New Washington County Center
Master Plan
2015-2020

Produced by

SCM
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ARCHITECTURE / PLANNING / INTERIOR DESIGN

NWACC
NORTHWEST ARKANSAS
COMMUNITY COLLEGE
Maximize Potential.
Exceed Expectations.

INTRODUCTION & ACKNOWLEDGEMENTS

Introduction

NorthWest Arkansas Community College (NWACC) has purchased 20 acres in Springdale, Arkansas to establish a New Washington County Center to consolidate the institution's Washington County programs into one location and introduce workforce training programs to the area.

The property lies at the southern end of the Southwest Overlay District established by the City of Springdale that includes a diversity of medical, housing, professional, commercial, and entertainment services. The NWACC New Washington County Center will establish an academic anchor and neighbor to the adjacent vibrant Arvest Ballpark, owned by the City of Springdale and home to the Minor League Baseball affiliate of the Kansas City Royals, the Northwest Arkansas Naturals.

Arvest Ballpark was opened in April of 2008 and established the initial activity of the development of the City of Springdale's Southwest Overlay District. Following the park's opening, a new I-49 interchange and westward extension of Don Tyson Parkway have been undertaken, the widening and extension of the 56th Street north/south route is underway, and the establishment of a nearby campus for Arkansas Children's Hospital has been announced.

To maximize the use of the property for the New Washington County Center operations, NWACC has undertaken a master planning process to study and recommend development guidelines for the construction of facilities and supporting infrastructure.

The process has entailed the study of current and long term issues impacting the design and layout of the Center. Assessment of current needs and the evaluation of longer term goals and initiatives for the future have been considered throughout this process toward formation of the master plan.

Characteristic of a Master Plan

This plan has been created with the expectation that it will guide the development of the New Washington County Center for the initial five years. The plan does not serve as a static nor final solution to growth and development, but should serve as a framework and concept by which specific opportunities and needs may be considered as they emerge in the next five years.

Acknowledgements
The update process has been affected by the guidance and significant input of the following individuals:

Dr. Evelyn E. Jorgenson, President
Dr. Ricky Tompkins, Vice President of Learning/CAO
Debi Buckley, Vice President of Finance and Administration
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NWACC Board of Trustees:
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Daniel Shewmaker, Vice Chair
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Keven Anderson
Scott Grigsby
Todd Schwartz
Mike Shupe
Joe Spivey
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NorthWest Arkansas Community College Mission

NorthWest Arkansas Community College is a comprehensive, public two-year college that serves and strengthens the community through learning for living.

Mission of this Master Plan

The New Washington County Center master plan shall translate the strategic goals and objectives of Northwest Arkansas Community College into a five-year Master Plan for the greenfield property located in Springdale, Arkansas providing guidance and a framework for the development of the Center.

Specifically, the plan objectives are:

1. Provide guidance by which initial and future construction projects may be undertaken.

2. Development of a Center Master Plan that includes:
   a. Site master plan document
   b. Cost estimates
   c. Recommendations on phasing and scheduling

3. Identify and confirm construction sequence of new buildings.

4. Identify the location of the Center facilities, including identification of objectives related to the space plan and schematic design of the Center's initial Main Building.

5. Identify Center landscape areas and elements.

6. Identify and evaluate Center pedestrian, vehicular, and parking networks and illustrate proposed access to property.

7. Identify the impact of Center facilities development on public facilities and services (i.e., stormwater management, sanitary sewer, potable water, etc.).

8. Identify opportunities for additional Center development, placing special emphasis on the possibilities of public and private partnerships.

1. Define & Discover
The team completed a review of the programmatic priorities and space needs to be addressed for a unified New Washington County Center, established the **assumptions** under which the planning process was to take place, determined **goals** and **objectives** for this study, and discussed the **heritage and traditions** valued by NWACC.

2. Analysis
The team macro-analyzed the greenfield site, assessed spaces and needs, and analyzed external contextual impacts on the Center design. Information was gathered with assistance from the City of Springdale planning officials and utility providers.

3. Idea & Concept Development
The team created and discussed the merits and deficiencies of several concepts in an effort to define elements to **Preserve, Improve, Transform, or Create**.

4. Refinement and Declaration
The team further scrutinized the solutions and developed concepts deemed the best and most appropriate solutions. Upon refinement of the details, a concept was declared the most suitable and best solution.

5. Initiatives & Implementation Approaches
Selected solutions and concepts were prioritized, phasing was studied where appropriate, and specific milestones or initiatives were defined.

6. Documentation & Drafts
Drafts of the master plan drawings were prepared for review and approvals. A master plan document recording the process and results of the master plan update was also prepared for review and approval.

7. Final Publish & Presentation

The following basic planning assumptions have been established for this master planning process:

- The plan should be based on the educational goals and workforce training priorities of the institution.
- The scale, mass, materials, and style of the Bentonville campus should form the basis for the architecture of the Washington County Center with alternative materials considered per the dictates of the City of Springdale Southwest Overlay District regulations.
- Facilities should connect visually and geographically in such a way as to make the overall Center operate as a whole.
- Parking should generally border the perimeters of the Center.

The following basic planning assumptions are adopted or revised from the 2015-2020 Bentonville Master Plan Update:

- All Washington County facilities will be consolidated to a single site.
- Classes will be scheduled six days per week, both credit & non-credit courses.
- The "one large building" philosophy will not continue as new construction proceeds in the future development of the New Washington County Center.
- Multi-story parking may be considered in the future to conserve land.
- Social space for students is important.
- The College will continue to regionalize its programs to better serve constituents in Benton and Washington Counties.
- The College will explore opportunities offered through public-private partnerships.
- New buildings should be a minimum of two stories to conserve land, and where practical and appropriate, three stories should be considered.
- The College is committed to preservation of its natural resources
- Maximum general classroom size: 24 to 30 students is the set classroom size range, but needs to remain flexible. Varying designs to accommodate different learning styles should be considered.

The following basic planning assumptions are adopted or revised from the 2015-2020 Bentonville Master Plan Update:
(continued)

- Workforce Training classrooms and labs will accommodate a variety of sizes and formats.
- Landscape and hardscape exterior space between buildings is as important as the buildings themselves for comfort and socialization.
- A multi-use auditorium will seat 150 and may be divided into three separate flexible spaces seating 50 persons each.

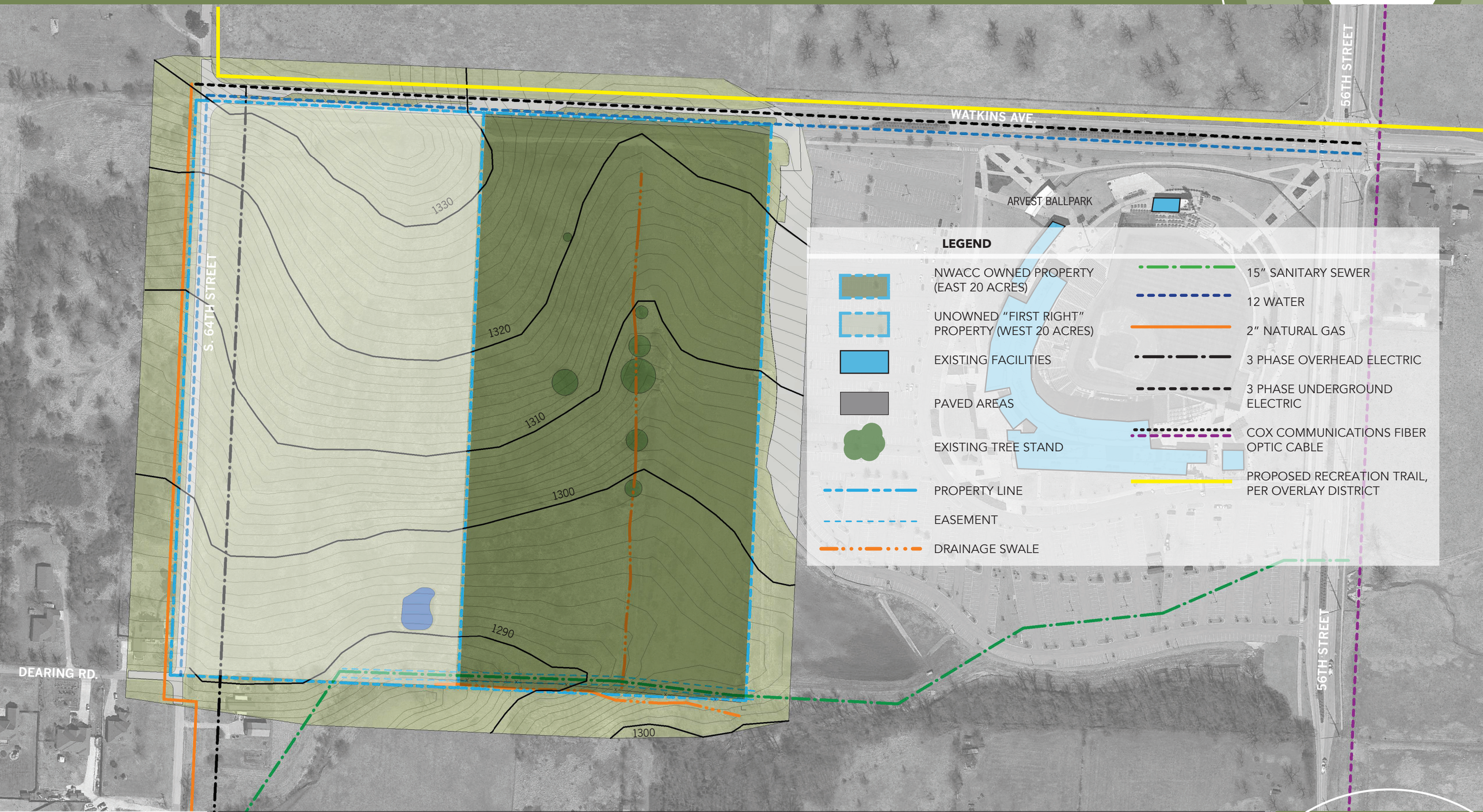
The following 'Existing Site & Major Utilities' plan drawing shows the state of the existing 20.00 acre tract of land in Springdale as of the undertaking of this master plan update. The site is unimproved with no existing structures.

Currently, the neighboring Arvest Ballpark to the east, owned by the City of Springdale, utilizes a portion of the site for overflow event parking accessed by a gravel drive on the north edge of the site and gravel walkways connecting pedestrians to the paved parking lot areas.

20 ACRE GREENFIELD SITE

The existing site essentially drains from the northern half toward the southern property line. A natural swale drains water to an area for potential site drainage detention/retention at the southern end of the site which might place it adjacent to the Arvest Ballpark retention area. Planning officials with the City of Springdale, which owns the ballpark, have suggested a "regional detention" strategy that combines the stormwater management capacity of both properties and expands the existing designated area at the south end of the property.

A basic aspect of master planning is to consider major utility corridors. The major utility locations surrounding the site have been identified and care has been taken to avoid structure development over or near these utilities. Refer to the following plan drawing 'Existing Site & Major Utilities'.



Plan 2.1 - Existing Site & Major Utilities
SCALE: 1" = 200'-0"
(PRINTED ON 11X17)

During the analysis phase, NWACC and the design team assessed and reviewed the issues which were to inform the process and design of the Center's master plan. Below are the factors, observations, data, and conclusions. Refer to the plan drawing 'Site Analysis' following this section.

Challenges, Informing Factors & Observations:

Watkins Avenue

Watkins Avenue establishes the northern edge of the NWACC Washington County Center property. It is an east-west improved corridor designated by the City of Springdale master street plan as a 'minor collector.' Watkins Avenue is a four-lane boulevard separated by a median with turn lanes constructed at the quarter-points of the block to establish site entry for Arvest Ballpark and future construction to the west.

Watkins Avenue intersects major collectors, 56th Street (immediately to the east of the block on which NWACC's New Washington County Center and Arvest Ballpark are situated), and 48th Street (farther to the east across Interstate 49). Watkins Avenue is not connected by interchange to I-49. Watkins Avenue currently terminates at 64th street immediately to the west of the block on which NWACC's New Washington County Center will be situated. The master street plan anticipates an extension of Watkins Avenue to the west with a future intersection with principal arterial Highway 112.

The south edge of Watkins Avenue that borders the NWACC property has not yet been improved, though a curb-cut site access point is anticipated to be aligned with the west property line. As improvements are made to NWACC property abutting the Watkins Avenue right-of-way, Springdale will require curb and gutter, sidewalks, and landscaping improvements to be constructed to city standards by NWACC and the developer of property to the west.

Challenges, Informing Factors & Observations:
(continued)

56th Street Improvement
56th Street is a north-south corridor forming the eastern edge of the block on which NWACC's Washington County Center and Arvest Ballpark are situated. 56th Street intersects Watkins Avenue at a signalized intersection at the northeast corner of the block. This northeast approach establishes an important line-of-sight past Arvest Ballpark towards the NWACC property.

56th Street is designated by the master street plan as a major collector. At the time of this master plan's creation, 56th Street is undergoing a widening and infrastructure improvement project that will establish a four-lane, median-divided corridor that connects Highway 412/Sunset Avenue to the north with the extension of Don Tyson Parkway to the South.

It is anticipated that a large portion of NWACC's students who commute from Washington County via Interstate 49 will utilize the newly opened Don Tyson Parkway and 56th Street to approach the Washington County Center site. Likewise, students who commute from points north may elect to utilize the Highway 412 interchange and approach the Washington County Center via 56th Street from the north, or utilize the Don Tyson Parkway interchange and approach the Center from the south as a traffic relief route.

Southwest Overlay District Prescriptions
The City of Springdale has spent several years studying and planning the vicinity in which NWACC's property and Arvest Ballpark are located. Generally, the area bounded to the north by West Sunset Avenue (Highway 412), to the east by Interstate 49, to the south by Don Tyson Parkway/Dearing Avenue, and to the west by Maestri Road (Highway 112) has been designated the Southwest Overlay District. The establishment of the District anticipates multiple types of development and prescribes aesthetic design regulations and preferential growth patterns for development within its boundaries.

Single family neighborhoods bound the western edge of the District, while commercial/retail centers are anticipated to address the Interstate 49 frontage along the eastern edge. A high-density residential area transitions from the western neighborhoods to the center of the District, envisioned to house medical and corporate campuses.

Challenges, Informing Factors & Observations:
Southwest Overlay District Prescriptions
(continued)

The NWACC Washington County Center site forms the southern anchor of the District and thus forms a key organizing component of the anticipated future development patterns. Connections to the district and major corridors are established via neighborhood and regional recreational trails. The regulatory factor expected to have the most impact on the use of NWACC's property is the Southwest Overlay District material design guidelines which generally prescribe "earth-tone" colors and natural materials such as the specific stone utilized on the neighboring Arvest Ballpark. The district plan is included as an appendix to this document.

Master Street Plan
The Springdale Master Street plan has provided guidance to the formation of the Washington County Center Master Plan and is thus included as an appendix to this document. Of particular importance is the planned extension of Don Tyson Parkway (and presumed improvement and re-designation of the Dearing Road right-of-way) to Highway 112 to the west. Watkins Avenue is likewise planned to extend westward to connect with Highway 112, creating a site on which the Washington County Center will be developed to be viewed and accessed from all directions. Whereas the current primary access point is the intersection of Watkins Avenue & 56th Street, the Center must be developed such that any elevation of each new facility is treated as a primary facade with regards to views, access, and exposure. The factor of future access creates a "360-degree site."

Arvest Ballpark
As the initial facility constructed in the immediate area, Arvest Ballpark has served as a catalyst for future growth and construction. Due to site adjacencies and the application of the ballpark exterior materials palette to the Southwest Overlay District guidelines, the presence of the facility immediately to the east has a significant impact on the Washington County Center plan. Functional aspects such as traffic flow and stormwater management will impact the design of Washington County Center, along with design factors such as lines-of-sight from the adjacent intersection and site edge landscaping.

From conversations with planning officials from the City of Springdale, which owns the ballpark, it is understood that an agreement to continue sharing parking areas on either property and establishing vehicular and pedestrian cross access will be important components of the site plan for Washington County Center.

Challenges, Informing Factors & Observations:
(continued)

Additionally:

• ARE-ON
NWACC desires to connect the Washington County Center to the Arkansas Research and Educational Optical Network (ARE-ON). Currently a splice point from the north-south Cox Communications fiber network lies at the southeast corner of the Don Tyson Parkway and 56th Street intersection. ARE-ON is coordinating with NWACC Information Technology (IT) officials to establish fiber route options to a connection point called a 'meet me hand hole' along Watkins Avenue to serve the Center site from the north.

• EXTENSION OF REGIONAL/NEIGHBORHOOD TRAIL
The Southwest Overlay District anticipates a neighborhood trail along the north side of Watkins Avenue. The regional trail route is anticipated to connect to the Arvest Ballpark outfield plaza at the southeast corner of Watkins Avenue and 56th Street. NWACC desires a direct connection to either or both of these trails as an enhancement to the recreational and natural site elements of the Center.

• EASEMENTS
The ALTA survey performed on behalf of NWACC indicates utility easements along the south edge of the NWACC property, which are not expected to be of consequence to anticipated facility development patterns.

NWACC desires to establish an access easement through the south end of the adjacent property to the west, understanding that future infrastructure and transportation improvements are expected to generate traffic such that a site access relief point along 64th Street will be advantageous to Washington County Center. Likewise, the main site entry point along Watkins Avenue is anticipated to be improved upon the development of the western adjacent property such that both parcels may utilize a shared site ingress/egress aligned with the existing turn lane constructed along the Watkins Avenue median.

• IMPROVEMENT OF SOUTH EDGE OF WATKINS AVENUE
Watkins Avenue improvements to curb and gutter, sidewalks, and landscaping must be completed by NWACC upon development of property abutting the right-of-way.

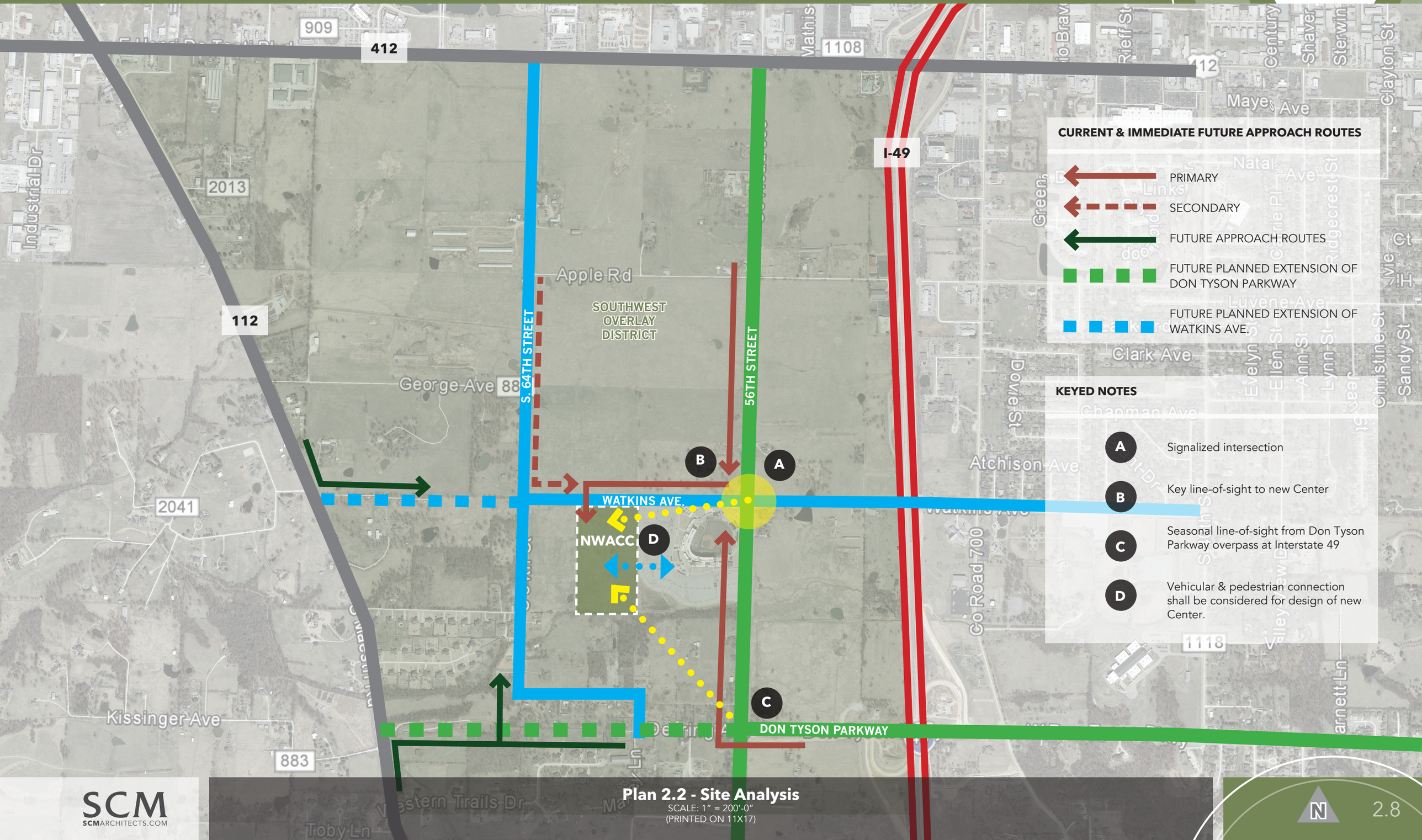
Challenges, Informing Factors & Observations:
(continued)

- EXISTING SURFACE DRAINAGE PATH

The site generally slopes from north to south with a natural surface drainage swale running along a north-south path down the center of the NWACC property. The master plan anticipates minimal disturbance of this drainage path, generally preserving it and the surrounding green space within the Center quadrangle established at the interior of the site.

- EXISTING VEGETATION

Six existing trees exist on the greenfield site. These trees generally align with the natural surface drainage swale that runs north-south down the center of the NWACC property. The master plan anticipates the preservation of most of these trees through the ultimate development of the property.



Plan 2.2 - Site Analysis
SCALE: 1" = 200'-0"
(PRINTED ON 11X17)

Needs Identified:

- Gathering/Assembly/"Event" space – a large space seating up to 150 and capable of being subdivided into three 50-person rooms for use by corporate entities, revenue-generating events, open/accessible to general public, potentially "dual use" with educational and industrial/ contract training delivery space should be accommodated at the New Washington County Center.
- A physical plant location should be established.
- Location for utility corridors and loops should be identified.
- Foodservice options are needed either on Center grounds, or nearby in the immediate area.
- Casual spaces are needed for students to study, chat, socialize, rest between classes, both indoor and outdoor. (Gathering spaces)
- Wireless Internet (or Wi-Fi) service in outside spaces is desired.
- Additional *student charging stations* for digital devices are needed.

Planning Concepts Identified:

In the course of developing preliminary schemes for the master plan, the following conclusions for the design of the master plan were identified by NWACC:

The Site

- The east 20 acres will be the focus of this plan, as a stand-alone development with an option for expansion to the west. Should a need be identified, the western edge of the NWACC property dividing the purchased 20 acres from the approximately 19-acre property to the west will be heavily landscaped with vertical vegetation (primarily trees) to soften and buffer the views to future development on the west 19-acre parcel. The present thought is, however, that a significant, readily identifiable need for the utilization of the ±19 acres adjacent to the west does not currently exist. Should the parcel be developed by NWACC or NWACC and a private partnership, key openings in the vegetation to create landscaped connections to the west would be developed.

Planning Concepts Identified:
The Site
(continued)

- An "organic"/radial approach to site organization and development is favored. The site plan is organized along intersecting axes forming a spoke/radial plan designed to promote an inner pedestrian/natural area separated from vehicular traffic by arranging structures along an arc which promotes clear building identification and visibility for each structure and simplified wayfinding. This site core of natural space and buildings allows for a perimeter of parking areas that act as the primary separated vehicular pathways providing simple and clear linear paths of travel for vehicular travel on the site. Additionally, the radial arrangement toward the east side of the site, elongates the distance traversed on the site to allow for a more gradual fall of the grade at the parking areas and opportunity to step the building elevations down the site while preserving the natural drainage pathways on the site.

- Vertical landmark structures are planned to provide icon elements to organize the Center and serve as recognizable elements in the city district. The plan proposes a unique, vertical structure located at the radial center of the green space.

- The initial Center building is slightly angled to the northeast to promote a more visible presence when approaching the building from the east (I-49); but not diminishing its mass and visibility when approaching from the west, recognizing the number of people approaching from the west will increase in the future as the district develops.

- Likewise, the southeast-facing elevation which faces the neighboring Arvest Ballpark site will be of particular prominence/importance as the Center building is developed.

- A primary public space addressing Watkins Avenue should be located on-axis on the Center's main building north side with *dual* "main entrances" from areas of parking at both the east and west sides of the building.

- Parking is concentrated on the east edge of the site to promote shared parking arrangements with the Arvest Ballpark/City of Springdale. A separated parking area is located on the west side of the site at the New Washington County Center's Main Building in an effort to provide a vehicular area that could be reserved for Workforce students/staff when the occasional concurrent event may occur at the ballpark in the evenings.

Planning Concepts Identified:
The Site
(continued)

- A northeast-facing "landmark" element with vertical prominence serving as an identifying monument with signage and perhaps an electronic marquee (video screen) should be utilized in the design of the Center's main building to create an identity element on Watkins Avenue as desired by the Committee.

The Building

The New Washington County Center should limit initial construction to a Main Building of a maximum size of 45,000-50,000 square feet.

During the master planning process, NWACC conducted an analysis of existing academic programs and services offered in Washington County and those anticipated to be offered with the construction of the New Center. Below is the resulting initial space program NWACC has developed for the Main Building.

Function	Sq. Ft.
Educational Space	15,440
Early College Experience (ECE)	1,800
Dental Assistant Program	3,010
Other	8,680
Net Sq. Ft. Subtotal	**28,930**
Workforce	9,300
Net Sq. Ft. Subtotal	**9,300**
Net Sq. Ft. Total	**38,230**
Common Area Factor	**x1.3**
Total Gross New Wash. Co. Center Sq. Ft.	**49,699**

Planning Concepts Identified:
The Building
(continued)

The matrix below breaks out each of the functions listed above by space:

Education Spaces

Space/Function	Qty.	Sq. Ft.	Total
Classrooms (Gen Ed)	7	750	5,250
Science Lab (Wet)	1	1,050	1,050
Science Lab (Dry)	1	1,050	1,050
Specimen Storage Lab	1	100	100
Faculty Workspace/break room	1	750	750
Offices (5 Divisions)	8	100	800
Offices (Support)	5	100	500
Testing Center	1	1,440	1,440
Administrative Workroom	1	300	300
Student Info Center	1	750	750
Student Records (2 Offices & Front Counter)	1	330	330
Cashier (1 Office & Front Counter)	1	200	200
Admissions and Advising (2 Offices/Workspace)	1	400	400
Transfer (1 Office)	1	250	250
Veterans/Disability (1 Shared office/workspace)	1	350	350
Administrative Offices	3	140	420
Advising Computer Lobby/ ASC/Reading/Writing/Library	1	1,500	1,500
Total Education Space			**15,440**

Early College Experience (ECE)

Space/Function	Qty.	Sq. Ft.	Total
Offices	3	100	300
Common Workspace	1	300	300
Storage Room	1	200	200
Classroom	1	750	750
Administration/Reception	1	250	250
Total ECE Space			**1,800**

Dental Assistant Program

Space/Function	Qty.	Sq. Ft.	Total
Reception/Lobby	1	400	400
Dental Lab	1	1,110	1,110
Classroom	1	750	750
X Ray Room	1	150	150
Mechanical Room	1	100	100
Sterilization Room	1	100	100
Offices	2	100	200
Storage Room	1	200	200
Total Dental Assistant Program Space			**3,010**

TOTALS CONTINUED ON NEXT SHEET

Planning Concepts Identified:
The Building
(continued)

Other Spaces

Space/Function	Qty.	Sq. Ft.	Total
Office (Public Safety)	1	120	120
Snack Bar	1	900	900
Game Room	1	900	900
Conference Room	2	300	600
IT	2	100	200
Student Gatherings	2	700	1,400
Storage Rooms	8	120	960
Auditorium	1	3,000	3,000
Storage Room/Catering Area (auditorium)	1	600	600
Total Other Space			**8,680**

Workforce

Space/Function	Qty.	Sq. Ft.	Total
Construction Management Lab	1	2,500	2,500
Tool Room	1	500	500
HVAC & Apprentice Programs	1	2,500	2,500
Mechatronics Trainer/Lab	1	1,000	1,000
Offices	4	100	400
Classrooms	4	600	2,400
Total Workforce Space			**9,300**

Net Sq. Ft. Total	**38,230**
Common Area Factor	**x1.3**
Total Gross New Washington County Center Square Footage	**49,699**

Planning Concepts Identified:
The Building
(continued)

Key Design Conclusions:

- Workforce and Community spaces should be adjacent to one another and classrooms.

- An auditorium will be multi-use: teaching, performance, and workshops. This auditorium may be an "organizing element" of the main community space and form a substantial architectural form or mass around which the structure is organized.

- Student Support/Administration can be located on 2nd floor.

- Community spaces should be closer to the main entry and should be designed as attractive and relevant spaces to students promoting the idea of "community" and supporting and promoting the "culture of NWACC." Elements in the open areas of the community spaces might be: common area student gathering spaces, café/coffee shop, gaming area, meeting spaces, breakout spaces, etc.

- The concept of "Community" should be generally prioritized for the design and organization of the Center.

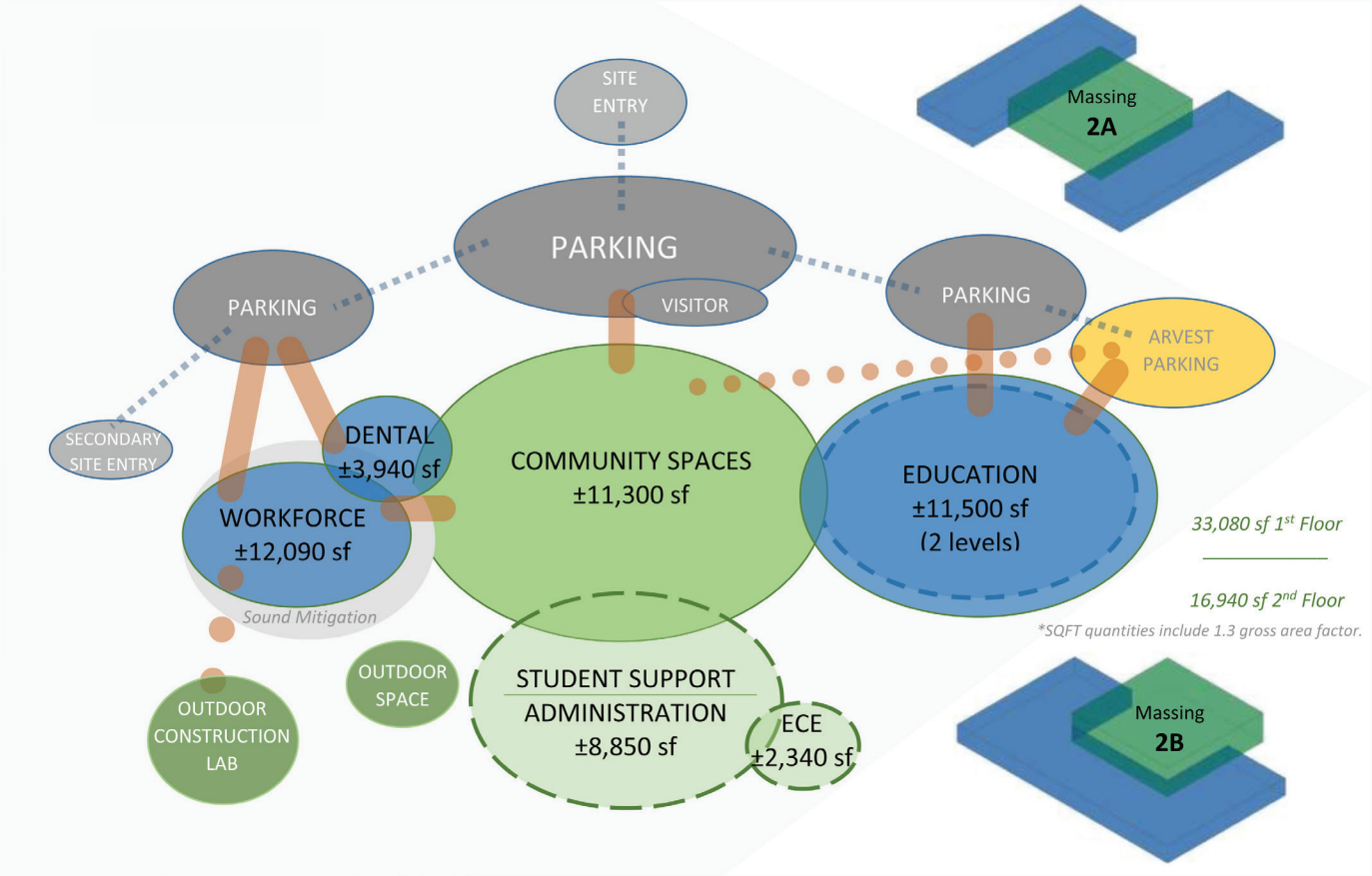
- A concentration of parking needs to be adjacent the Education and Community spaces/Auditorium.

- Parking areas need to be in convenient proximity to entry points for Education, Workforce, and the Dental Program.

- A multi- (two- or three-story) configuration has been demonstrated to be a more efficient use of site areas and a better accommodation of building program elements, including auditorium space and high-bay workforce instructional areas.

Planning Concepts Identified:
The Building
(continued)

The following Space Model illustrates the preferred space organization and adjacencies created in response to the above program and key design conclusions:



Summary

NorthWest Arkansas Community College (NWACC) is positioned as a major stakeholder in the region, both as an academic institution of higher education and as a key provider of workforce training in partnership with the area's corporate interests.

As one of the first components constructed within the City of Springdale's Southwest Overlay District, the New Washington County Center will be a community development catalyst and a key anchor adjacent to one of the area's most dynamic destinations, Arvest Ballpark.

The strategic location of the center, combined with the major step of consolidating the Washington County operations on a single site, necessitates the creation of this master plan to study contextual factors and articulate the vision of the College's administration for the character and function of the Center.

As with the master plan updated for NWACC's main campus in Bentonville, an important value expressed throughout this process is that each phase be accomplished such that the resulting condition feels "complete," though the entire master plan may not be built out to completion or ultimately incorporate the option to develop the approximately 19 additional acres to the west. This master plan endeavors to provide a designed framework which can be phased or initiated in elements which provide positive evolution with connectivity and a perceived level of completion at each interval of development.

This plan anticipates that the New Washington County Center will be viewed from all directions, and must accordingly portray a well-established, academic feel in its presence and articulation of the facilities and the site.

LEGEND

- EXISTING FACILITIES
- PROPOSED FACILITIES
- PAVED AREAS
- FORMAL LANDSCAPED AREAS
- ORGANIC LANDSCAPED AREAS
- PROPERTY LINE
- PROPOSED RECREATION TRAIL, PER OVERLAY DISTRICT
- BICYCLE PATH
- ENHANCED PEDESTRIAN PATHS
- DRAINAGE SWALE
- PROPOSED TRANSIT/ SHUTTLE STOP
- SITE ENTRY NODE

WASHINGTON COUNTY CENTER PRELIMINARY PARKING DATA

FACILITY	MIN. PARKING	APPROX. SHOWN	DELTA
PROPOSED MAIN BUILDING	167	149	-18
FUTURE BUILDING ONE	200	102	-98
FUTURE BUILDING TWO	200	100	-100

KEYED NOTES LEGEND #

1. Proposed main site entry to be shared with adjacent parcel
2. Monumental signage and gateway elements
3. Landmark tower/ sculpture
4. Dual Main entrances to Building
5. Outdoor gathering/ community space
6. Workforce Training outdoor lab area
7. Access to/ from proposed auxiliary parking via agreement with Arvest Ballpark/ City of Springdale
8. Infrastructure/ improvements along south side Watkins Rd. right-of-way (curbs, landscape, sidewalk, etc.)
9. Accessible sidewalk/ pedestrian connection
10. Proposed access easement to future southwest entry/ traffic relief
11. Service drive
12. Future Watkins Street extension
13. Future 64th Street/ Dearing Street improvement to Don Tyson Parkway Interchange
14. Regional detention area shared with Ballpark site
15. Organic dense landscape buffer
16. Potential future parking area
17. Potential future building area
18. "Loop" road circulation drive
19. Shared access boulevard/ easement- connection to Watkins Ave.
20. Drop-off/ Pick-up Canopy
21. Service sidewalk for maintenance and fire vehicle only

Plan 3.1 - New Washington County Center Master Plan
SCALE: 1" = 200'-0"
(PRINTED ON 11X17)

Master Plan

The Master Plan was created via the process, analysis and factors outlined in this document. The following have been incorporated into this master plan:

1. Facilities

Building	Footprint	Classroom Potential*
Main Building	50,000 sq. ft.	
Future Building One	20,000 sq. ft.	12 / floor plate
Future Building Two	20,000 sq. ft.	12 / floor plate
Future Maintenance Facility	±1,500 sq. ft.	

*Classroom potential calculation based on average classroom size for 30 students within floor plate square footage at 20% efficiency. Actual classroom count will be dependent upon building design and plan efficiency.

Initial Construction of Center Main Building

The Main Building is described in detail in the following section of this chapter, 3.2 'Elements of the Master Plan.'

Future Facilities Incorporated on the Master Plan:

Future Building One:
The site for a second building to be constructed in the development of the Center should be positioned farther south along the organizing arc of circulation, such that an east-west axis is established through the center of the property along which the building entries from the parking areas and the quadrangle green space align with Arvest Ballpark's home plate. It is anticipated this building site may be well suited for a classroom building. The location is near what will be a southwest entry at the main building, accommodating a short walk between the two buildings. The building site is adjacent to the planned areas of additional on-site parking as well as the potential overflow parking directly east that Arvest ballpark offers.

Future Building Two:
Located at the south end of the arc across the natural drainage swale, the building site is desirable for a structure flanking the south end of the neighboring building, and opening onto the quadrangle green space facing northwest. The building should be positioned along an axis mirroring and intersecting with the axis established by the Center's Main Building. This location may be suitable for a classroom building or facility constructed for a future specified program or purpose.

Master Plan

1. Facilities
(continued)

Future South Parking Deck:
Should site area limitations and future parking arrangements with Arvest Ballpark necessitate surface parking areas between the east and south buildings may be considered for the construction of a parking deck facility that connects to each building and provides protected pedestrian passage between structures.

Future Physical Plant Facility:
This facility is proposed to be located at the far south end of the property. This location is a "least desirable" site for academic building development. It may be constructed at any phase of the Center's development, as physical plant needs necessitate. The proposed access easement discussed below in the proceeding item '2' would ideally provide a point of delivery to the Washington County Center via the Physical Plant location.

2. Access Easement
Should NWACC ultimately choose not to the exercise the option to purchase and develop the approximately 19 acres west of the Washington County Center property, the site risks becoming "land-locked" by each of the adjacent properties, with site access limited to the main site entry on the north along Watkins Avenue, and access points through Arvest Ballpark's parking lot to the east. As such, with anticipated increased traffic volumes almost certain as the district develops and infrastructure continues to be improved, a vehicular relief route through to 64th Street to the west is both practical and needed. Without the purchase of the property to the west, an access easement to this site entry location should be secured and a drive extended to 64th Street as development of the Center moves forward.

3. Center Core/Quadrangle
As established in the previous master plans for NWACC's Bentonville campus, well-landscaped grounds, presenting a pleasant academic environment is a key value of NWACC. This master plan is predicated on the principle that a landscaped core, well-connected with convenient pathways between buildings is also key to creating an environment convenient to students. The following are key elements of the planned core:

Green Space:
Rather than organize orthogonally according to a rectilinear geometry, the master plan organizes the Center along the natural topography of the site with connecting paths and building structures that separate parking areas from the pedestrian-oriented site interior.

Master Plan

3. Center Core/Quadrangle
(continued)

Green Space (continued):
An organizing arc is established which echoes the edge of the adjacent Arvest Ballpark parking lot and provides an opportunity to progress a pedestrian path gradually along the topography at an accessible slope and connect the building entries facing the interior green space. With nearly 40'-0" of gradual elevation change to negotiate from the far north end of the site to the far south end of the site, this sidewalk responds to the topography while connecting the entry of the Main Building to the south buildings within a two-minute walk along the eastern edge of the green space.

A landmark or tower element is proposed at the center of the green space. The landmark would serve as a visual identifier for the NWACC Washington County Center within the planned city district (Southwest Overlay District) and may also, depending on height, serve as an icon seen from I-49. The landmark structure is proposed to be on a visual axis aligned with the monumental sign and main building core. As well, the landmark would act as a center point for the site design and development of the Center's buildings, sidewalks, parking lots, and landscape.

The western edge of the green space is defined by more formal planted landscape areas and a combination of terraces and low walls that create a buffer between the NWACC property and the adjacent parcel to the west. The primary intent is to create a pleasing western edge to the property, while mitigating the possibility of unpleasant sightlines which may occur with "back of the building" views of future development outside of NWACC's control.

Master Plan

3. Center Core/Quadrangle
(continued)

Landscape:
Landscape elements shall be provided in accordance with standards established by the previous Landscape Master Plan developed for the Bentonville campus. Concepts shall be formally established adjacent to sidewalks. Trees, benches and shade structures shall be utilized to create moments of shade and opportunities for outdoor student gathering.

Spaces such as outdoor classrooms shall be established as desired or needed by the design of formally planted and properly screened areas. Likewise, workforce training and construction technology "outdoor labs" may be designated and properly screened from visual access along key sightlines. Abundant outdoor gathering space is desired, particularly along the protected northern elevations and near building entries where shaded and "along-the-main-path" space can be utilized to create a strong, community-driven space. Existing trees and natural elements within the site interior are expected to be retained and protected throughout the development of the Center facilities.

Buildings:
Academic buildings developed around the quadrangle should have multiple prominent entry points to serve students and faculty entering the building from various directions on the Washington County Center. Building façades fronting the quadrangle should address the core in a formal manner with remaining facades designed with a "360-degree" approach giving equal aesthetic value to each and avoiding a "back of building" presentation on a given façade.

Technology:
An amenity highly valued by students is the establishment of wireless internet (Wi-Fi) 'hot spots' and electrical power for charging personal technology devices. Such infrastructure is desirable at key outside gathering points established by the placement of shading structures, benches, and various landscape features.

Master Plan
(continued)

4. Vehicular Traffic Circulation

A key component of this master plan was determining efficient vehicular traffic flow, minimizing pedestrian conflicts, and preventing traffic flow impediments at building entries and drop-offs. Following are key assumptions and concepts set forth in this master plan:

- The plan places parking areas spread out at the perimeter of the Washington County Center's core in effort to eliminate and minimize pedestrian/vehicle conflict, as well as offer convenient, accessible parking locations to multiple, but strategically placed, building entry points.

- An arrangement is expected to continue with the City of Springdale to allow cross-access and usage of Arvest Ballpark parking areas by NWACC students and NWACC parking areas by ballpark employees and patrons for event overflow parking.

- Site ingress and egress, particularly as parking areas are developed further south along the arc, should be established via access easement and connection to 64th Street.

- Main site ingress/egress will be maintained at the quarter-point of the block utilizing turn-lane infrastructure already in place along Watkins Avenue. Development on the west parcel is anticipated to share this same ingress/egress point with design and capacity enhancements necessitated by future growth.

Master Plan
(continued)

5. Pedestrian Circulation/Sidewalks/Bicycles

Key to creating a student-focused Center is the site's ability to provide safety, convenience and comfort. The establishment of positive connectivity is a crucial element toward providing such a setting. The following are the key pedestrian circulation assumptions and concepts set forth in this master plan:

Links and Connections:
This plan emphasizes sidewalk connections to link initial and future construction in a manner which enables approach from multiple origins. Such links will promote reduced vehicular use to move from one point on the Center grounds to another. The south entry of the Main Building is positioned within a one-minute walk of the proposed Future Building One entry, a two-minute walk of the proposed Future Building Two entry, a three-minute walk to the southernmost proposed area of parking, and a four-minute walk to the Arvest Ballpark home plate entry gate.

Lighting:
Crucial to connectivity and comfort is safety. All sidewalk development shall be constructed with pedestrian lighting standards set forth in the Bentonville Campus Master Landscape Plan.

Wayfinding:
As a community college with patrons of the community and corporate partners frequenting the Washington County Center for events, seminars, etc., establishment of wayfinding should be completed holistically as a system of consistent and complementing elements.

Formal Landscape/Unification:
As a unifying element to enhance sense of place and comfort, landscape elements shall be implemented integral with sidewalk development consistent with a Landscape Master Plan. Other unifying elements, such as signage, banners, pedestrian lighting elements should be utilized to contribute to the sense of community at the Washington County Center.

Master Plan

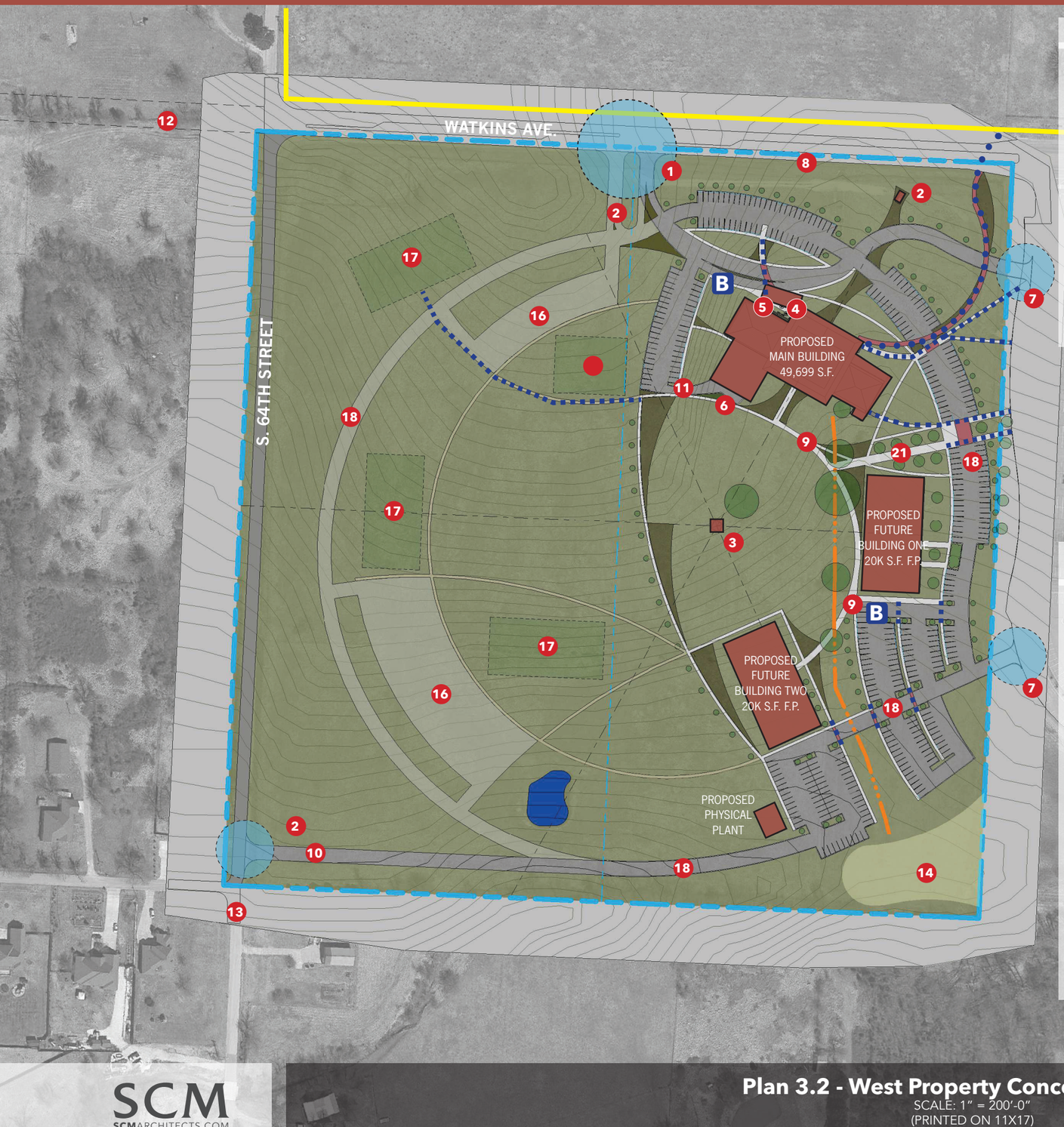
5. Pedestrian Circulation/Sidewalks/Bicycles (continued)

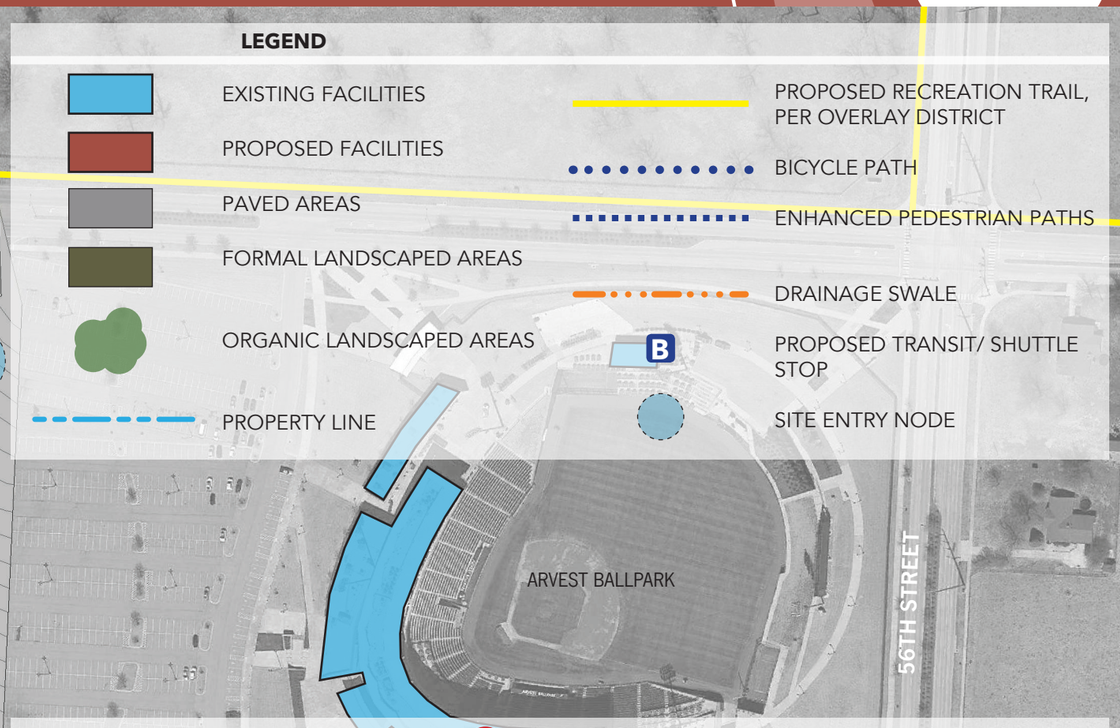
Bicycle Circulation:

The Southwest Overlay District 'Neighborhood Trail' is indicated to track north of the Washington County Center site along Watkins Avenue, providing a bike access path through the adjacent residential development. Additionally, a 'Regional Trail' extension is also indicated by the Overlay District. Section 'I' of the renowned Razorback Greenway is 4.5 miles to the east, or a 30-minute bike ride from the Washington County Center site. Serving students who choose to commute via bicycle positions NWACC as a key stakeholder in the future routing and development of these trail systems. As the center develops, care should be taken to plan specific bike paths on or near the Center *separate from the pedestrian sidewalks.* Primary paths should be created as bicycle lanes integrated with the road system and secondary paths may be required to allow for bicycle access to each building at the core green space.

Possible Future Acquisition Scenario

Through the course of this master planning process, the committee has operated with the understanding that the acquisition of the western parcel, totalling an additional approximately 19 acres, was not a likely proposition for NWACC. Concurrently, the design team was tasked with creating a plan that anticipated several long-term growth factors and generating an overall scenario that could adapt while never feeling "incomplete" at the conclusion of any interval or phase of construction. As part of the design team's due diligence, the organic radial Center plan was expanded to preliminarily explore a site layout which incorporated the western acreage and identified zones of parking and building areas, as well as connecting paths in an "ultimate" design configuration. The diagram included on the following page 'Plan 3.2 West Property Conceptualization' illustrates that possible future acquisition scenario.





LEGEND

- EXISTING FACILITIES
- PROPOSED FACILITIES
- PAVED AREAS
- FORMAL LANDSCAPED AREAS
- ORGANIC LANDSCAPED AREAS
- PROPERTY LINE
- PROPOSED RECREATION TRAIL, PER OVERLAY DISTRICT
- BICYCLE PATH
- ENHANCED PEDESTRIAN PATHS
- DRAINAGE SWALE
- PROPOSED TRANSIT/ SHUTTLE STOP
- SITE ENTRY NODE

KEYED NOTES LEGEND #

1. Proposed main site entry to be shared with adjacent parcel
2. Monumental signage and gateway elements
3. Landmark tower/ sculpture
4. Dual Main entrances to Building
5. Outdoor gathering/ community space
6. Workforce Training outdoor lab area
7. Access to/ from proposed auxiliary parking via agreement with Arvest Ballpark/ City of Springdale
8. Infrastructure/ improvements along south side Watkins Rd. right-of-way (curbs, landscape, sidewalk, etc.)
9. Accessible sidewalk/ pedestrian connection
10. Proposed access easement to future southwest entry/ traffic relief
11. Service drive
12. Future Watkins Street extension
13. Future 64th Street/ Dearing Street improvement to Don Tyson Parkway Interchange
14. Regional detention area shared with Ballpark site
15. Organic dense landscape buffer
16. Potential future parking area
17. Potential future building area
18. "Loop" road circulation drive
19. Shared access boulevard/ easement- connection to Watkins Ave.
20. Drop-off/ Pick-up Canopy
21. Service sidewalk for maintenance and fire vehicle only

Plan 3.2 - West Property Conceptualization

SCALE: 1" = 200'-0"
(PRINTED ON 11X17)

Elements & Studies

Elements of the master plan update have been studied to outline conceptual scenarios or create visualization tools for specific components:

The Main Building
An initial Main Building is proposed to be constructed at the north end of the site. The master plan process studied a building program of spaces developed by NWACC and generated a concept for building organization (refer to Section 2.4 'Planning Conclusions'). Elevation designs will incorporate Southwest Overlay District design standards and NWACC standard materials.

Key Building Concepts:

- The Center should have multiple entry points from various parking areas.
- The Center core should be transparent and community-oriented where activities are seen, drawing in the community and students as well as offering views through the building core to the natural space at the center of the site (and in the future, views to adjacent buildings).
- The Center should have mass and height that present as an icon to the city district
- The Center building should respond to the master planned site in elevation and form.
- The Center materials should be contextual to the overlay district and present the NWACC character with materials common to the Bentonville campus.
- The Center should be a "360-degree" design, presenting a balanced, aesthetic façade on all four elevations.
- The Center should have exterior gathering spaces for students and small events that are comfortable and protected from the sun and other harsh outdoor elements.
- The Center should consider window fenestration, shading, and sun orientation, in an effort to minimize heat gain factors.

Elements & Studies
(continued)

Outdoor Spaces

As it has been noted by faculty and students, the creation of outdoor spaces for casual student gathering and individual respite is of key interest. Such spaces promote community and provide for student satisfaction. Green space, trees, benches, umbrella tables, and shade structures may be utilized to create moments of shade and opportunities for outdoor student gathering. The strategic availability of wireless (Wi-Fi) networks and power for charging of personal technology devices at key outdoor spaces will further enhance the student experience in outdoor spaces.

In the process of developing a concept for the initial Main Building, a preference was expressed for locating outdoor spaces along the north side near building entries where student activity will be visible from adjacent roadways and protected from glaring sun by the building shade. Other such spaces include possible locations for outdoor classrooms and demonstration labs with appropriate landscaping and screening.

The south elevation of the building will address and engage the green space, creating an edge for the quadrangle that connects the building to the rest of the site via pedestrian and bike paths, while also providing opportunity for additional occupied outdoor space.

Workforce Training

Workforce Training is a key component of academic programming at the Washington County Center. Due to the specialized nature of the instructional format required for workforce training, a "high-bay" space with increased ceiling heights and access to exterior loading and staging areas will be required. Accordingly, many students enrolled in workforce training will be attending courses at night, which lends to the establishment of a convenient area of parking near the main entry and adjacent to the 'Workforce Training' area of the building. The master plan site and building concept accommodate these requirements by placing the 'Workforce Training' area and parking at the western side of the building. This would allow evening student traffic entering and exiting the site to remain largely separate from incidental event traffic during evening games during baseball season.

Elements & Studies
(continued)

Community
The Main Building massing and general space concept is centered around the notion of "community" and the ways that NWACC serves enrolled students, community patrons, and corporate partners with meeting and training facilities unique to the area. A multi-use auditorium space serves as an organizing element of the main building which is directly adjacent to interior open, community space. NWACC desires a building based on the concept of visibility and connecting the activity of the center to the community via large areas of glass, sight lines, and convenient pedestrian paths.

Entry Signage/Identity/Monument
Identifying the major entrance points of the Center with monumental signage or structures will further enhance the college's identity in the community as well as make entry points clear to new students and patrons from the community visiting the college for various events. A landmark element is planned to be visible from Watkins Avenue, positioned along the primary organizing axis that aligns with the Main Building's vertical entry lobby and serves as a distinct signage/wayfinding element. This element is proposed to be constructed of the same material palette utilized for the Main Building construction.

Illustrative Building Concept
The following illustrations have been generated as part of the master plan process. The illustrations have been created to portray the key building concepts produced in the master plan process and conceptually convey the scale and possible exhibition of materials.

NORTHEAST OVERHEAD PERSPECTIVE

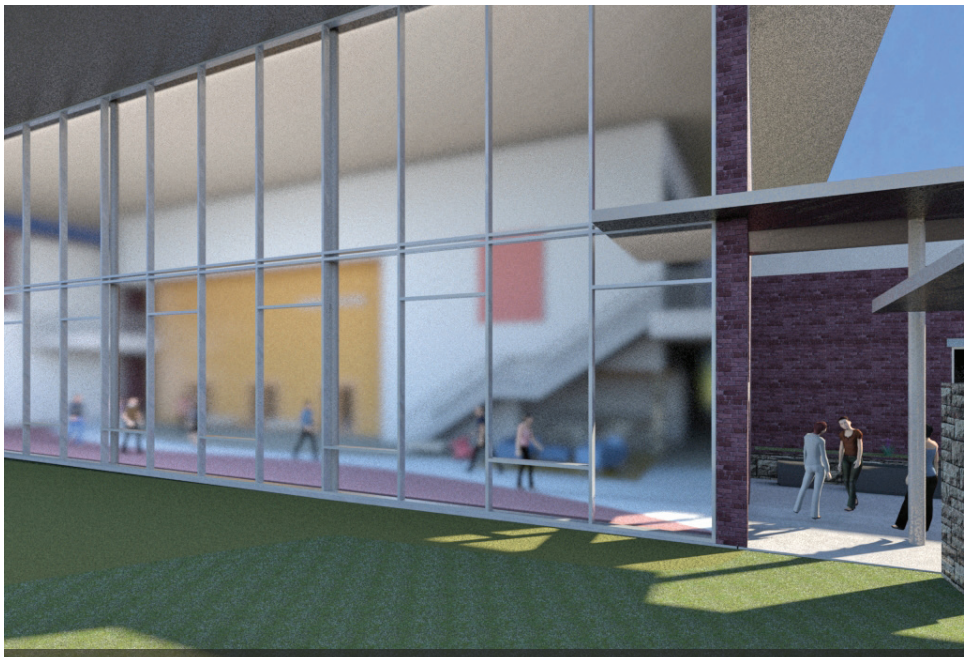
Illustrative Building Concept
(continued)

NORTHEAST PERSPECTIVE FROM WATKINS AVENUE

NORTHWEST PEDESTRIAN APPROACH TO MAIN BUILDING AND WORKFORCE TRAINING WING

OUTDOOR STUDENT/ COMMUNITY SPACE AT NORTHWEST MAIN BUILDING ENTRY

Illustrative Building Concept
(continued)



NORTH ELEVATION WINDOW WALL PROVIDES VISUAL CONNECTION TO THE COMMUNITY AND NATURAL LIGHT FOR INTERIOR SPACES

CLASSROOM WING AND WEST ENTRY TO THE MAIN BUILDING

Utilities

A proposed primary utilities corridor has been designated on page 3.18 'Plan 3.3 Preliminary Utility Master Plan' that should contain underground electrical, underground telephone/internet, and sanitary sewer. The utility corridor is located to provide near access to the initial building structure as well as the future proposed buildings. Also, a water supply loop is proposed for the center from which fire hydrants and domestic water taps to each building will be served. Tap locations should be strategically located during utility design and initially installed for future buildings and fire hydrants.

Sequence/Phasing

Initial Building:
The construction of the proposed Main Building should include parking for 120 to 150 vehicles and construction of immediate site elements such as the covered drop off, sidewalks, outdoor gathering areas, monumental signage at Watkins Avenue, landscaping and the landmark tower as budget allows. Refer to the attached 'Plan 3.4 - Initial Building Phase' drawing.

To prepare for and construct the initial building at the Center, the following construction phasing is recommended. Site utility construction may occur following a minimum progression through schematic design of the building and immediate site:

Phase I:
Site Utility improvements:
a.) Bring utilities such as ARE-ON, telephone, natural gas to the property.
b.) Construct water supply loop on property.
c.) Construct sanitary sewer to predetermined location near initial building site.

Phase 2:
Earthwork/Rough grading of initial project site.

Phase 3:
Building pad and construction of the Main Building, parking, and other site elements.

Depending on funding and timeline factors, consideration should be given to the execution of the phases, that being: concurrent, single contract construction for all three phases, separate contracts for each phase, or implementation of phase I, then subsequent implementation of phases 2 and 3 via separate contract.

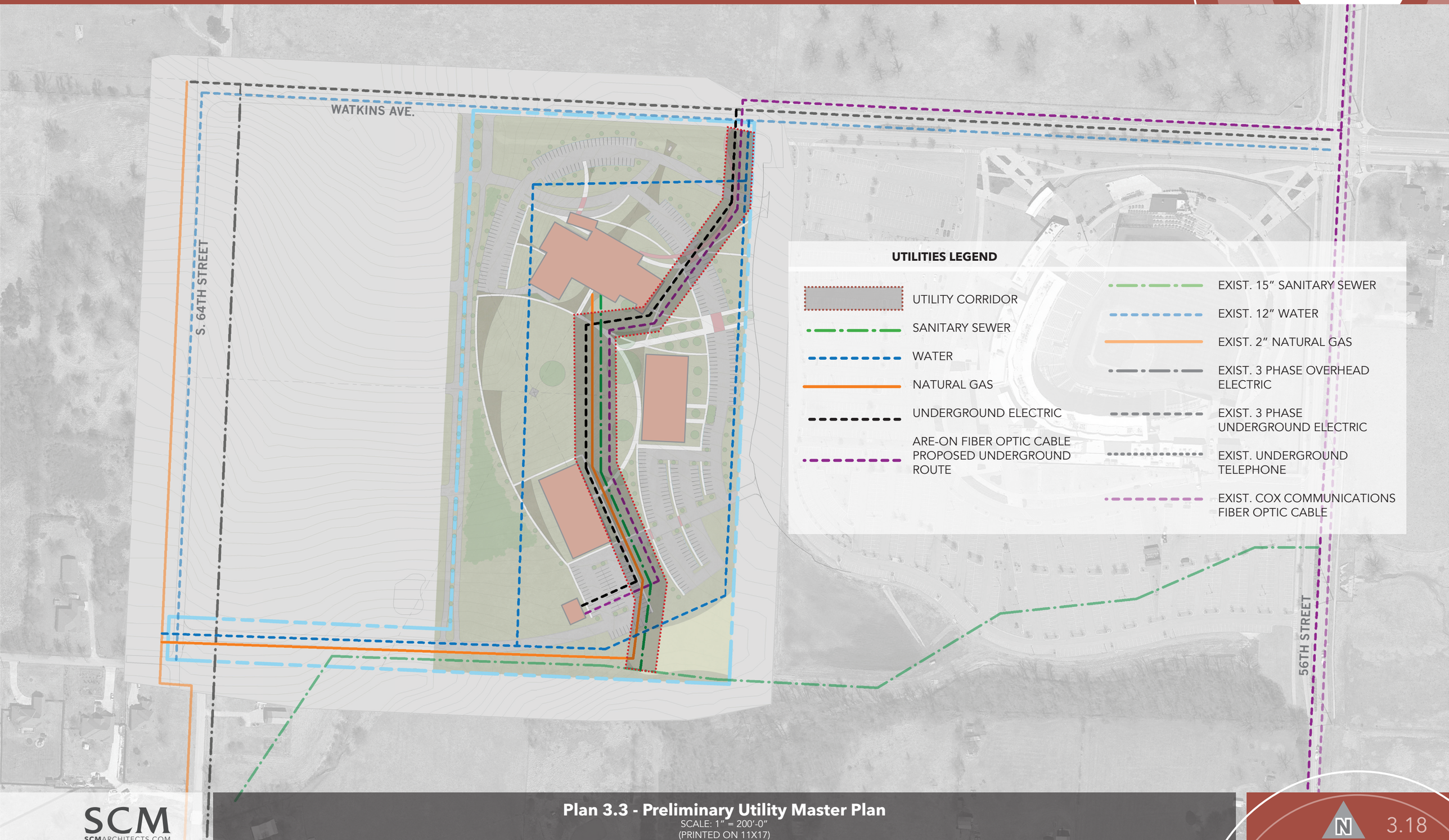
Sequence/Phasing
(continued)

Future Building Projects

Physical Plant Building:
Determination as to the immediate need of a physical plant building should be confirmed during the building design phase. It is preferred and predicted that a physical plant building will be required prior to construction of a second building.

Campus ''loop'' road and entry/access to 64th Street:
As student count and use of the Center increases and the city district grows around the center increasing traffic volume, the need will eventually arise for a secondary campus entry/exit at 64th Street to alleviate vehicular congestion at the Watkins Avenue campus entry. This campus "loop" road should be planned and constructed utilizing the recommended access easement at the southern end of the adjacent property to the west. The "loop" road would then effectively create a core vehicular circulation path connecting the center to the city street grid at the north and south ends.

Future Buildings:
Construction of future buildings will be planned as classroom utilization rates may demand or new programs are developed which mandate specialized building space, additional classrooms, lab space, technology space, or other instructional space needs.



Plan 3.3 - Preliminary Utility Master Plan
SCALE: 1" = 200'-0"
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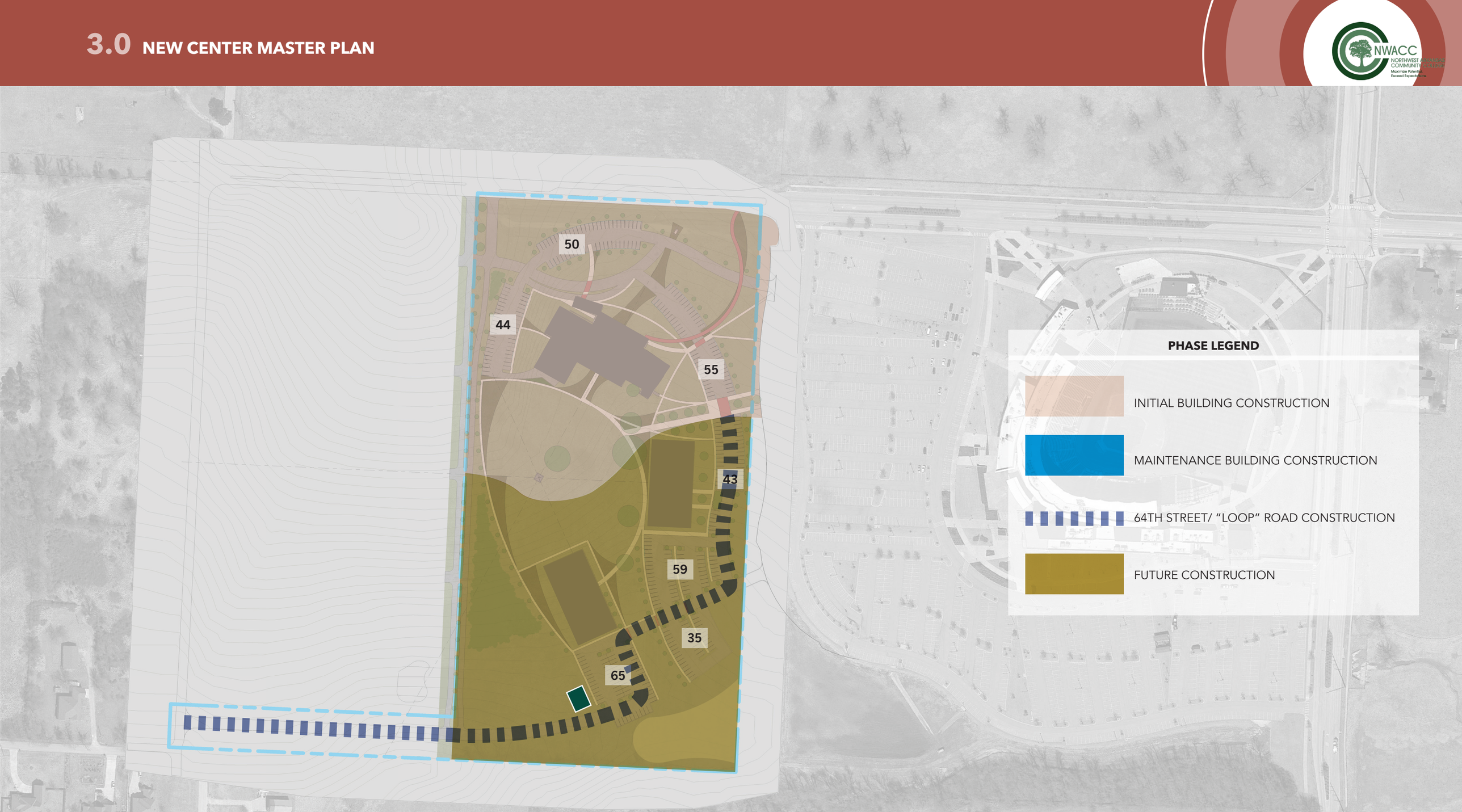

Plan 3.4 - Initial Building Phase
SCALE: 1" = 200'-0"
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The following initiatives have been identified as top priorities for initial construction of the Washington County Center master plan.

Development Initiatives

- Initial "Main Building" construction
- Initial parking, to include approximately 120-150 spaces
- Development of sidewalks from new parking and shared Arvest Ballpark parking areas to the Main Building
- Outdoor gathering spaces

Identified Priorities For Future Building Construction

The following future building construction priorities have been identified via this process:

- New Maintenance Facility
- Academic Buildings as needed

The following probable costs are based on the preliminary design information developed for the initial "Main Building" construction:

Building Construction: **$ 9,940,000**

- Based on 49,699 square foot preliminary program of spaces.

Site:

Parking Lots and Drives: **$ 360,000**

- Based on 154 spaces, entry drive, drop off drive, access drive to Arvest Ballpark parking lot.

Site Utilities: **$ 390,000**

- Based on installation of primary water service loop for master plan, fire hydrant installations for master plan, sanitary sewer service line for master plan, electrical service to initial building structure, gas service.

Landscape and Site Lighting: **$ 110,000**

- Based on landscape to code and parking lot/site lighting for initial building structure and approximately 150 parking spaces.

Earthwork: **$ 350,000**

- Allowance estimate.

Construction Total: **$11,450,000**

The following guidelines are adopted from the master plan completed for the Bentonville main campus and have been adapted for the Washington County Center.

''Special Landmark'' - The faculty, administration, and students have all expressed the desire to have the Center have a distinct identity, while maintaining a recognizable connection to the institution and neighborhood.

Separate Buildings - There continues to be a strong interest in creating a more collegiate setting with separate buildings connected by pedestrian walkways and surrounded by well-landscaped green spaces.

Hierarchy of Exterior Spaces - Creating a hierarchy of exterior spaces is an important element in the design of the New Washington County Center. There should be a variety of usable spaces that provide opportunities for student and faculty interaction from formal and informal spaces. Additionally there should be places to study between classes, places for small gatherings, and places for larger groups or classes to meet. These spaces could be at the entrances to the buildings or in the green space formed by the buildings. These should be inviting with comfortable seating, good accessibility, and shade for sunny weather.

Visual Character and Image - An important factor to consider when creating an inviting collegiate environment is to have consistent unified visual character and image throughout the grounds.

- The first step in achieving this unified appearance would be to continue the use of materials, colors, and form similar to other building elements presently located at the Bentonville campus. Care should taken to design all new buildings sensitively to address the issues of scale and massing. Large unarticulated building facades should be avoided.

- The City of Springdale Southwest Overlay District regulations will generate familiar architectural elements that should unify the various buildings on the Center grounds and in the surrounding neighborhood.

Natural Light and View - Efforts should be made to design building's envelope in such a way that opportunities are fostered for introducing natural light and views into and out of the buildings.

Large Organic Radial Quadrangle - The principal organizing element for all future growth will be a large radial green space which begins on the south side of the initial Main Building and extends south/southwest along a primary axis. This green space or quadrangle is meant to be the core or heart of the Center around which all new buildings will be organized and should thereby formally address.

Major Pedestrian Circulation Paths - Flanking the Quadrangle on the east will be a major pedestrian circulation path that provide links between all the buildings along the perimeter of the organizing arc. The Quadrangle is intersected by tangential, minor sidewalks forming connection between buildings. As a community college Center serving commuting students, it is important to provide for the placement of sidewalks and pathways which promote convenient passageway between buildings and to parking areas.

A recreation or bike trail is anticipated to be woven organically among the landscape buffered edge along the west property line, as an alternative connection from the north side of the property to the south side, with possible connection to neighborhood and regional trails.

Placement, Massing and Configuration of all New Buildings - The placement, massing, and configuration of all new buildings should be designed to reinforce the organic nature of the pedestrian circulation pathways and to define the edges of the Quadrangle.

Edges of the Center - As the Center grows to the south and west, it will be important to define the edges of the site. Constructing formal and informal terraced landscaped areas at the west side of the property corresponding to the topography of the site will create a defined edge with opportunities for increased vertical screening as the trees mature. Strategically planting trees at this perimeter now ensures that, when further development does take place, the trees will be established and of a size to be effective defining elements. Trees planted along the west would provide a clear visual demarcation of the western boundary of the property from the neighboring development.

Long-Range Planting Strategy - One of the important elements of any established collegiate environment is the beauty of large established trees that surround the buildings and often line the drives and walkways. It is important to develop a long-range planting strategy that would anticipate future development and begin to plant trees now that would be closer to maturity when future building actually takes place. This would make it possible to have a head start on creating an inviting Center. A plant nursery could be established on the southern portion of the property to provide a source for future planting needs. A variety of trees and other plant materials should be used to keep from creating a landscape of a single type of tree or plants All landscaped or planting areas should have an irrigation system. Development of plantings should be in compliance with the guidelines of the Landscape Master Plan created for the Bentonville campus.

Entrances or Gateways - Efforts should be made to define the entrances or gateways leading into the Center. These points should be well-marked and well-lighted with recognizable entrance elements that borrow from the color and material established by the initial Main Building and entry.

Improvement of Vehicular Circulation - With future growth, efficient vehicular circulation around and into the Center must be a high priority. As student population numbers increase, higher vehicular traffic counts will dictate primary routing of vehicles north-south as well as access elements which provide for east-west movement of vehicles to access a 64th Street ingress/egress point. Establishment of perimeter parking and well-planned internal roadways promoting positive circulation will encourage a balanced use of the Center's access points to public roads.

Separation of Pedestrian and Vehicular Circulation – In order to promote safety, the proposed Master Plan provides for a clear separation of pedestrian and vehicular circulation on Center grounds. Circulation on the Quadrangle in the center of the grounds would be pedestrian circulation only. Vehicular circulation would be concentrated around the periphery of the grounds. Enhancement of key pedestrian crosswalks will also significantly increase safety as the Center grows.

Service and Emergency Vehicles – Access for service and emergency vehicles must still be provided to each building. This would be possible by designing the pedestrian walkway to provide the width, turning radii, and structural support sufficient to allow access for these vehicles on a limited basis. Use of structural paving blocks that support emergency traffic while still allowing grass to grow through is an alternative to impervious paving.

Bicycle Paths – Plans should be made to connect the bicycle paths on Center grounds to the community bicycle path proposed along the Watkins Avenue.

Accessibility Guidelines – All circulation must conform to the accessibility guidelines of the Americans with Disabilities Act. Care should be taken to provide accessible routes to all buildings from accessible parking spaces as well as between the various buildings of the Center. Any future parking structures will have accessible parking spaces that will connect to the nearby buildings.

Security and Safety Plan – A comprehensive security and safety plan for the Center should be developed. Students must feel safe and secure on the Center grounds, especially for evening classes. The key element of any security plan is visibility of all areas on the Center grounds. When areas are well-lit and can be observed at all times from the interiors of the buildings or by people circulating nearby, there is a lower incidence of criminal activity. Visibility of the path from parking to building entrances is very important. Security cameras should cover all areas of the Center within and around buildings. Provisions should be made for dedicated emergency telephones to be strategically located through the Center grounds. Limiting access to the Center to selected points that could be continuously observed could also have a positive effect on reducing criminal activity.

Wooded Areas – The existing tree areas located along the north-south surface drainage swale should be preserved where possible and should remain as key landscape elements.

Walking Trails – The proposed walking trails should be enhanced or expanded as the Center grows southward. Walking trails with nature study stations in the wooded areas and a potential connection to the creek to the south could be a useful teaching tool.

Exterior/Area Lighting – As new parking is developed, a campus standard will be established for pole-mounted area lighting utilizing LED fixtures. Additionally, pedestrian-level decorative lighting, bollard lighting, and building-mounted exterior lighting are also proposed to utilize LED fixtures based on a campus standard to be selected.

Architectural Vocabulary – As new buildings are constructed at the Center, care should be taken to build on the established architectural vocabulary represented by the initial Main Building.

Materials for the Exterior Walls – Any new buildings should use materials for the exterior walls that are currently used on the Bentonville campus. Red brick to match the existing brick on the Student Center should be used along with pre-cast concrete accents of a light sand color and stone to match the neighboring Arvest Ballpark buildings as required by the Southwest Overlay District guidelines. Additionally, the overlay district requires roof colors of a neutral or "earth tone" color.

Exterior Insulation and Finish Systems – Exterior insulation and finish systems (EIFS) should be used in limited amounts. EIFS should not be used in large, flat, unarticulated wall surfaces. Use of split-faced concrete masonry units is discouraged.

Windows, Exterior Doors and Exterior Aluminum Frames – All windows, exterior doors, and exterior aluminum frames should be mill-finished or clear anodized aluminum. Color of all glazing should match green tint similar to glass in the Shewmaker Center on the Bentonville Campus. Every effort should be made to protect the glass from direct sunlight. The design of large window walls that open the rooms up to a larger amount of natural light and provide transparency in public spaces is preferred over "punched openings" that may be preferred for academic and instructional spaces.

Sloping Metal Roofs – Roofs for all new buildings should be sloping standing seam metal roofs of similar slopes to the Student Center and Health Professions building on the Bentonville Campus. Flat roofs should be utilized in limited area. Roof color should be of neutral/earth tones to comply with the Southwest Overlay District guidelines. All buildings should have metal gutters and downspouts factory-finished to match the roof color.

Natural Light in the Hallways and Stairwells – Every effort should be made to introduce natural light into the hallways and stairwells by use of clearstories, skylights or atrium spaces to provide a more inviting environment.

Classrooms and Faculty Offices – All classrooms and faculty offices should also have abundant access to natural light.

Large Gathering Spaces – Limited large gathering spaces should be incorporated in new buildings with a variety of seating types and arrangements to create opportunities for student and faculty interaction or collaboration.

Informal Seating Spaces – Smaller, informal seating spaces of varying types should be provided at various places along the interior circulation spaces so students will have places to gather before and after classes.

Seating, Trash Receptacles and Bulletin Boards – Careful selection, design, and placement of seating, trash receptacles, bulletin boards or other furnishings should be considered to avoid cluttering the hallways in the new buildings.

Accessibility Guidelines – Access to all buildings from the parking lot, as well as all public spaces within buildings, must be accessible and must conform to the accessibility guidelines of the Americans with Disabilities Act.

Signage Package – The incorporation of a well-designed and comprehensive signage system throughout each building and throughout the Center is very important to facilitate student and visitor "wayfinding."

Interior Finish Package – The interior finish package for floors, base, walls, chair rails and ceiling should be similar to those in the Student Center and Health Professions building on the Bentonville campus. Vinyl tile, rubber base, painted gypsum board walls, wood chair rails, and 2' x 2' acoustical lay-in ceilings in similar colors and patterns should be provided in all classrooms, circulation spaces and offices.

Display Student Work – Opportunities to display student work should be explored in all new buildings to enliven the public gathering and circulation spaces.

Hardware - All hardware used in new buildings should conform to the Bentonville campus standard for accessibility, style, finish, and keying practices. Security needs should be addressed where critical.

Security and Safety Issues – Special care should be taken during the design process to address security and safety issues on the Center grounds. Security cameras should cover all interior and exterior spaces. Locations for card access readers should be carefully considered to address security requirements.

Window Coverings – All classrooms and offices should have window coverings to control natural light coming into the spaces. These coverings should conform to a institutional standard so they appear the same from the exterior of all buildings.

Interior Doors – All interior doors should be solid core wood doors matching the Bentonville campus standard and should be provided with the appropriate fire rating. All interior doors should be installed in fully welded hollow metal frames.

Smart Classrooms/Open Computer Labs – All new classrooms must be smart classrooms. Each room must be fully connected to the ARE-ON fiber optic network. Each classroom must be equipped with cutting edge technology to facilitate use of computer technology and innovative presentation techniques. Students should have access to open computer labs with the same level of technology available to complete their assignments out of class.

Heating, Ventilating, and Air Conditioning Systems – The heating, ventilating, and air conditioning systems for all new construction should be designed to provide the maximum level of comfort in each space keeping the temperature and humidity levels at acceptable ASHRAE standards. Careful thought should be given to providing system controls that would facilitate acceptable levels of comfort in individual spaces. Special efforts should be taken to provide the most energy efficient HVAC system design that is economically available. Use of alternate energy systems, such as geothermal, that could provide long-term energy saving should be explored.

Sustainability – Use of materials, systems, and construction methods which contribute to the conservation of the natural environment should be given priority in the design and construction of buildings and infrastructure. Practical application of environmentally friendly materials and systems should be prudently employed as measured and appropriate for each unique project and established budget.

Lighting– In the interest of sustainability and energy efficiency, LED lighting is proposed for interior fixtures in new buildings constructed for the Washington County Center.

Artwork– Per College policy, a percentage of new construction budgets will be identified for the purchase of artwork to be installed at each facility.

As stated in Section 4.1 'Elements of Center Organization and Design,' the use of a clear, coordinated and informative signage system throughout the Center will be accomplished by establishing and following a standardized signage elevation design. The signs will be visible without overwhelming the viewers and will still create an identifying element that is unique to NWACC.

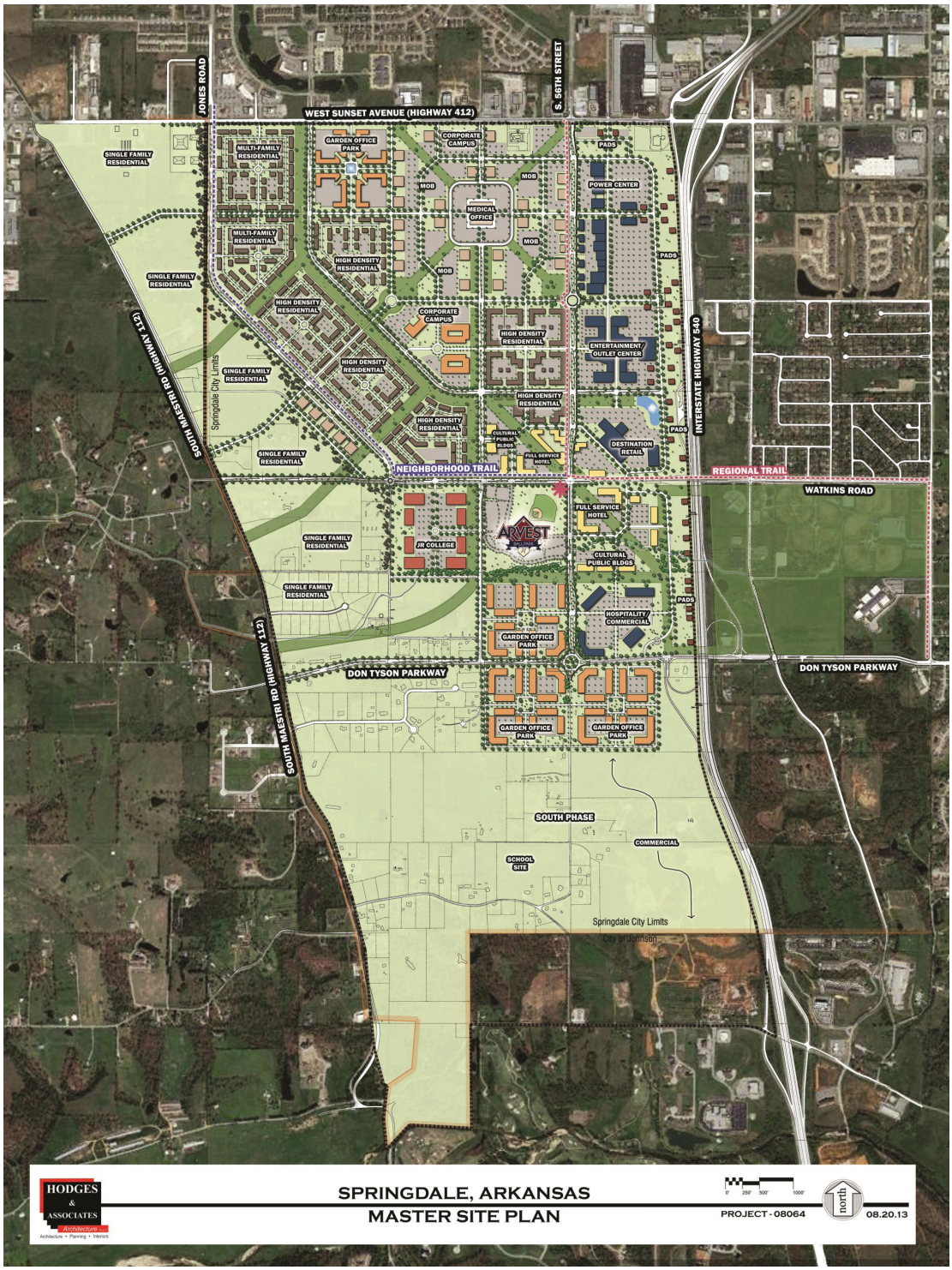
Location – Signs will be ground-mounted and located at all pedestrian walkways and vehicular drives leading to building entries. Sign size will be very pedestrian-friendly while at the same time visible from cars searching for specific Center locations. These signs could serve as the primary identification for a building location. Slightly larger directional signs will be used at vehicular intersections to point the visitor in the direction of the various facilities or to the nearest parking.

Form – The form of the sign provides an inherent directional element. By offsetting the post, the simplicity of the form points visitors in the right direction. The longer cantilevered dimension from the supporting post should always point in the direction of the destination. When more than one location is noted, the majority of arrows should be on the cantilevered side.

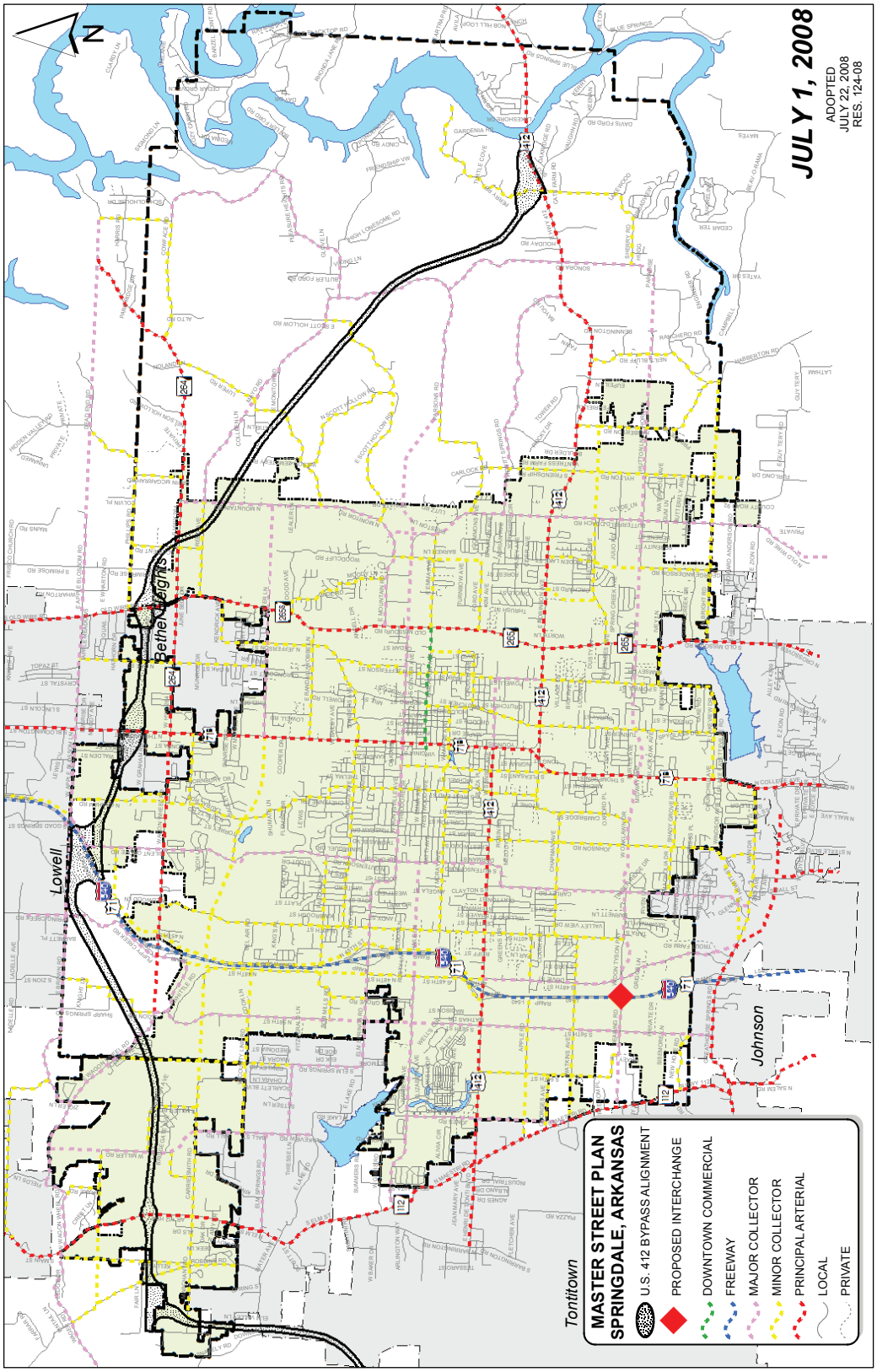
Materials and Colors – In order to establish a consistent visual image, the directional signage will be constructed of uniform materials and colors. Readily available tube steel members will be used for the post and frame. The tubes are covered with ¼" steel plates welded to the frame with plug welds that can be ground smooth to create a smooth paintable surface. A consistent color scheme should be utilized and the signs should be painted a uniform color with raised, contrasting colored, aluminum letters that match or coordinate with the college's official logo font.

Sign Lighting – The lighting for the signs should be as simple and maintenance -free as possible. A ground-mounted, waterproof, durable fixture should be specified that is recessed sufficiently to allow for lawn mowers to operate without damage. The light must be able to focus directly on the sign. By using solar powered lights, the cost of conduit will be eliminated and the signs can be placed in any location independent of electricity.

Illustration from Southwest Overlay District draft document dated 8/20/2013 produced for the City of Springdale. Retrieved from Springdale Chamber of Commerce website, produced by Hodges & Associates, PLLC, Dallas, Texas.



Map retrieved from City of Springdale website, Planning & Community Development Division page.



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