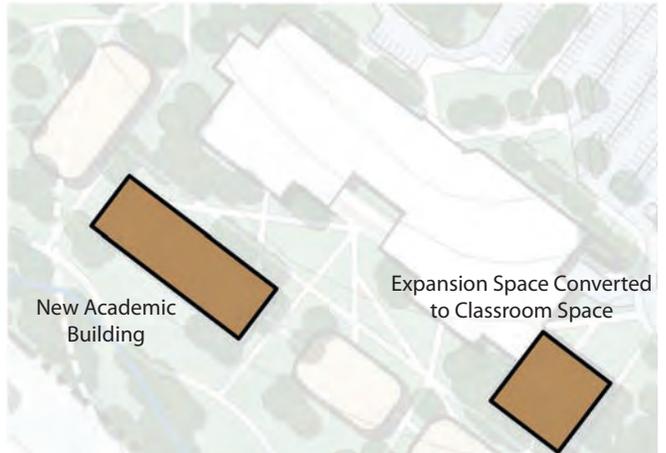
MCC can renovate the southeast corner of the Elkhorn Valley Campus building (including the expansion space and space vacated by the Air Conditioning, Refrigeration and Heating Technology program) for additional classroom space by migrating Facilities Management from the expansion space to the new facilities building. MCC should consider constructing a new academic building southwest of the Elkhorn Valley Campus building. The building should be 3-4 stories, maximizing its southern solar exposure while increasing the density on campus and forming the backbone for a lively pedestrian quadrangle with active uses on the first floor.

## Parking

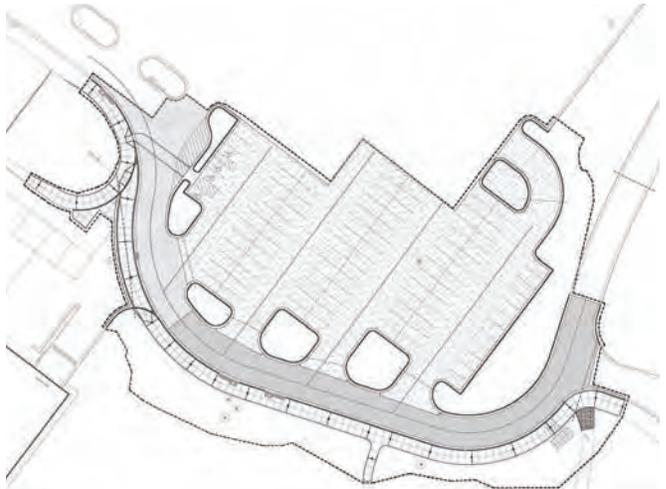
The first phase of adding surface parking will blend seamlessly with the existing Main Lot while maintaining a cohesive entrance drive and pedestrian walk that will serve the campus's short-term needs without sacrificing the long-term vision for the campus. If additional parking spaces are needed in the future, the Master Plan Update recommends that MCC consider placing the spaces adjacent to the Lower Lot as Cumberland Drive is rebuilt. A potential Metro park and ride station would require parking. If the park and ride station is built, parking spaces should be placed adjacent to the Entry Lot to ensure easy bus turnaround and accessible parking close to North 204<sup>th</sup> Street. As a sustainability-driven campus, MCC should use pervious pavement in new parking lots and continue to pursue ways to reduce the parking footprint on campus through transportation demand management (TDM) strategies. MCC should also consider structured parking as density continues to increase on campus.



Looking Southeast at the Expansion Space



Map 6.8 Phase One Building Opportunities



Map 6.9 Phase One Parking Addition

# Open Space, Sustainability + Green Overlay

## Open Space

Campus open space on the Elkhorn Valley Campus lacks definition and is centered around the automobile. Pedestrian activity predominately moves between the parking lot and the Elkhorn Valley Campus building, with a few small spaces available for outdoor interaction.

Utilizing new academic buildings to enclose the southern open space will help to create a signature open space that can become a defining element for the Elkhorn Valley Campus. The space should be scaled to be large enough to allow for active and passive uses yet small enough to remain an intimate collegiate space. All of the existing parking spaces can be retained if the signature open space is located to the south of the existing Elkhorn Valley Campus building rather than to the north. Trees, walls, and landscape features will help define the quadrangle space until future academic buildings are constructed to complete the quadrangle.

## Sustainability + Green Overlay

The Master Plan Update recommends the use of non-traditional quadrangle landscape and hardscape materials in the signature open space, including:

- Native and low maintenance plant materials.
- Local hardscape material.
- Pervious pavement.
- Rain gardens and flow-through planters.

Additional sustainability opportunities for the Elkhorn Valley Campus include the following:

- Utilize the regional City park and adjacent lake as a geothermal energy source.
- Install large-scale wind turbines as an energy source and gateway to Omaha.
- Install multi-function solar arrays on building roofs and shade structures.
- Locate kinetic wind art on campus to provide energy and emphasize the arts programs on campus.



Elkhorn Valley Campus New East Entrance



Elkhorn Valley Campus Academic Quadrangle



Wind Turbine

# Perspective Views + Action Items

## Perspective Views

Similar to the Fort Omaha and South Omaha Campuses, the Elkhorn Valley Campus has been modeled in three dimensions as part of the Master Plan Update in order to better understand the scale and context of the illustrative framework plan. The views depicted by the model renderings are not intended to be interpreted literally, but rather to suggest ideas appropriate to the scale, design vocabulary, and framework of the plan.

## Action Items

Flexible guidelines have been developed to give priority to the key recommendations of the plan for the Elkhorn Valley Campus. These action items are not prescribed; rather, they should be seen as recommendations that will change as political, economic, administrative, and program variables change during the implementation of this plan.

- Immediately construct a parking lot addition. The parking lot addition should maintain access to the loading dock and create a continuous pedestrian path and large islands for native planting and snow storage.
- Construct a facilities building with a front door facade that responds to the pedestrian-scaled architecture of the future campus academic structures. Access to the building should be via a shared pedestrian service path.
- Renovate the expansion space and space vacated by the Air Conditioning, Heating and Refrigeration Technology program, including a new pedestrian front door adjacent to the Maintenance Lot.
- Construct building “A” or “B” from the illustrative framework plan, and begin to shape the signature open space south of the Elkhorn Valley Campus building.



Elkhorn Valley Campus from the Northwest



Elkhorn Valley Campus from the East

# 7 | SARPY CENTER

97

**Existing Conditions Analysis**

98

**Regional Context**

99

**Site Analysis**

100

**Space Needs**

102

**Illustrative Framework Plan**

103

**Perspective View,  
Recommendations +  
Sustainability Opportunities**



Sarpy Center



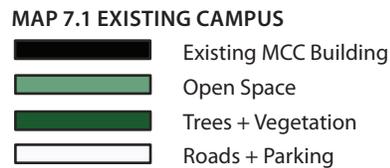
Sarpy Center

# Existing Conditions Analysis



**TABLE 7.1 - EXISTING FACILITIES**

Sarpy Center			
	Use	Floors	GSF
1a	MCC	2	38,000
1b	Conversion	2	23,000
1c	Common	2	10,000
<b>Total</b>			<b>71,000</b>



The Sarpy Center is the result of a joint venture between MCC and the City of La Vista. Opened in 1999, the center consists of 71,000 gross square feet (gsf) of space, of which 38,000 gsf is dedicated to MCC and 23,000 gsf is dedicated to the La Vista Public Library. There is approximately 10,000 gsf of common space in the building.

The Sarpy Center educates more students each year than any of MCC's other centers, with an unduplicated student population of over 1,000 in every quarter of 2009.

An iconic 3-story atrium welcomes students, employees, community members, and visitors to the Sarpy Center building, creating a common space shared by both MCC and the La Vista Public Library. The north wing of the building contains primarily classrooms and laboratories for MCC. Student services and offices are housed directly adjacent to the shared atrium space. The library and several meeting rooms occupy space south of the atrium.

The Sarpy Center is close to capacity, and additional facilities space and parking will be needed in the near future to accommodate enrollment growth. The building was designed for potential expansion to the north. If the building is expanded, additional parking will be an integral component of the expansion, located north of the existing surface lots.

# Regional Context

The Sarpy Center is located in the heart of one of the fastest growing areas in Omaha, surrounded by single-family residential neighborhoods and auto-centric strip malls that define the urban fabric.

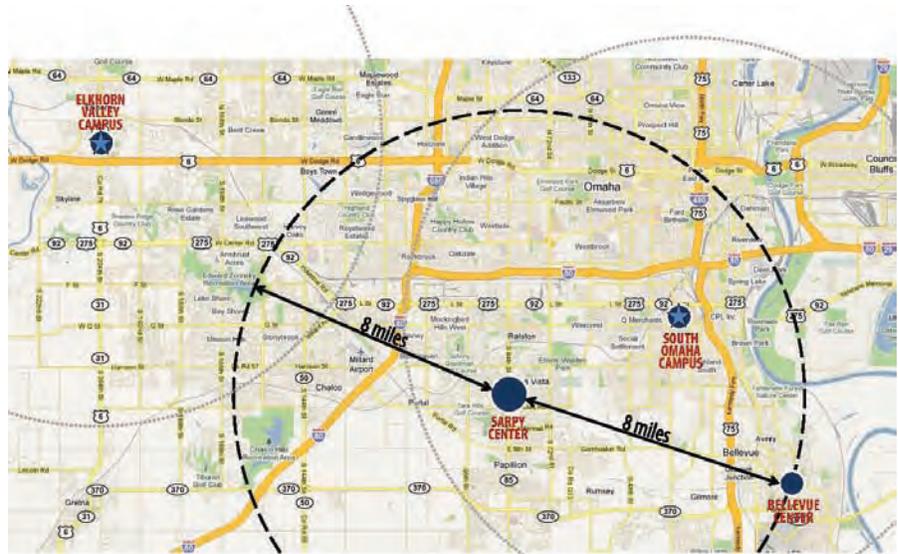
Because of anticipated growth, there is a concern that future expansion on the site of the Sarpy Center can only accommodate enough space to meet demand in the 10-year plan horizon. Additional growth beyond 10 years will need to be accommodated at a different location.

Based on recommendations from the College and Community Advisory Committees, the JJR team has identified a short-term strategy to expand the Sarpy Center building to the north and ensure that the center is viable as an important MCC location in the long term. As part of the long-term strategy, MCC should begin the process of searching for appropriate land for a future campus. This new campus location could contain 80-100 acres, with the potential to serve 45,000-50,000 people drawing from a 12- to 15-mile radius.

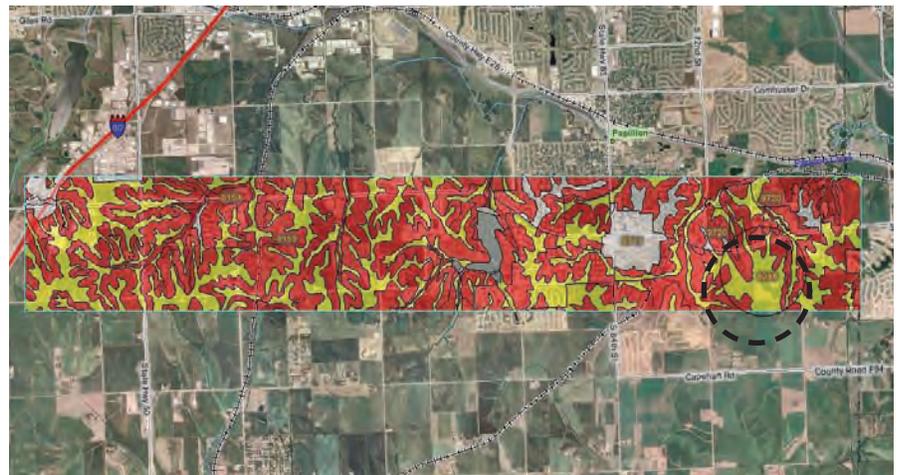
Several opportunities were explored during the master planning process for the location of a new campus in Sarpy County, eventually focusing on the Highway 370 corridor because of its proximity to several municipalities and the availability of large tracts of land that are quickly disappearing. An important first step in determining

the appropriate location for future development is an analysis of the existing soil suitability. Map 7.3 highlights the Highway 370 corridor, with yellow representing areas suitable for development and red representing areas not suitable.

Four hundred parking spaces serve the Sarpy Center, shared between MCC and the La Vista Public Library. Located around the perimeter of the building to the east and the west, these parking spaces are at capacity during MCC's highest use times. Two entry drives serve the Sarpy Center from Giles Road. A western gateway captures the majority of traffic movement, as the secondary eastern entrance only accommodates right turn in and right turn out movements.

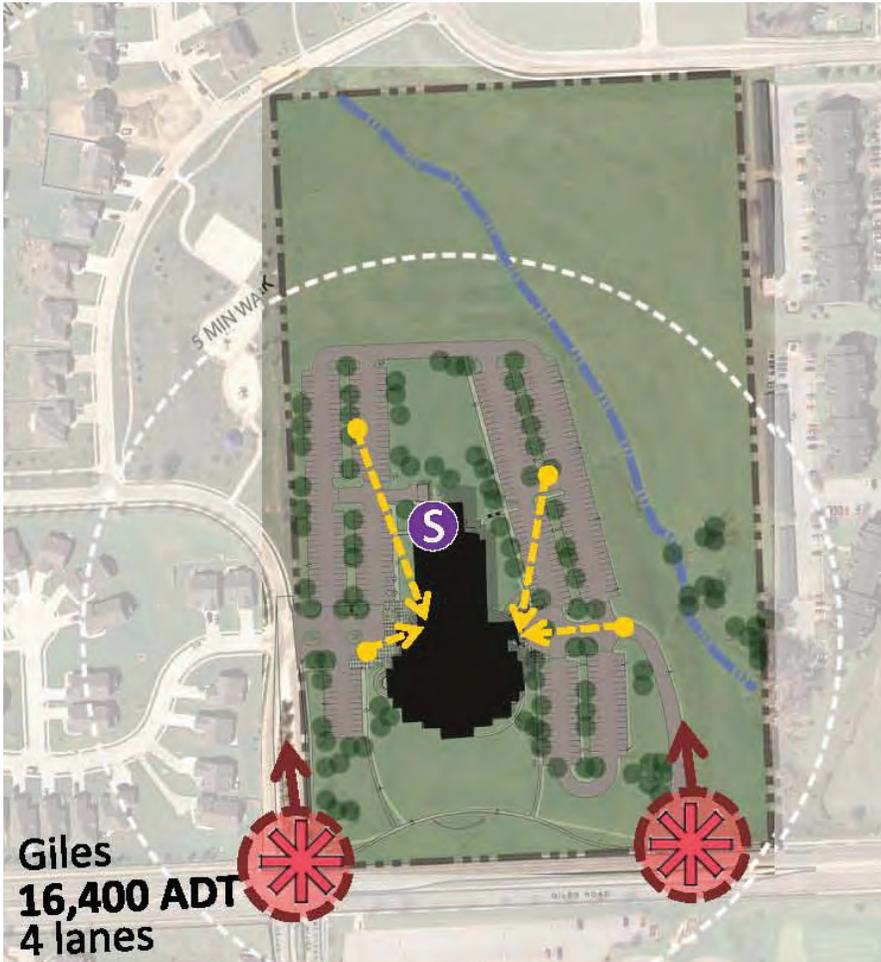


Map 7.2 Distance to the Sarpy Center



Map 7.3 Soil Suitability Along Highway 370

# Site Analysis



Map 7.4 Directions of Approach



Sarpy Center

A drainage channel runs from northwest to southeast through the site, forming a barrier beyond which future development should not occur. The land north of the drainage channel consists of low-maintenance native grasses, providing a nice backdrop for the Sarpy Center that should be maintained.

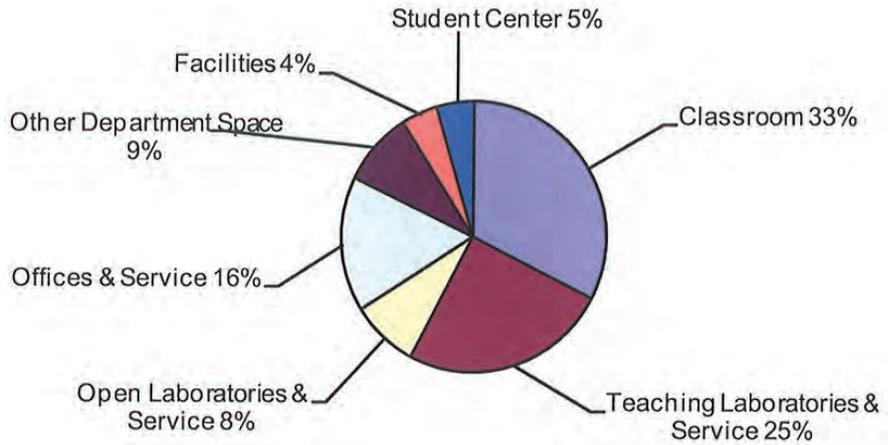
Service for the Sarpy Center located on the north end of the building will have to be moved if the building is expanded to the north in the near future.

Although the originally designed geothermal system does not adequately serve the needs of the facility as it exists today, the Master Plan Update recommends that MCC continue to pursue sustainable energy opportunities for the Sarpy Center in the future, including wind, solar, and biomass.

# Space Needs

## Inventory of Existing Space

MCC occupies approximately 23,000 assignable square feet (asf) of a larger shared facility with the La Vista Public Library. Consisting of space that includes classrooms, laboratories, and offices, nearly 25% of the total space is dedicated to teaching laboratories and service. A detailed explanation of the inventory of existing space can be found in Appendix A.

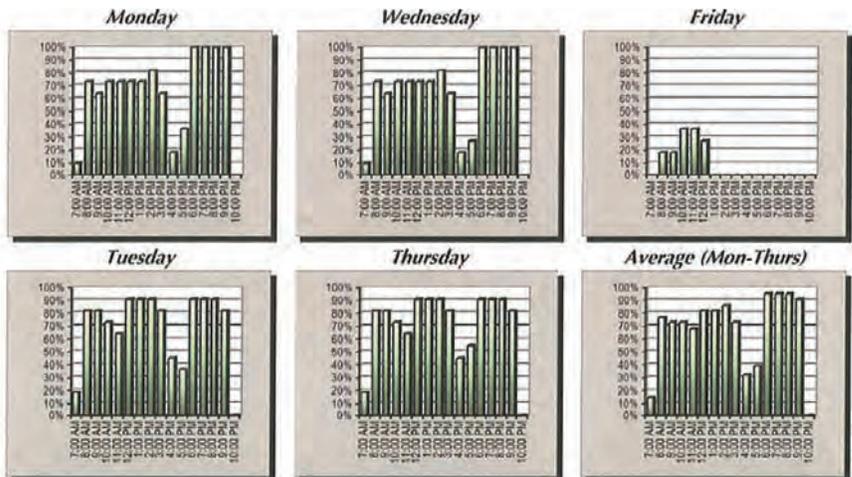


## Classroom Utilization

The Sarpy Center is close to capacity, with 95% of classrooms in use during the evening hours between 6:00 p.m. and 9:00 p.m. Classrooms are full on Monday and Wednesday evenings. Classrooms are available on Fridays and Saturdays and could be used in the short term to accommodate growth without building additional classrooms.

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms in Use	% In Use														
7:00 AM	1	9%	2	18%	1	9%	2	18%	0	0%	0	0%	0	0%	2	14%
8:00 AM	8	73%	9	82%	8	73%	9	82%	2	18%	2	18%	0	0%	9	77%
9:00 AM	7	64%	9	82%	7	64%	9	82%	2	18%	5	45%	0	0%	8	73%
10:00 AM	8	73%	8	73%	8	73%	8	73%	4	36%	5	45%	0	0%	8	73%
11:00 AM	8	73%	7	64%	8	73%	7	64%	4	36%	5	45%	0	0%	8	68%
12:00 PM	8	73%	10	91%	8	73%	10	91%	3	27%	3	27%	0	0%	9	82%
1:00 PM	8	73%	10	91%	8	73%	10	91%	0	0%	1	9%	0	0%	9	82%
2:00 PM	9	82%	10	91%	9	82%	10	91%	0	0%	1	9%	0	0%	10	86%
3:00 PM	7	64%	9	82%	7	64%	9	82%	0	0%	1	9%	0	0%	8	73%
4:00 PM	2	18%	5	45%	2	18%	5	45%	0	0%	1	9%	0	0%	4	32%
5:00 PM	4	36%	4	36%	3	27%	6	55%	0	0%	0	0%	0	0%	4	39%
6:00 PM	11	100%	10	91%	11	100%	10	91%	0	0%	0	0%	0	0%	11	95%
7:00 PM	11	100%	10	91%	11	100%	10	91%	0	0%	0	0%	0	0%	11	95%
8:00 PM	11	100%	10	91%	11	100%	10	91%	0	0%	0	0%	0	0%	11	95%
9:00 PM	11	100%	9	82%	11	100%	9	82%	0	0%	0	0%	0	0%	10	91%
10:00 PM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Scheduled Classroom Use by Day and Hour



Percent of Classroom Use



Sarpy Center

## Space Needs Analysis

The space needs analysis uncovered a base year deficit of 10,000 asf (16,000 gsf), predominately in academic space categories. With projected enrollment increases over the 10-year plan horizon, the space needs deficit increases to approximately 22,000 asf (35,000 gsf) to accommodate academic and student support space. This need includes additional student center space appropriate for occasional gathering and collaborative areas. The space needs analysis does not account for general science labs that are costly to build and require approximately 1,900 asf of space per laboratory. Further detail regarding the space needs analysis can be found in Appendix A.

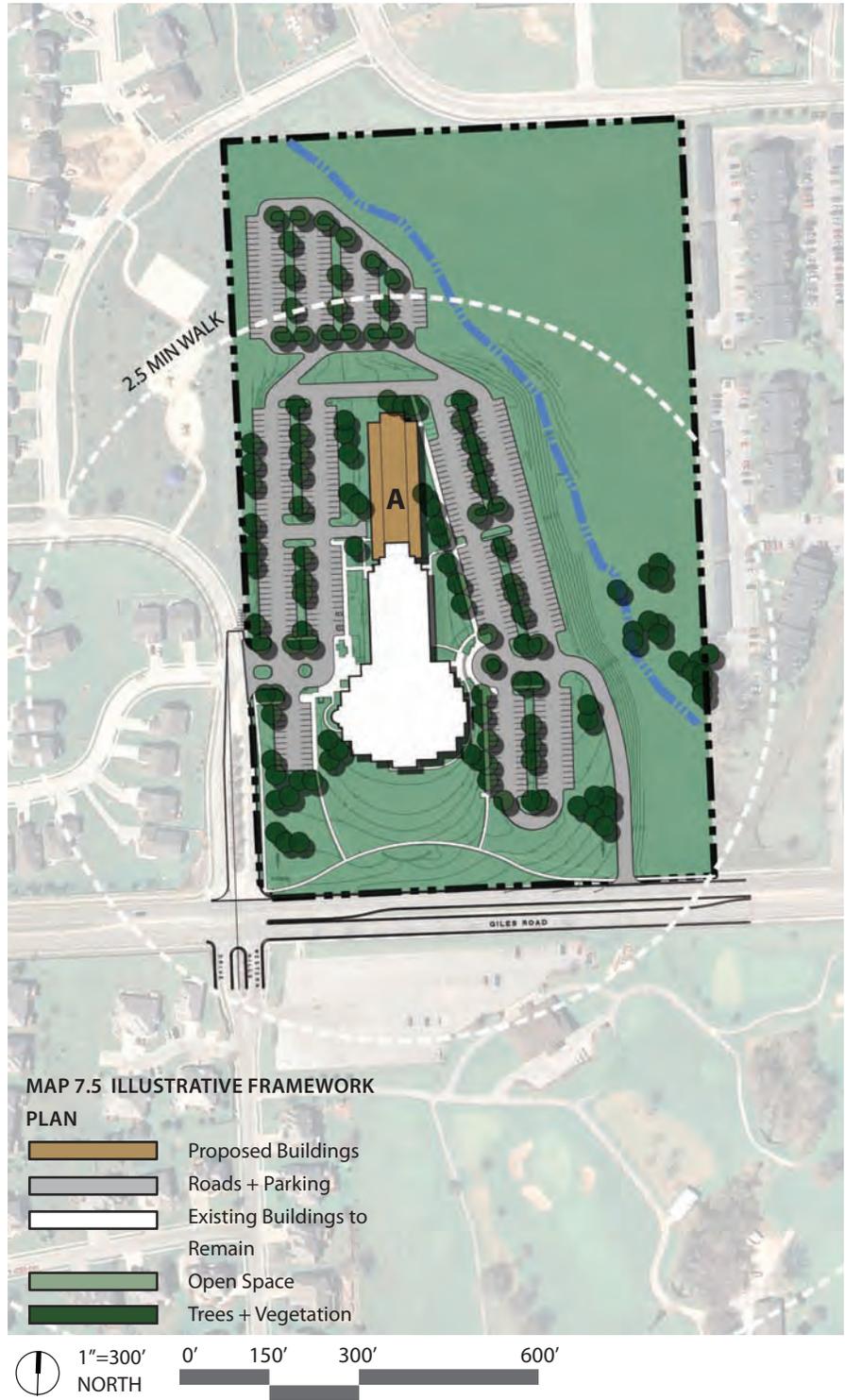
SPACE CATEGORY	Fall 2009 Student Headcount = 1,240 Staff Headcount = 37				Plan Horizon Student Headcount = 1,700 Staff Headcount = 44			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	7,916	10,273	(2,357)	(30%)	7,916	13,784	(5,868)	(74%)
Teaching Laboratories & Service	6,121	8,816	(2,695)	(44%)	6,121	11,739	(5,618)	(92%)
Open Laboratories & Service	2,012	2,330	(318)	(16%)	2,012	3,192	(1,180)	(59%)
Academic Offices & Service	1,250	2,825	(1,575)	(126%)	1,250	3,400	(2,150)	(172%)
Other Academic Department Space	1,417	1,997	(580)	(41%)	1,417	2,736	(1,319)	(93%)
<i>Academic Space Subtotal</i>	<b>18,716</b>	<b>26,241</b>	<b>(7,525)</b>	<b>(40%)</b>	<b>18,716</b>	<b>34,851</b>	<b>(16,135)</b>	<b>(86%)</b>
<b>Academic Support Space</b>								
Administrative Offices & Service	2,708	2,690	18	1%	2,708	3,030	(322)	(12%)
Physical Plant	1,079	814	265	25%	1,079	1,552	(473)	(44%)
Other Administrative Department Spa	734	998	(264)	(36%)	734	1,368	(634)	(86%)
<i>Academic Support Space Subtotal</i>	<b>4,521</b>	<b>4,502</b>	<b>19</b>	<b>0%</b>	<b>4,521</b>	<b>5,950</b>	<b>(1,429)</b>	<b>(32%)</b>
<b>Auxiliary Space</b>								
Student Center	1,106	3,720	(2,614)	(236%)	1,106	5,100	(3,994)	(361%)
<i>Auxiliary Space Subtotal</i>	<b>1,106</b>	<b>3,720</b>	<b>(2,614)</b>	<b>(236%)</b>	<b>1,106</b>	<b>5,100</b>	<b>(3,994)</b>	<b>(361%)</b>
<b>CAMPUS TOTAL</b>	<b>24,343</b>	<b>34,463</b>	<b>(10,120)</b>	<b>(42%)</b>	<b>24,343</b>	<b>45,901</b>	<b>(21,558)</b>	<b>(89%)</b>

Campus-Wide Space Needs Analysis

# Illustrative Framework Plan

The illustrative framework plan represents an ideal campus configuration for the Sarpy Center in the 10-year plan horizon. The illustrative framework plan provides opportunities for a 2-story building addition to the north of Sarpy Center, oriented north-south to create an extension on axis with the existing academic corridor. As it is depicted in the illustrative framework plan, the building addition provides 32,000 gsf of space, adequate to fulfill the space needs outlined in the 10-year plan horizon. The illustrative framework plan also establishes additional key planning concepts such as appropriate building massing and parking to serve the future needs of the center. The drainage corridor and rolling hillside to the north have been designated as preservation areas unsuitable for future development due to circulation and topographic constraints.

TABLE 7.2 - PROPOSED FACILITIES			
Sarpy Center			
	Floors	GSF	
A	2	32,000	



---

# Perspective View, Recommendations + Sustainability Opportunities

---



Sarpy Center from the East

## Recommendations

To ensure that MCC is prepared to serve students in Sarpy County, MCC should immediately begin planning for an addition to the center. The Master Plan Update recommends that in addition to a programming study for the building addition, MCC conduct a more detailed analysis of existing parking resources at the center to better determine a future parking need. MCC should consider implementing transportation demand management (TDM) strategies, including a partnership with Metro Area Transit (Metro) to encourage bus ridership to the Sarpy Center.

The Master Plan Update recommends that MCC conduct a regional analysis of parcels appropriate for development of a future campus in Sarpy County as a secondary priority. MCC should consider access, future population growth areas, and several city and county-wide planning studies in addition to soil suitability when

siting a new campus in Sarpy County. If a new campus in Sarpy County is not considered a feasible option for future development, additional opportunities for growth in Sarpy County should include partnerships with local municipalities to develop additional centers of similar scale to the Sarpy Center. Several opportunities were discussed during the Master Plan Update planning process, including a partnership with the City of La Vista to develop a joint venture center.

## Sustainability Opportunities

Incorporation of native and low-maintenance plant materials, installation of pervious pavement, and implementation of rain gardens can provide additional sustainability strategies. Opportunities for energy production including an expanded geothermal system, solar shade structures, and vertical axis wind turbines can reduce the energy demand at the Sarpy Center.

# 8 | APPLIED TECHNOLOGY CENTER

105  
Existing Conditions Analysis

106  
Space Needs + Program Migration

108  
Recommendations + Sustainability Opportunities



Applied Technology Center Laboratories



Applied Technology Center Auto Collision Technology



Applied Technology Center Site

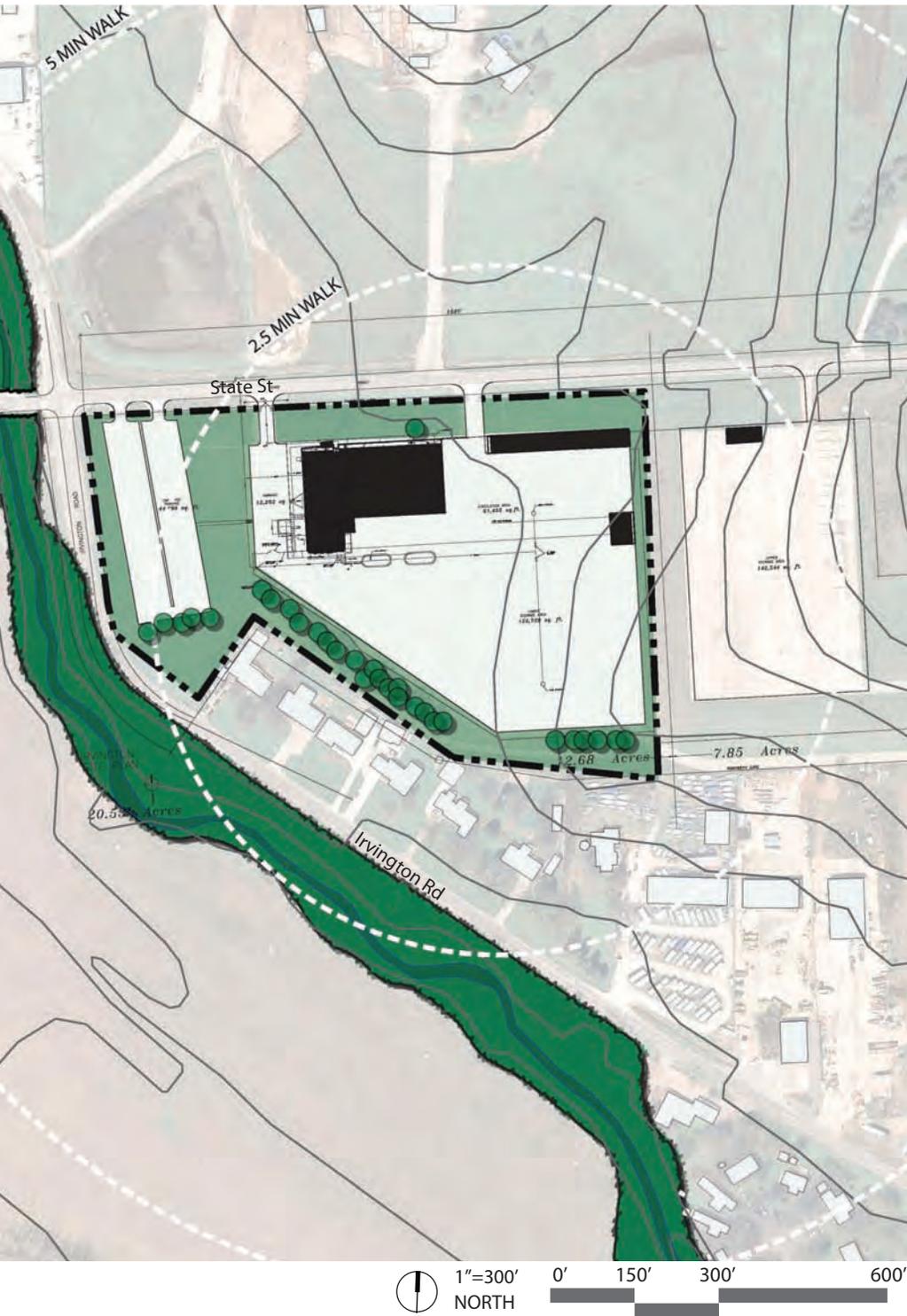


**TABLE 8.1  
EXISTING FACILITIES**

**Applied Technology Center**

	Floors	GSF
1	1	33,500
2	1	7,225
3	1	2,000
Total		42,725

# Existing Conditions Analysis



The Applied Technology Center (ATC) has been an asset to the MCC system as a home to a number of Applied Technology programs since its opening in the summer of 2007. The ATC has accommodated significant enrollment growth in several of MCC's Applied Technology programs over the last 3 years. Located north of I-680 at the intersection of Irvington Road and State Street, the ATC's rural location provides ample space for the specialized classroom and laboratory needs of several of MCC's space-intensive programs, including CDL-A Truck Driving, Diesel Service Technology, and Utility Line Technician. Collocating the Applied Technology programs was an essential first step in improving efficiencies in the delivery of education at MCC. Due to the success of the ATC, MCC will need to significantly expand several Applied Technology programs in the 10-year plan horizon.

**MAP 8.1 EXISTING CAMPUS**

- Existing MCC Buildings
- Open Space
- Trees + Vegetation
- Roads + Parking

# Space Needs+ Program Migration

## Inventory of Existing Space

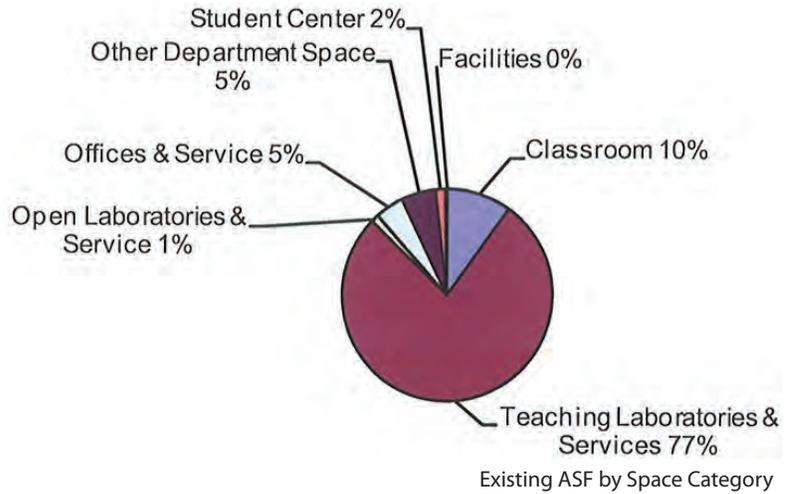
The ATC is comprised of over 35,000 assignable square feet (asf) of space. Due to the space-intensive nature of several of the programs at the ATC, nearly 77% of the total space is dedicated to teaching laboratories and service. A detailed explanation of the inventory of existing space can be found in Appendix A.

## Classroom Utilization

As outlined in Appendix A, the highest use of classrooms occurs during the early afternoon hours of 1:00 p.m. – 3:00 p.m. Several of the classrooms are used on Saturday mornings, but afternoon use during the week is fairly light.

## Space Needs Analysis

The space needs analysis uncovered a base year surplus of over 7,000 asf (11,000 gross square feet), predominately in academic space categories due to inefficiencies in the use of teaching laboratories and a lower utilization than outlined in guidelines established by the JJR team. With projected enrollment increases over the 10-year plan horizon, the space needs analysis generated a deficit of approximately 21,000 asf (34,000 gross square feet) to accommodate academic and student support space.

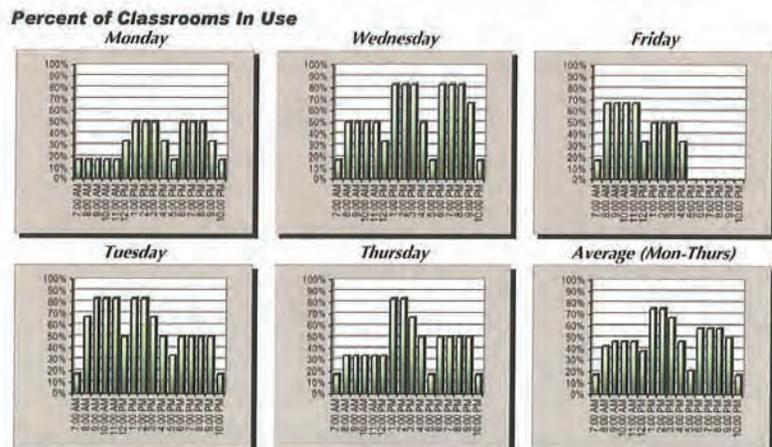


Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms in Use	% In Use														
7:00 AM	1	17%	1	17%	1	17%	1	17%	1	17%	0	0%	0	0%	1	17%
8:00 AM	1	17%	4	67%	3	50%	2	33%	4	67%	1	17%	0	0%	3	42%
9:00 AM	1	17%	5	83%	3	50%	2	33%	4	67%	1	17%	0	0%	3	46%
10:00 AM	1	17%	5	83%	3	50%	2	33%	4	67%	1	17%	0	0%	3	46%
11:00 AM	1	17%	5	83%	3	50%	2	33%	4	67%	1	17%	0	0%	3	46%
12:00 PM	2	33%	3	50%	2	33%	2	33%	2	33%	2	33%	0	0%	2	38%
1:00 PM	3	50%	5	83%	5	83%	5	83%	3	50%	2	33%	0	0%	5	75%
2:00 PM	3	50%	5	83%	5	83%	5	83%	3	50%	2	33%	0	0%	5	75%
3:00 PM	3	50%	4	67%	5	83%	4	67%	3	50%	1	17%	0	0%	4	67%
4:00 PM	2	33%	3	50%	3	50%	3	50%	2	33%	0	0%	0	0%	3	46%
5:00 PM	1	17%	2	33%	1	17%	1	17%	0	0%	0	0%	0	0%	1	21%
8:00 PM	3	50%	3	50%	5	83%	3	50%	0	0%	0	0%	0	0%	4	58%
7:00 PM	3	50%	3	50%	5	83%	3	50%	0	0%	0	0%	0	0%	4	58%
8:00 PM	3	50%	3	50%	5	83%	3	50%	0	0%	0	0%	0	0%	4	58%
9:00 PM	2	33%	3	50%	4	67%	3	50%	0	0%	0	0%	0	0%	3	50%
10:00 PM	1	17%	1	17%	1	17%	1	17%	0	0%	0	0%	0	0%	1	17%

Note: Based on total classrooms of 6

\*Based upon the consultant's experience, Friday is typically underutilized, therefore the average is calculated on Monday thru Thursday use.

Scheduled Classroom Use by Day and Hour



Percent of Classroom in Use

SPACE CATEGORY	Fall 2009 Student Headcount = 263 Staff Headcount = 10				Plan Horizon Student Headcount = 550 Staff Headcount = 19			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	3,506	2,703	803	23%	3,506	5,546	(2,040)	(58%)
Teaching Laboratories & Service	27,245	19,971	7,274	27%	27,245	40,631	(13,386)	(49%)
Open Laboratories & Service	423	428	(5)	(1%)	423	896	(473)	(112%)
Academic Offices & Service	1,118	1,370	(254)	(23%)	1,116	2,735	(1,619)	(145%)
Other Academic Department Space	1,240	387	853	70%	1,240	768	472	38%
<i>Academic Space Subtotal</i>	<i>33,530</i>	<i>24,839</i>	<i>8,691</i>	<i>26%</i>	<i>33,530</i>	<i>50,576</i>	<i>(17,046)</i>	<i>(51%)</i>
<b>Academic Support Space</b>								
Administrative Offices & Service	449	390	59	13%	449	480	(31)	(7%)
Physical Plant	120	1,230	(1,110)	(925%)	120	1,894	(1,774)	(1,478%)
Other Administrative Department Spa	634	673	(39)	(6%)	634	1,408	(774)	(122%)
<i>Academic Support Space Subtotal</i>	<i>1,203</i>	<i>2,293</i>	<i>(1,090)</i>	<i>(91%)</i>	<i>1,203</i>	<i>3,782</i>	<i>(2,579)</i>	<i>(214%)</i>
<b>Auxiliary Space</b>								
Student Center	523	789	(266)	(51%)	523	1,650	(1,127)	(215%)
<i>Auxiliary Space Subtotal</i>	<i>523</i>	<i>789</i>	<i>(266)</i>	<i>(51%)</i>	<i>523</i>	<i>1,650</i>	<i>(1,127)</i>	<i>(215%)</i>
<b>CAMPUS TOTAL</b>	<b>35,256</b>	<b>27,921</b>	<b>7,335</b>	<b>21%</b>	<b>35,256</b>	<b>56,008</b>	<b>(20,752)</b>	<b>(59%)</b>

ASF = Assignable Square Feet

Campus-Wide Space Needs Analysis

## Program Migration

Migration of programs away from the ATC will result in a net “gain” of space that can be renovated into additional general education classrooms at the ATC. After the migration of the Auto Collision Technology and Construction Technology programs away from the ATC, the 10-year plan horizon space needs analysis shows a 2,500 gross square feet surplus, positioning the ATC to become a multidisciplinary center that gives the CDL-A Truck Driving, Diesel Service Technology, and Utility Line Technician students more access to general education classes.

TABLE 8.2 - PROGRAM MIGRATION

Applied Technology Center	
Original Space Need	33,500 GSF
Programs Migrated from the Applied Technology Center	
Auto Collision Technology	-23,500 GSF
Construction Technology	-12,500 GSF
Total Migrated Space	-36,000 GSF
Future Space Need	-2,500 GSF

Note: All gsf migrated from campus/center is calculated from base year asf @ 1.6 N:G. For planning purposes, asf x 1.6=gsf. To determine parking demand, current ratio of 1 vehicle per 4 people was maintained.

# Recommendations + Sustainability Opportunities

## Recommendations

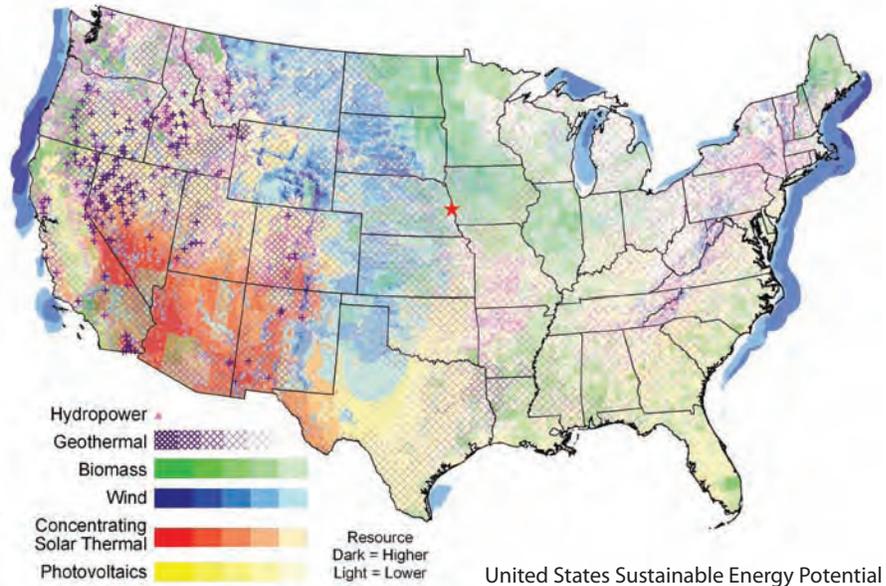
The Master Plan Update recommends that the Applied Technology programs begin migration to locations that are more proximate to where students enrolled in these programs reside. In looking at the MCC family of campuses and centers, the institution does not own property large enough to house all of the Applied Technology programs at one location. Immediate expansion of the ATC for Applied Technology programs adjacent to the existing center is not an ideal scenario because of its lack of relation to where students live and its deficiency of transit connectivity.

Instead of expanding the ATC, MCC can develop the ATC into an important general education center by improving general education offerings while remaining the home of the CDL-A Truck Driving, Diesel Service Technology, and Utility Line Technician programs.

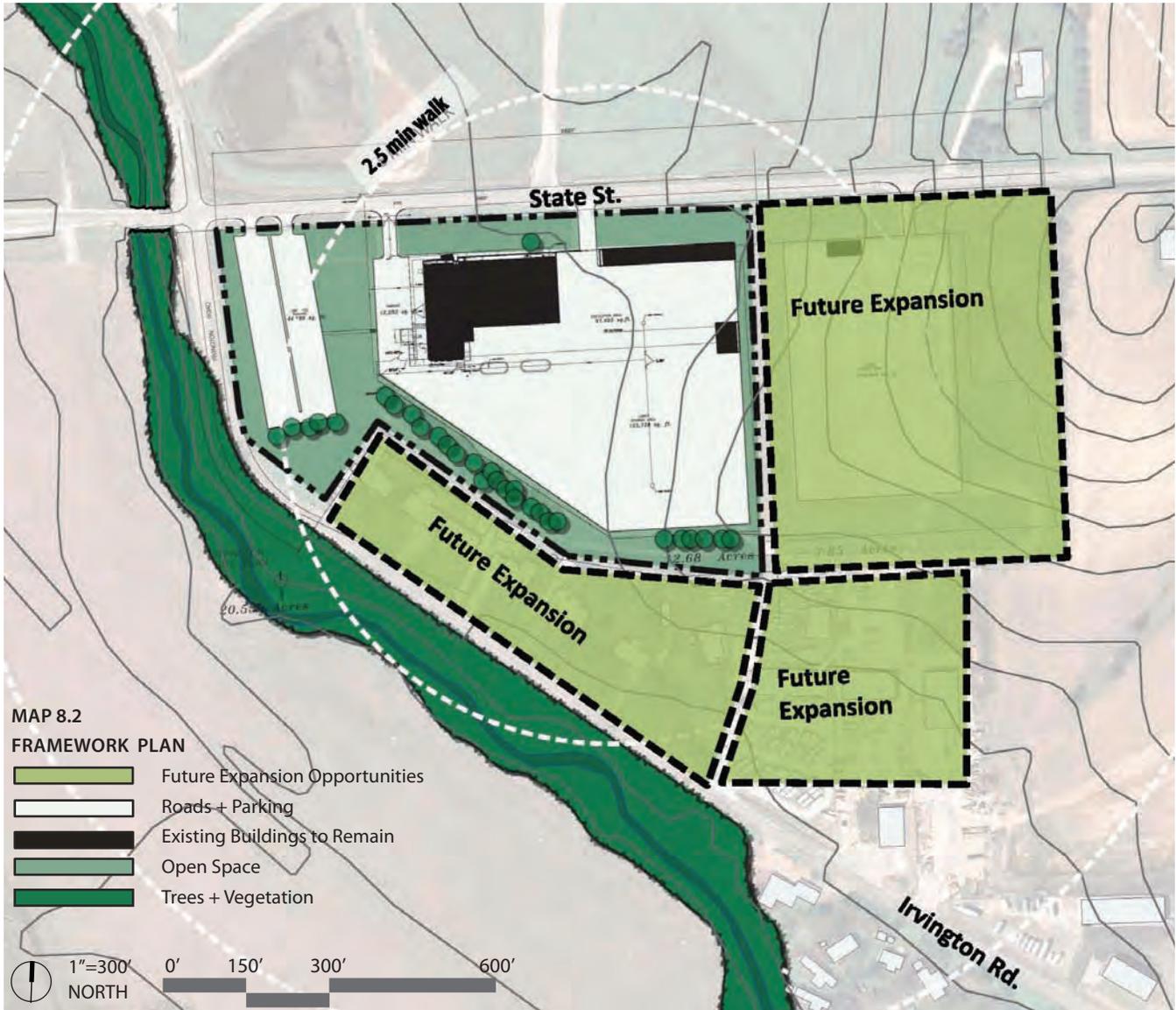
Beyond the 10-year plan horizon, MCC should seek additional opportunities to expand the center to the south and east. Single-family homes border the ATC to the south. Homeowners have complained about loud noises associated with the CDL-A Truck Driving program, resulting in the restriction of truck horn usage as part of training. The Master Plan Update recommends that MCC purchase the bordering properties as they become available for future development opportunities.



General Education Center, Delta College



Wind Turbines



A drainage swale runs south and west of Irvington Road. MCC should investigate the floodplain constraints associated with the swale before it pursues development along Irvington Road.

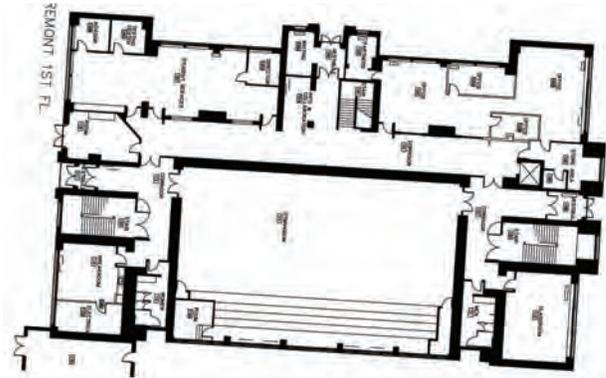
The JJR team considered the 99-acre dairy farm located north of State Street as an opportunity for MCC expansion, but the site was deemed inappropriate for expansion due to its lack of proximity to where students live and its deficiency of transit connectivity.

### Sustainability Opportunities

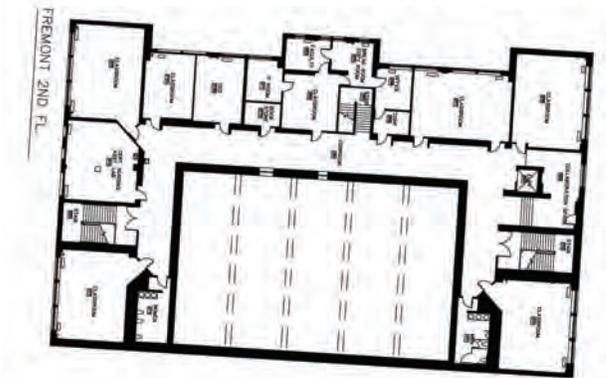
The Omaha Public Power Department (OPPD) owns land east of the ATC. The Master Plan Update recommends that MCC pursue opportunities to partner with the OPPD on future sustainability initiatives, such as sustainable energy education and production.

# 9 | FREMONT AREA CENTER

- 111 Existing Conditions Analysis
- 112 Space Needs
- 113 Recommendations



Fremont Area Center First Floor



Fremont Area Center Second Floor



Fremont Area Center Interior

# Existing Conditions Analysis



MAP 9.1 EXISTING CAMPUS



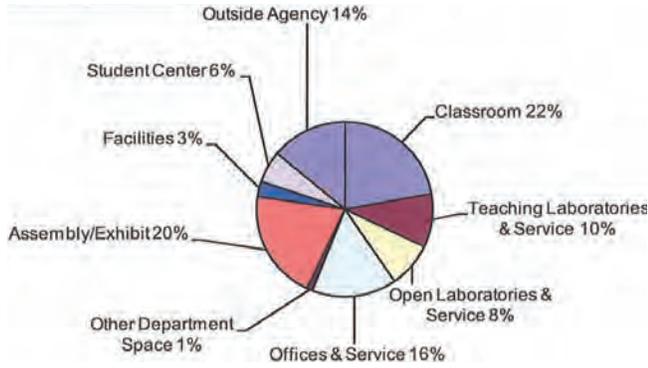
MCC first opened a center to serve Dodge County in 1986. In 2005, MCC purchased and renovated a former middle school building on North Broad Street directly adjacent to John C. Fremont City Park. The new Fremont Area Center maintains four general classrooms, two computer classrooms, a distance learning center, an academic resource center, and a testing center that provide opportunities for credit and non-credit classes to serve the needs of the Fremont area. Recently renovated by the MCC Facilities Management Department, the first two floors adequately served the MCC population in the 2009 base year. With the opening of the third floor in 2010, MCC is well positioned to serve enrollment growth within the 10-year plan horizon. Recent investment in the Fremont Area Center has positioned MCC to maintain an important presence in Fremont for many years to come. There is, however, a parking shortage at the Fremont Area Center. Because the center is landlocked and on-street parking spaces are not encouraged in the neighborhood, MCC must pursue immediate shared parking opportunities and transportation demand management (TDM) strategies to continue to meet the needs of growing enrollment.

TABLE 9.1 - EXISTING FACILITIES

Applied Technology Center		
	Floors	GSF
1	2	20,000

\*Note: Third floor includes an additional 14,000 gross square feet not included in existing facilities calculations.

# Space Needs



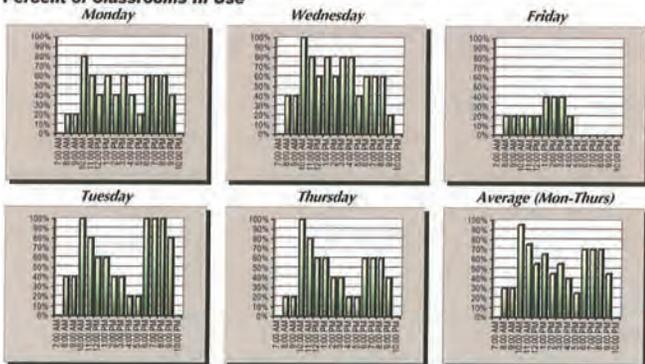
Existing ASF by Space Category

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Average*	
	Rooms In Use	% In Use														
7:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
8:00 AM	1	20%	2	40%	2	40%	1	20%	1	20%	1	20%	1	20%	2	30%
9:00 AM	1	20%	2	40%	2	40%	1	20%	1	20%	1	20%	1	20%	2	30%
10:00 AM	4	80%	5	100%	5	100%	5	100%	1	20%	1	20%	1	20%	5	95%
11:00 AM	3	60%	4	80%	4	80%	4	80%	1	20%	1	20%	1	20%	4	75%
12:00 PM	2	40%	3	60%	3	60%	3	60%	1	20%	1	20%	1	20%	3	55%
1:00 PM	3	60%	3	60%	4	80%	3	60%	2	40%	1	20%	1	20%	3	65%
2:00 PM	2	40%	2	40%	3	60%	2	40%	2	40%	1	20%	1	20%	2	45%
3:00 PM	3	60%	2	40%	4	80%	2	40%	2	40%	1	20%	1	20%	3	55%
4:00 PM	2	40%	1	20%	4	80%	1	20%	1	20%	1	20%	1	20%	2	40%
5:00 PM	1	20%	1	20%	2	40%	1	20%	0	0%	1	20%	1	20%	1	25%
6:00 PM	3	60%	5	100%	3	60%	3	60%	0	0%	0	0%	0	0%	4	70%
7:00 PM	3	60%	5	100%	3	60%	3	60%	0	0%	0	0%	0	0%	4	70%
8:00 PM	3	60%	5	100%	3	60%	3	60%	0	0%	0	0%	0	0%	4	70%
9:00 PM	2	40%	4	80%	1	20%	2	40%	0	0%	0	0%	0	0%	2	45%
10:00 PM	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%

Note: Based on total classrooms of 5. \*Based upon the consultant's experience, Friday is typically underutilized therefore the average is calculated on Monday thru Thursday use.

Scheduled Classroom Use by Day and Hour

## Percent of Classrooms In Use



Percent of Classroom in Use

## Inventory of Existing Space

The Fremont Area Center is comprised of over 12,500 assignable square feet (asf) of space, not including the third floor. Thirty-two percent of the existing space is dedicated to classrooms and teaching laboratories, with nearly fourteen percent of space dedicated to an extension of the Nebraska Workforce Development office. A detailed explanation of the inventory of existing space can be found in Appendix A.

## Classroom Utilization

Analysis of the Fremont Area Center was based on the five classrooms available prior to the renovation of the third floor. As outlined in Appendix A, the highest use of classrooms occurs during the mid-morning hours on Tuesdays, Wednesdays, and Thursdays.

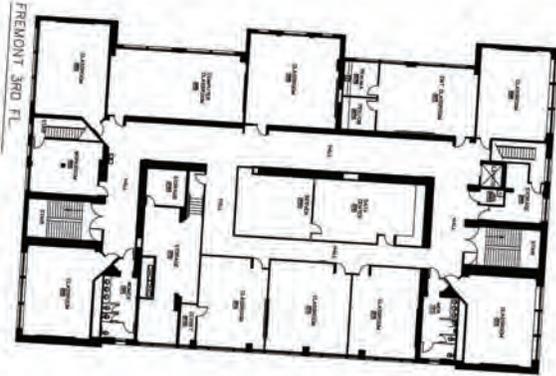
## Space Needs Analysis

The space needs analysis uncovered a base year deficit of only 280 asf, prior to the development of the third floor. With an anticipated 86% increase in enrollment over the 10-year plan horizon, the space needs analysis generated an additional need of approximately 6,500 asf (10,500 gross square feet) at the Fremont Area Center. Time and energy was well spent on renovations at the Fremont Area Center, as the space on the third floor provides an additional 9,000 asf for MCC, which is a surplus of 2,500 asf of space in the 10-year plan horizon.

SPACE CATEGORY	Fall 2009 Student Headcount = 121 Staff Headcount = 13				Plan Horizon Student Headcount = 600 Staff Headcount = 19			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	2,778	2,662	116	4%	8,788	4,813	3,975	45%
Teaching Laboratories & Service	1,242	1,972	(730)	(59%)	3,114	3,589	(475)	(15%)
Open Laboratories & Service	1,045	564	481	48%	1,143	1,050	93	8%
Academic Offices & Service	502	800	(298)	(59%)	714	1,425	(711)	(100%)
<b>Academic Space Subtotal</b>	<b>5,567</b>	<b>5,998</b>	<b>(431)</b>	<b>(8%)</b>	<b>13,759</b>	<b>10,877</b>	<b>2,882</b>	<b>21%</b>
<b>Academic Support Space</b>								
Administrative Offices & Service	1,449	880	569	39%	2,840	1,270	1,376	52%
Assembly & Exhibit	2,547	2,547	0	0%	2,547	2,547	0	0%
Physical Plant	352	428	(74)	(21%)	352	593	(241)	(68%)
Other Administrative Department Spa.	133	242	(109)	(82%)	133	450	(317)	(238%)
<b>Academic Support Space Subtotal</b>	<b>4,481</b>	<b>4,095</b>	<b>386</b>	<b>9%</b>	<b>5,678</b>	<b>4,860</b>	<b>818</b>	<b>14%</b>
<b>Auxiliary Space</b>								
Student Center	735	970	(235)	(32%)	735	1,800	(1,065)	(145%)
<b>Auxiliary Space Subtotal</b>	<b>735</b>	<b>970</b>	<b>(235)</b>	<b>(32%)</b>	<b>735</b>	<b>1,800</b>	<b>(1,065)</b>	<b>(145%)</b>
<b>CAMPUS TOTAL</b>	<b>10,783</b>	<b>11,063</b>	<b>(280)</b>	<b>(3%)</b>	<b>20,172</b>	<b>17,537</b>	<b>2,635</b>	<b>13%</b>
Outside Organizations	1,743				1,743			

Campus-Wide Space Needs Analysis

# Recommendations



Fremont Area Center Third Floor

## Recommendations

MCC has positioned the Fremont Area Center to provide academic and support space for the projected enrollment increase in the 10-year plan horizon. Equally as important to the overall success of the center is the ability to provide multi-modal opportunities for students arriving to the center. The campus has a shortage of approximately 20 parking spaces at its high use times. In the 10-year plan horizon, this number could swell to a deficit of over 100 parking spaces. Immediate opportunities to locate shared parking were explored during the master planning process at Care Corps, Inc. (1), the First United Methodist Church (2), and street parking at John C. Fremont City Park (3). Additional TDM strategies to reduce the footprint of the automobile on campus include the encouragement of bicycling, car sharing, carpooling, and future transit opportunities.



Fremont Area Center Shared Parking Opportunities

Long-term opportunities for the development of the Fremont Area Center should include additional partnerships with Midland Lutheran College. Located within a 10-minute walk from the Fremont Area Center, the currently underutilized resources at Midland Lutheran College can provide opportunities for additional academic, recreation, and residential space for MCC.



Fremont Area Center Proximity to Midland Lutheran College

