

An aerial photograph of a rural landscape. A multi-lane highway runs diagonally from the bottom left towards the top center. To the left of the highway, a river is visible, with the text "Lewis River" overlaid in a small, light-colored font. The surrounding area consists of green fields, some with patches of brown, and scattered trees. In the bottom right corner, there is a logo for Clark College and a line of text.

Clark College at Boschma Farms



MacKay  Sposito

Special Thanks

In 2014, Clark College Foundation received two land gifts—for a total of \$3.85 million—as part of a fundraising campaign. We received a \$3.12 million land gift from the Boschma family and a \$731,549 gift of land from Ridgfield East 1 Associates LLC.



Schedule

Planning: March – September 2016

Development of the Master Plan: Sept. – Dec. 2016

Secure Funding for Design: July 2017

Design of 1st Building: July 2017

Construction Begins : 2019

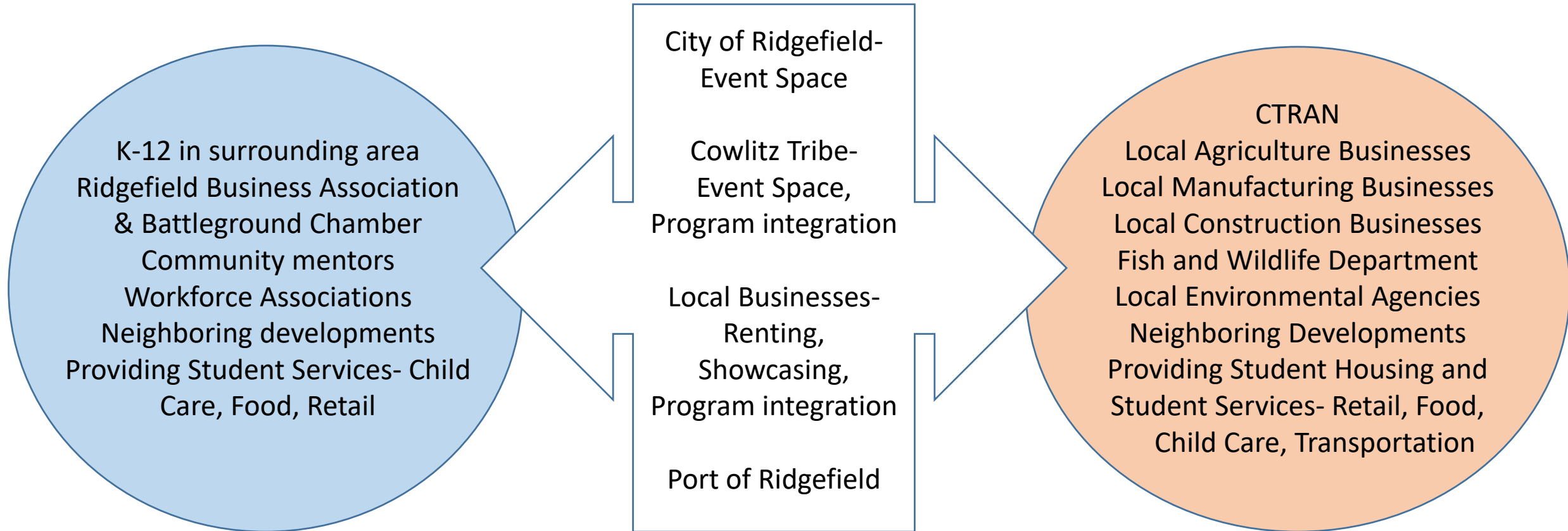


Clark College at Boschma Farms

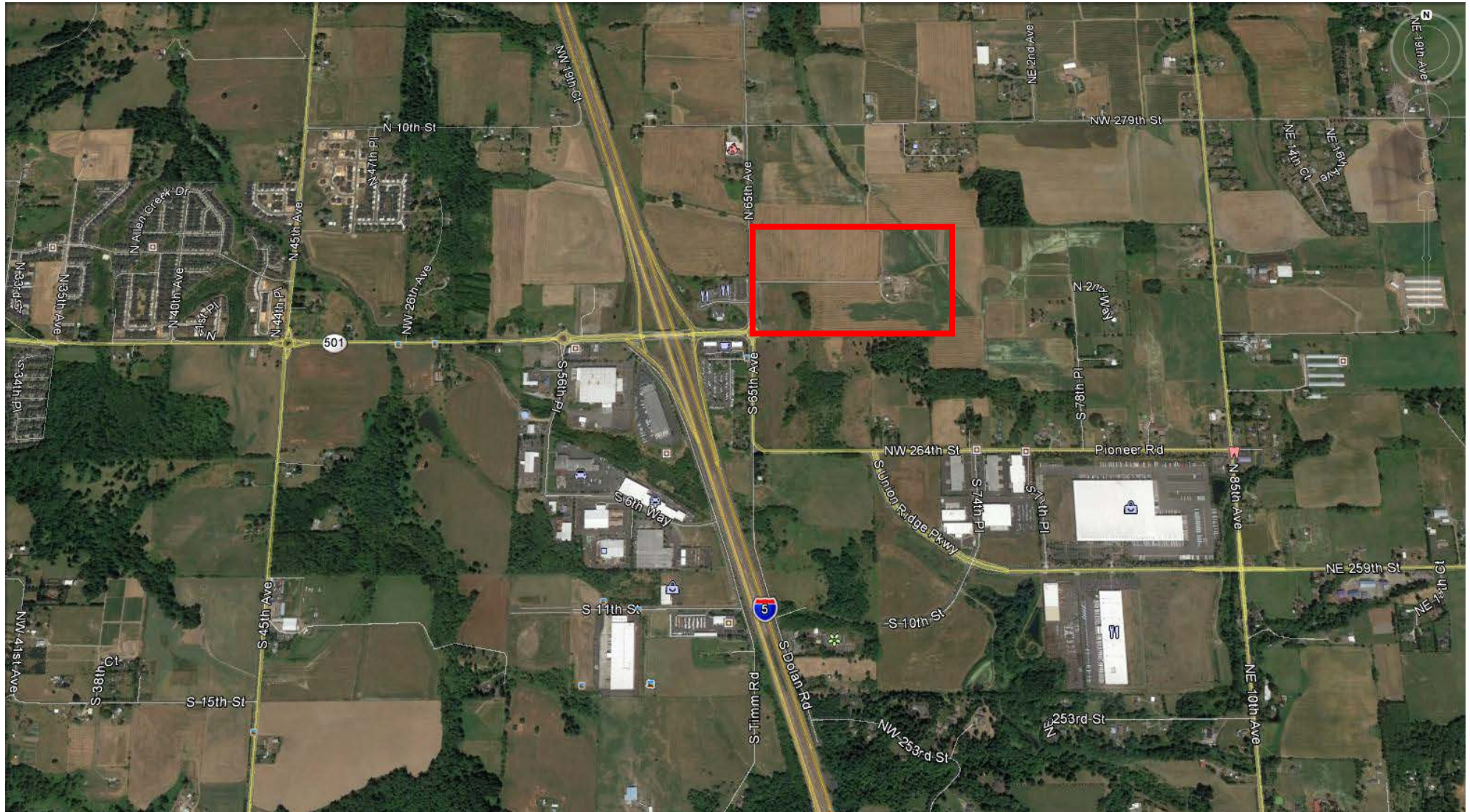
North County Visioning Task Force Members

- Clark College Foundation
- Clark College Faculty & Staff
- Clark College Students
- K-12 School District
- Community Groups
- Port of Ridgefield
- Ridgefield & Battle Ground City Leadership
- Business Community

Community Partnerships



Boschma Farm Site Location



Boschma Farm Site Location



Master Planning Process & Goals

Master Planning Process

- Inventory Analysis
- Stakeholder Pre-Planning Workshops
- Space & Site Analysis Work
- Campus Design & implementation
- Draft Master Plan
- Final Master Plan

Goals of a Master Plan

- 20-40 year high level plan for site development
- Guiding framework & principles for long term development
- Develop planning concepts through stakeholder input

Website / Survey Location - <http://www.clark.edu/about/visitors-guide/locations/boschma/index.php>



Workshop #1 Summary

Planning Goals and Objectives

Provide a framework and strategies in which we can build consensus and confidence in the design team so they can initiate the next phase of work which includes space and site analysis and developing a draft of the master plan and phasing. Determine who and what level the stakeholders will be involved for the entire process and ensure the strategic plan values be upheld throughout the process.

MISSION

Clark College, in service to the community, guides individuals to achieve their educational and professional goals.

STRATEGIC PLAN CORE THEMES

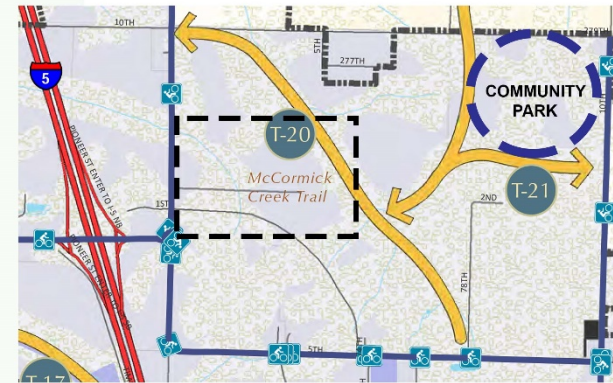
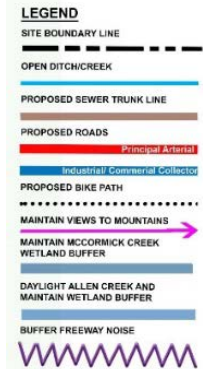
Academic Excellence

Social Equity

Economic Vitality

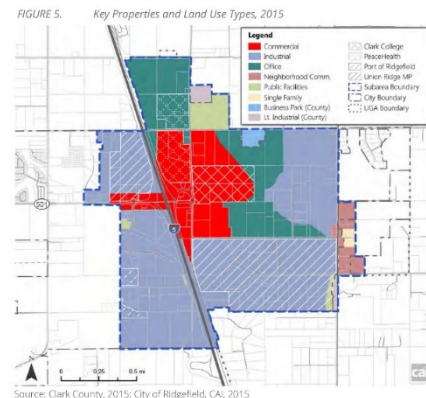
Environmental Integrity

Workshop #2 Summary – Inventory & Analysis

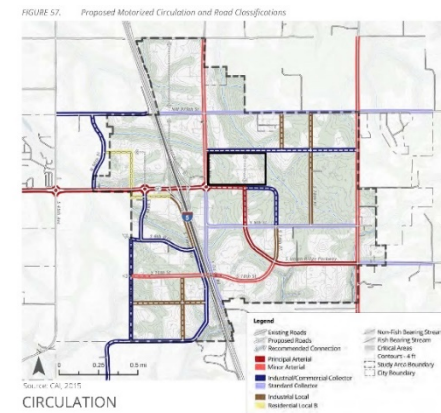


PROPOSED TRAILS AND COMMUNITY PARKS
RIDGEFIELD JUNCTION SUB AREA PLAN

Surrounding Constraints & Opportunities

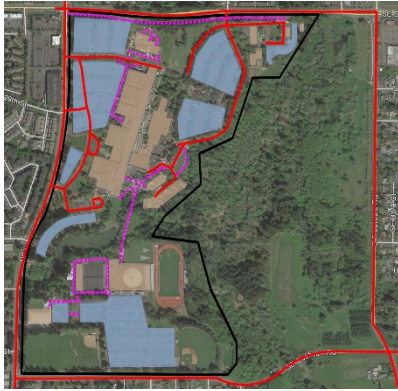


Ridgefield Junction Subarea Plan – December 2015



Workshop #2 Summary - Space and Site Analysis

Clustered – Mt. Hood CC



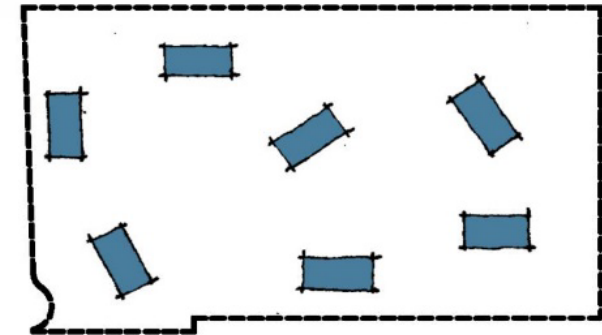
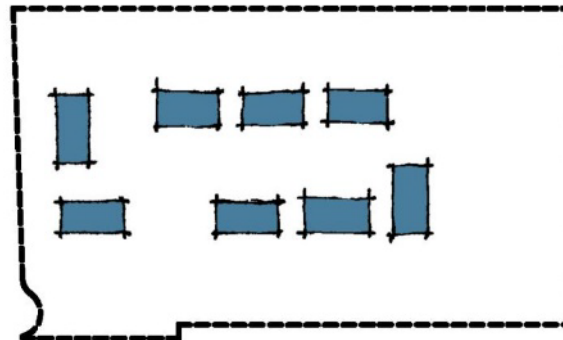
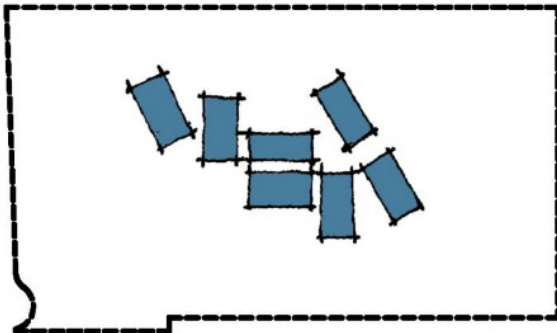
Campus Precedence
Courtyard – Clark College



Dispersed – South Puget Sound CC



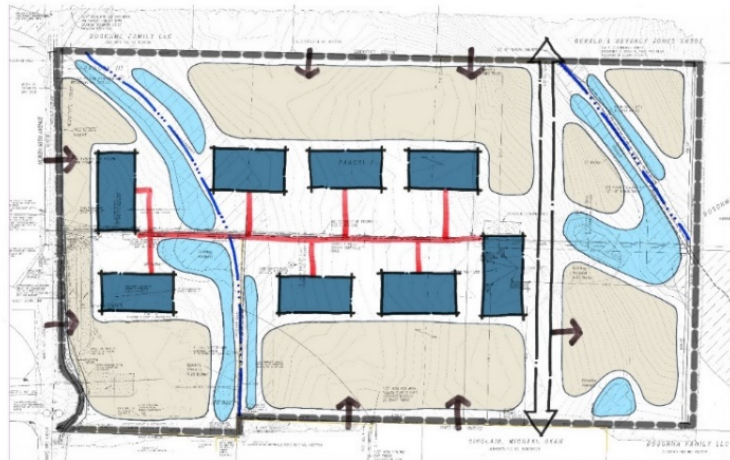
Site Development Patterns and Infrastructure Needs



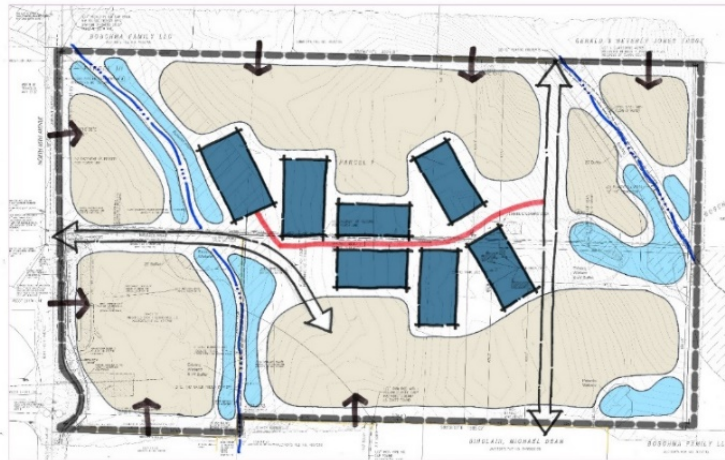
Feedback on Site Analysis & Planning Framework

Site Development Patterns and Infrastructure Needs

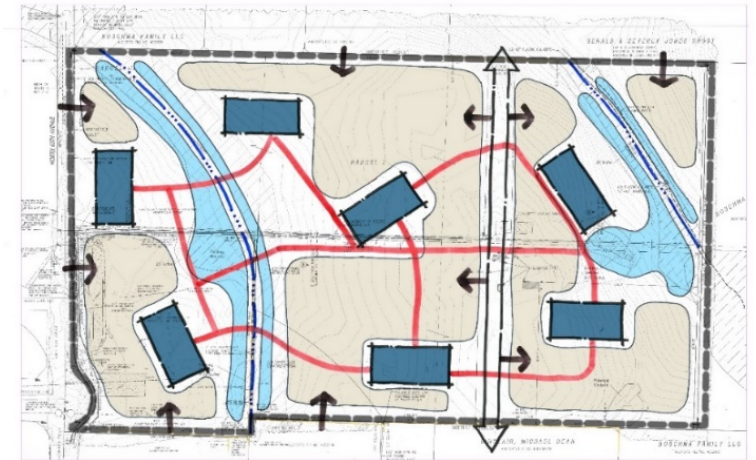
2 Story Buildings Courtyard



2 Story Buildings Clustered



2 Story Buildings Dispersed



Workshop #3 Summary – Vision Statement Confirmation

1. Ensure the campus master plan acknowledges the agricultural past, respects the environment and wildlife, and is developed in a sophisticated way that draws talent from students and the public and private sectors.
2. Provide common flexible areas on campus useful to surrounding communities. Create College programs that can be integrated into the community, especially for K-12 learning opportunities.
3. Design a safe environment for students, visitors and the community when visiting the campus via traffic design, pedestrian circulation, lighting, building design, and outdoor public spaces.
4. Be flexible and establish a vision for the campus. The campus master plan will need to accommodate the ever changing employment trends of the region.
5. College programs should reflect career and technical programs for students that provide economic security, social integration and ensure long term sustainability.

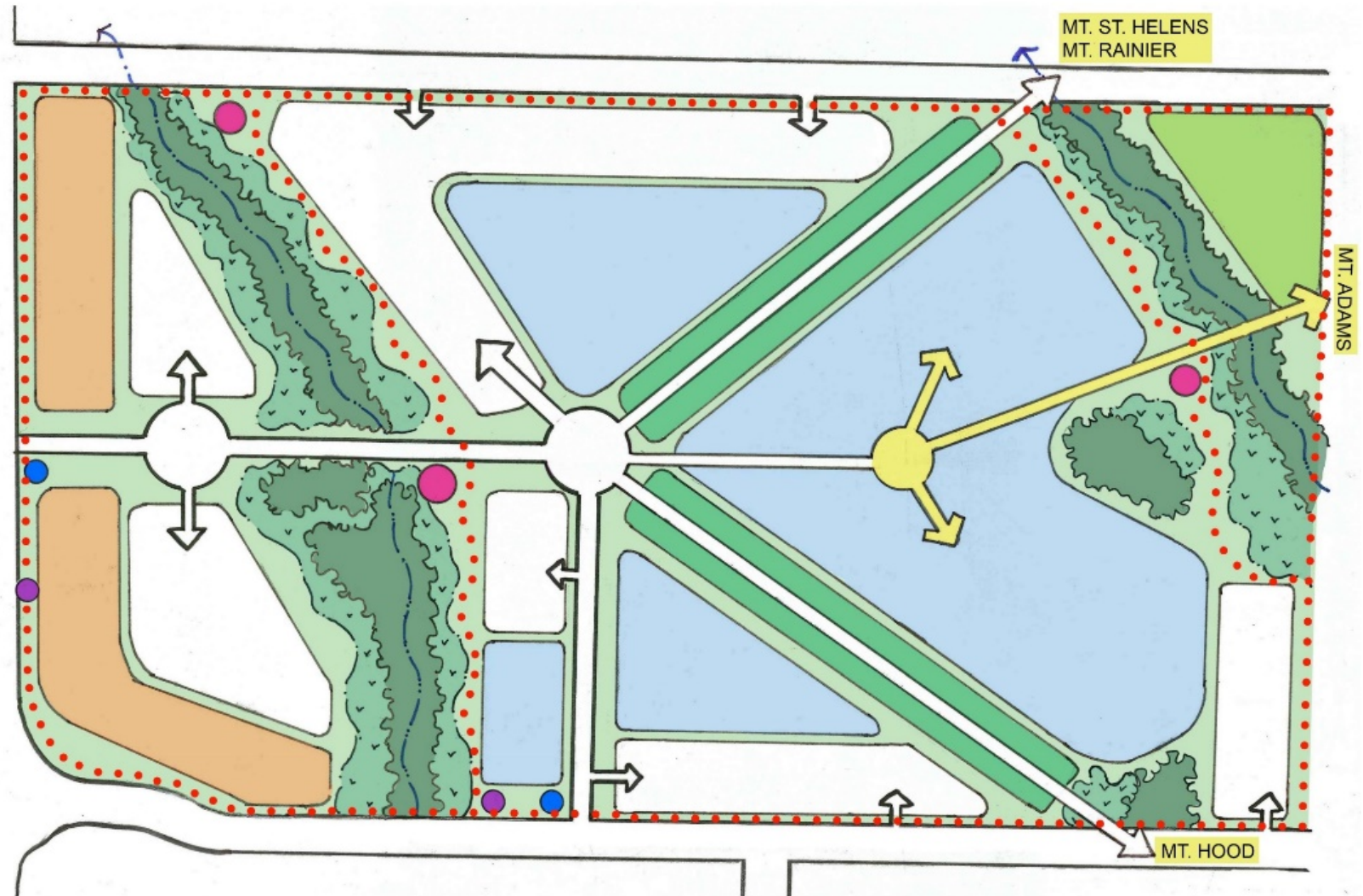
Workshop #3 Summary – Vision Statement Confirmation

6. Campus design and college programs will make an effort to integrate with the Clark College system and accommodate transfer, career and technical student's needs.
7. Evaluate opportunities during the campus planning and programming to reflect the heritage and history of the area.
8. Utilize outdoor spaces and accentuate environmental learning through the master plan and College programs so that the entire campus is a learning environment.
9. The master plan should set a “standard” or “tone” for future area development in the level of environmental sustainability while still aiming to be a hub of activity for North County.
10. Provide space on campus that could be a destination for the community. Examples could include: exhibition hall, indoor/outdoor performance space, community gardens, trails, flexible open space.
11. Pursue programming that will allow for the people of different cultures, languages and backgrounds to be connected and integrated into the community.

Programming

LEGEND

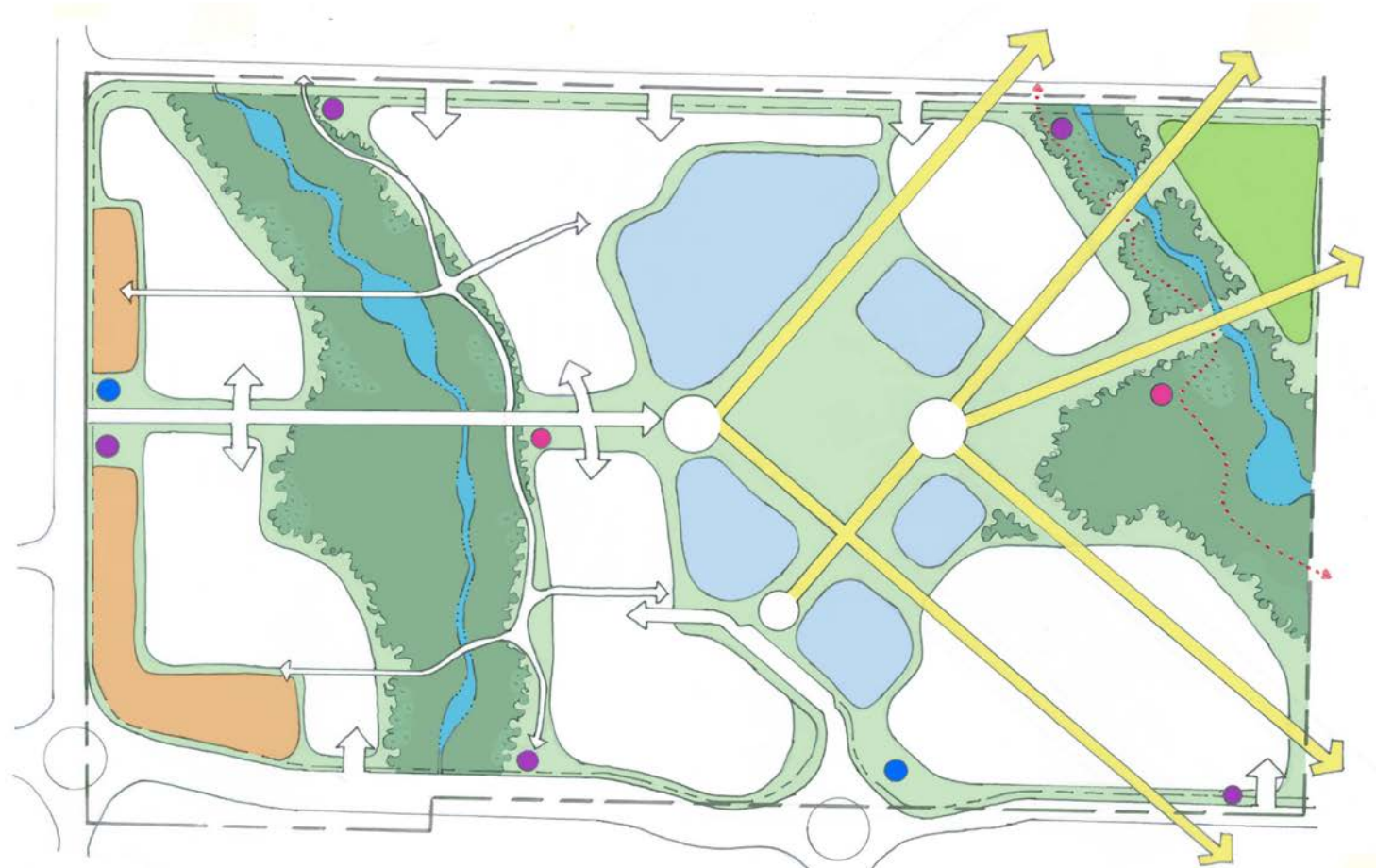
-  PEDESTRIAN PATH
-  CLASSROOM SPACE
-  ENTRY MONUMENT
-  BUS STOPS
-  VIEW CORRIDOR
-  COMMERCIAL DEVELOPMENT
-  DEVELOPED AREA
-  GREEN SPACE CORRIDORS
-  PARKING, ROADS, PEDESTRIAN
-  WETLAND WITH STREAM
-  STORM WATER AREA
-  AGRICULTURE AREA



Preferred Option

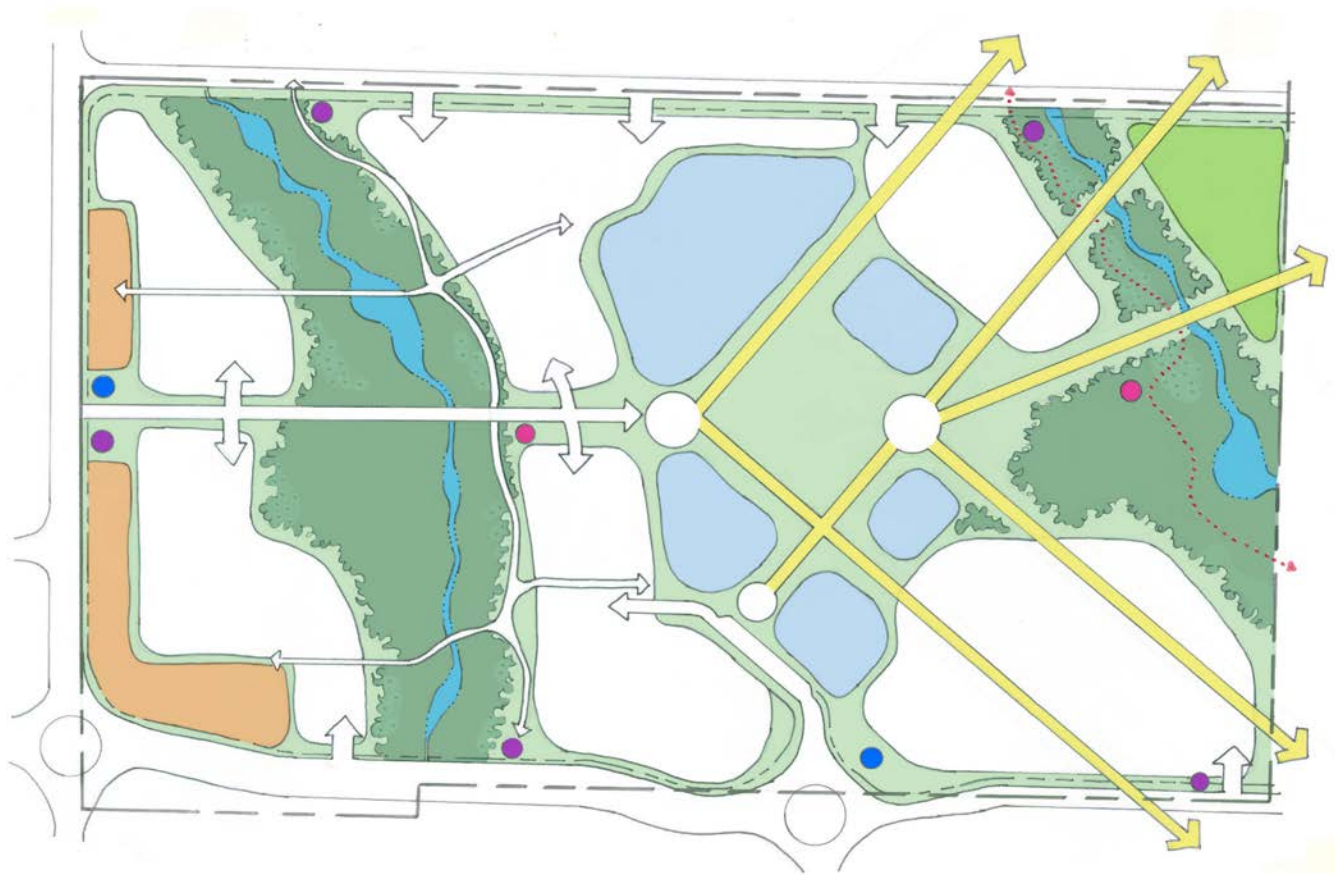
LEGEND

-  PEDESTRIAN PATH
-  CLASSROOM SPACE
-  ENTRY MONUMENT
-  BUS STOPS
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-  DEVELOPED AREA
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-  STORM WATER AREA
-  AGRICULTURE AREA

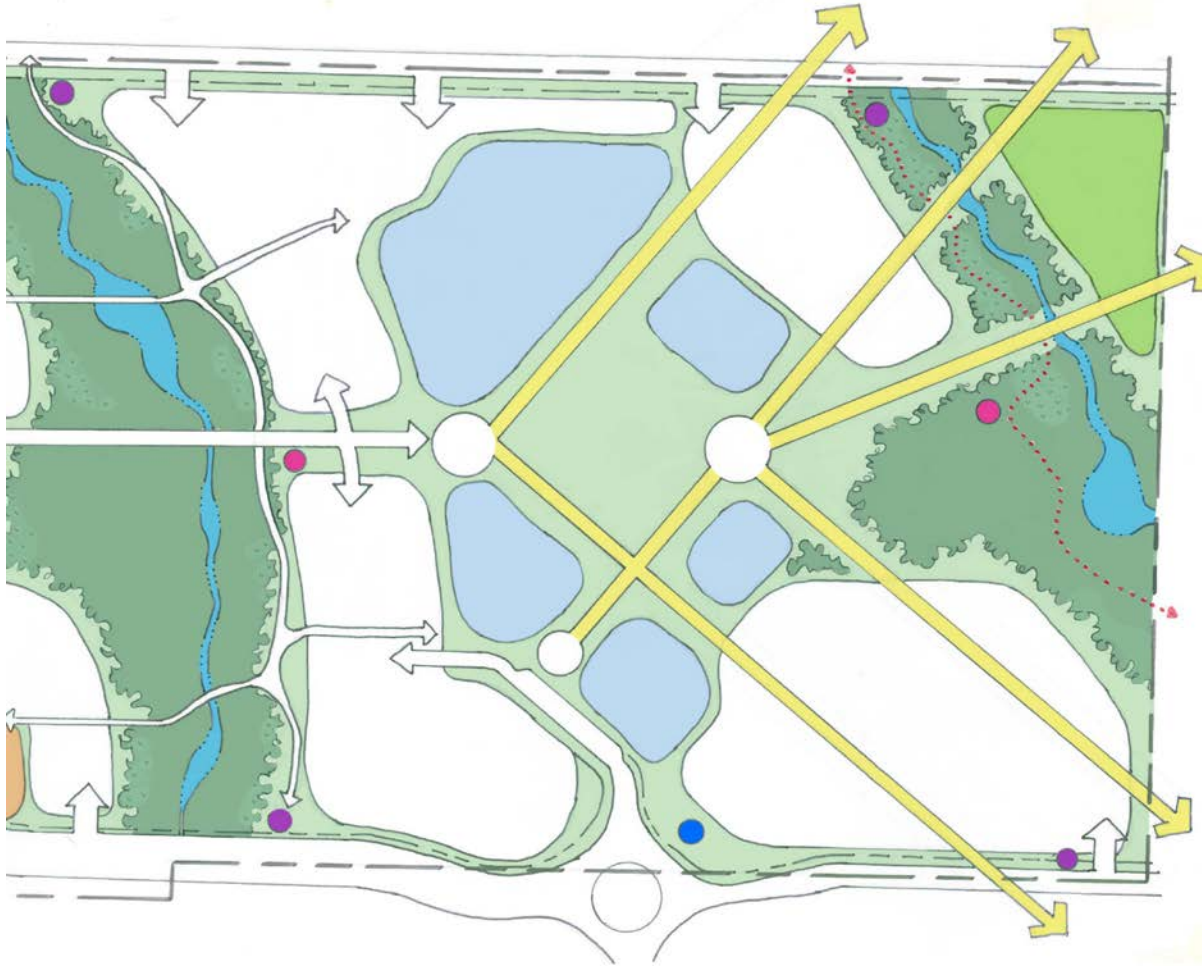


Vision - Flexibility

The campus master plan must have flexibility but at the same time establish a backbone and vision for the campus. The campus master plan will need to accommodate the ever changing employment trends of the region.

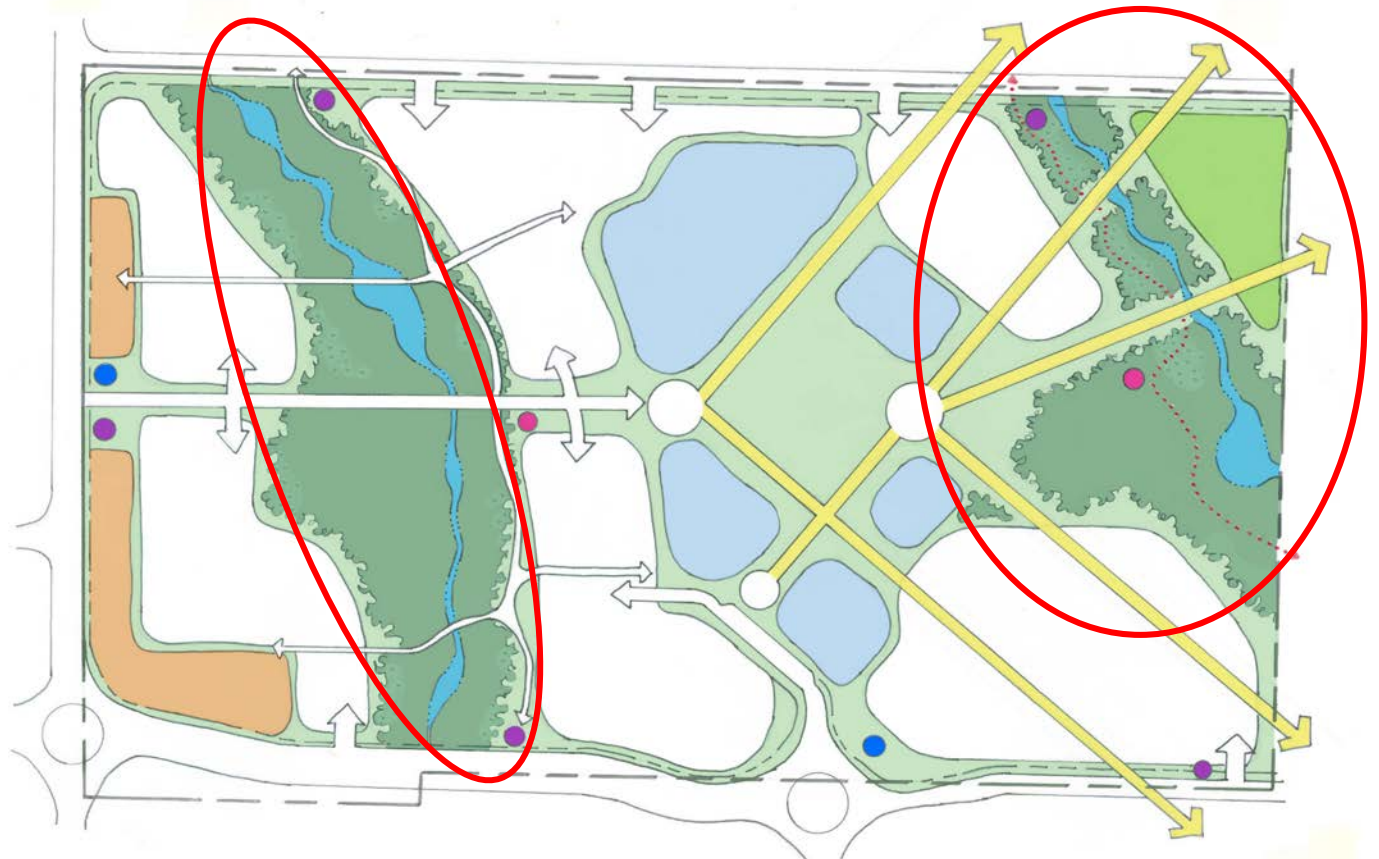


View Corridors



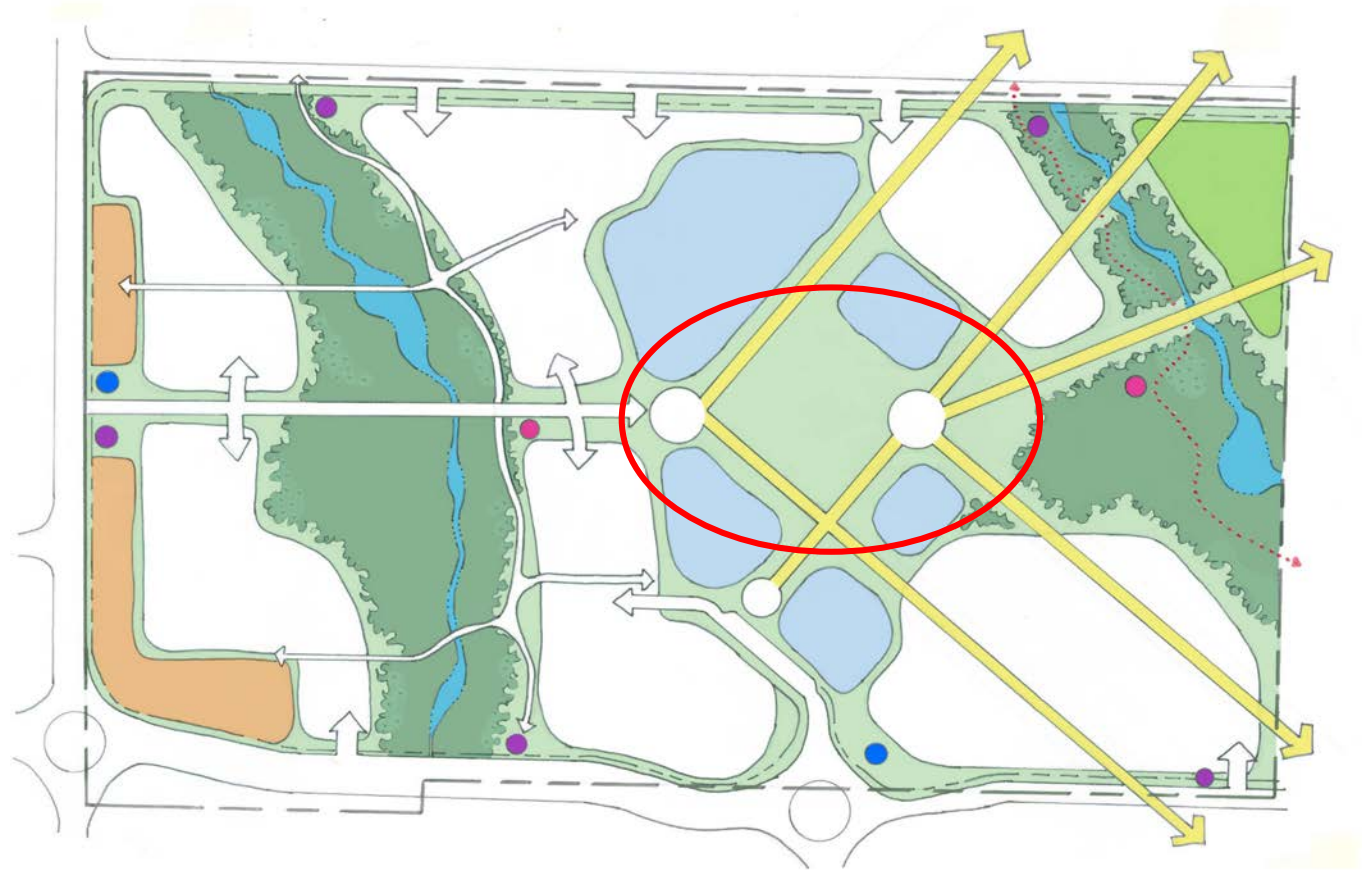
Vision- Agricultural & Environmental

Ensure the campus master plan acknowledges the agricultural past, respects the environment and wildlife, at the same time developed in a way that is sophisticated that draws talent from both students and the public and private sectors.



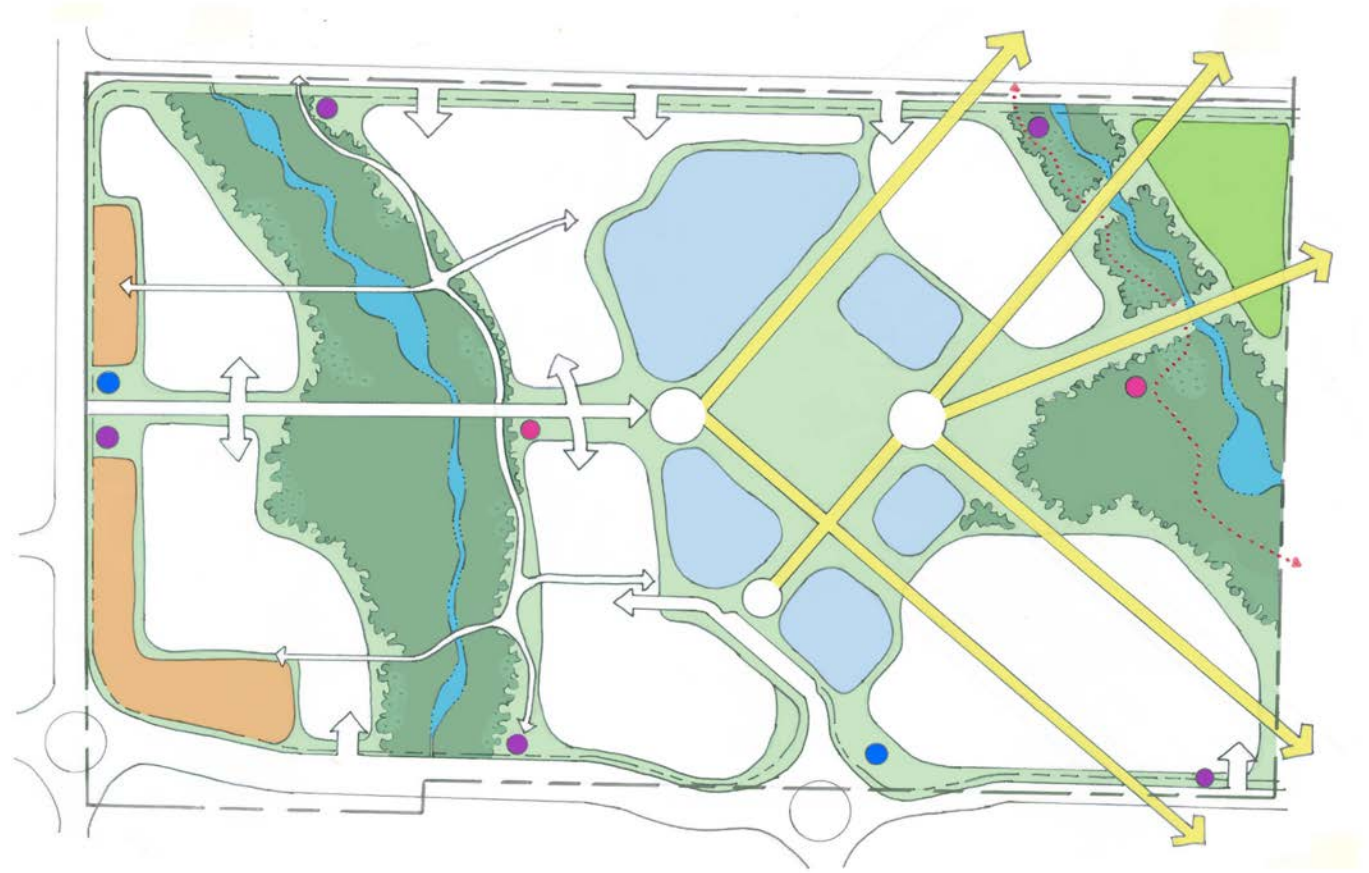
Vision - Common Areas

Provide common areas on campus that the surrounding communities can use.



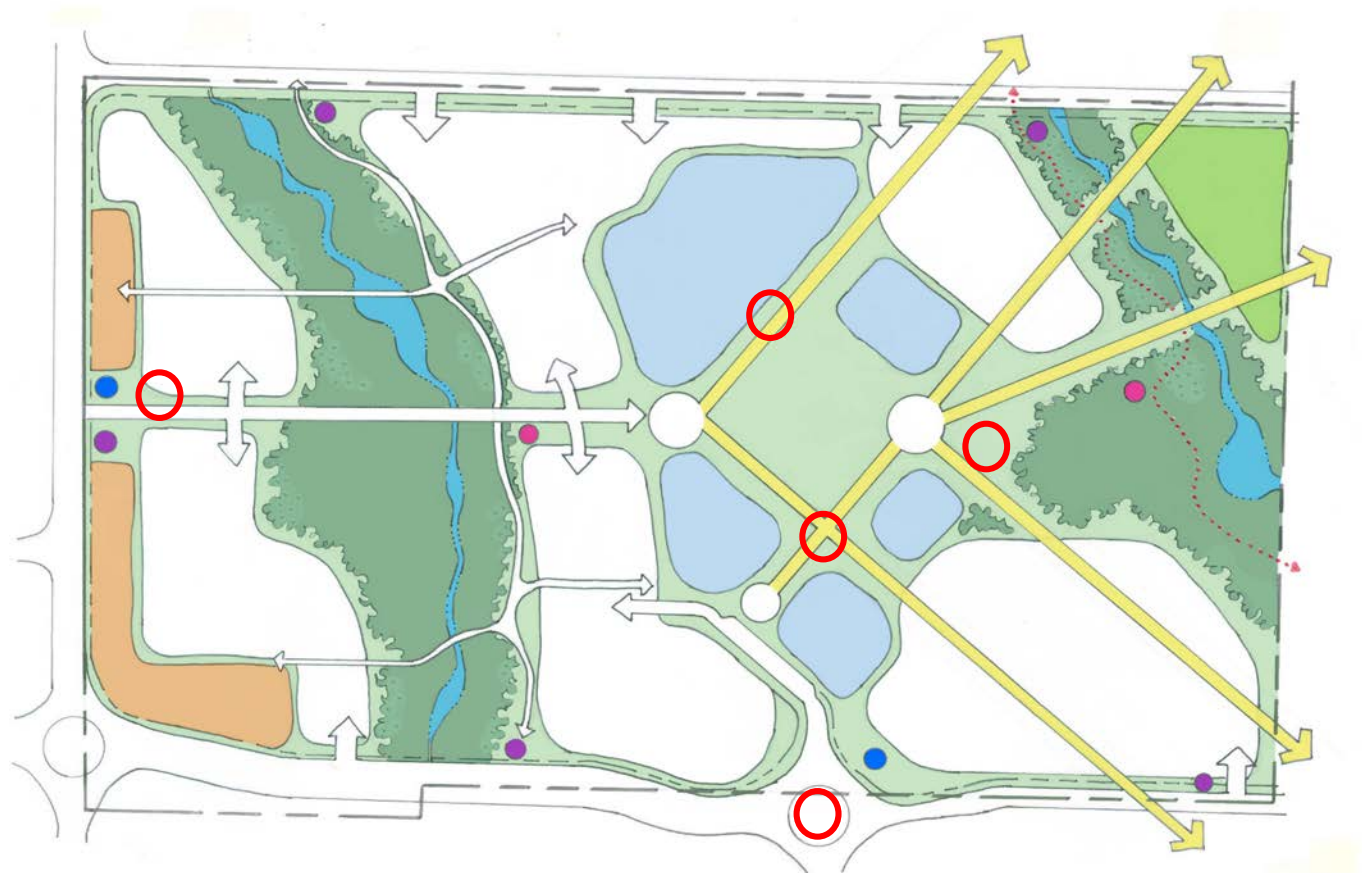
Vision- Safety

Design a safe environment for students, visitors and the community when visiting the campus via traffic design, pedestrian circulation, lighting, building design, and outdoor public spaces.

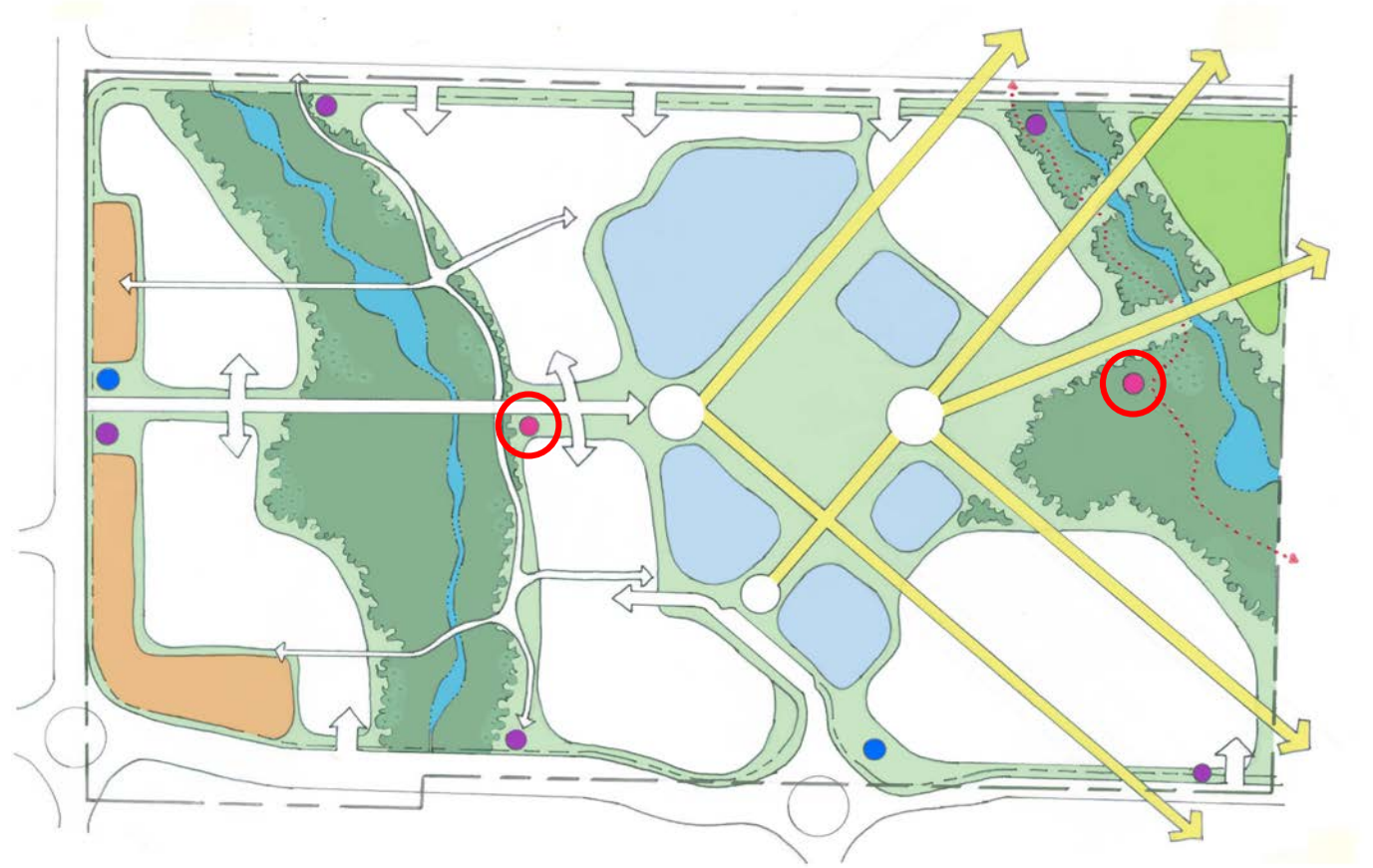


Vision- Heritage and History in Classrooms

Evaluate opportunities during the campus planning and programming to reflect the heritage and history of the area.

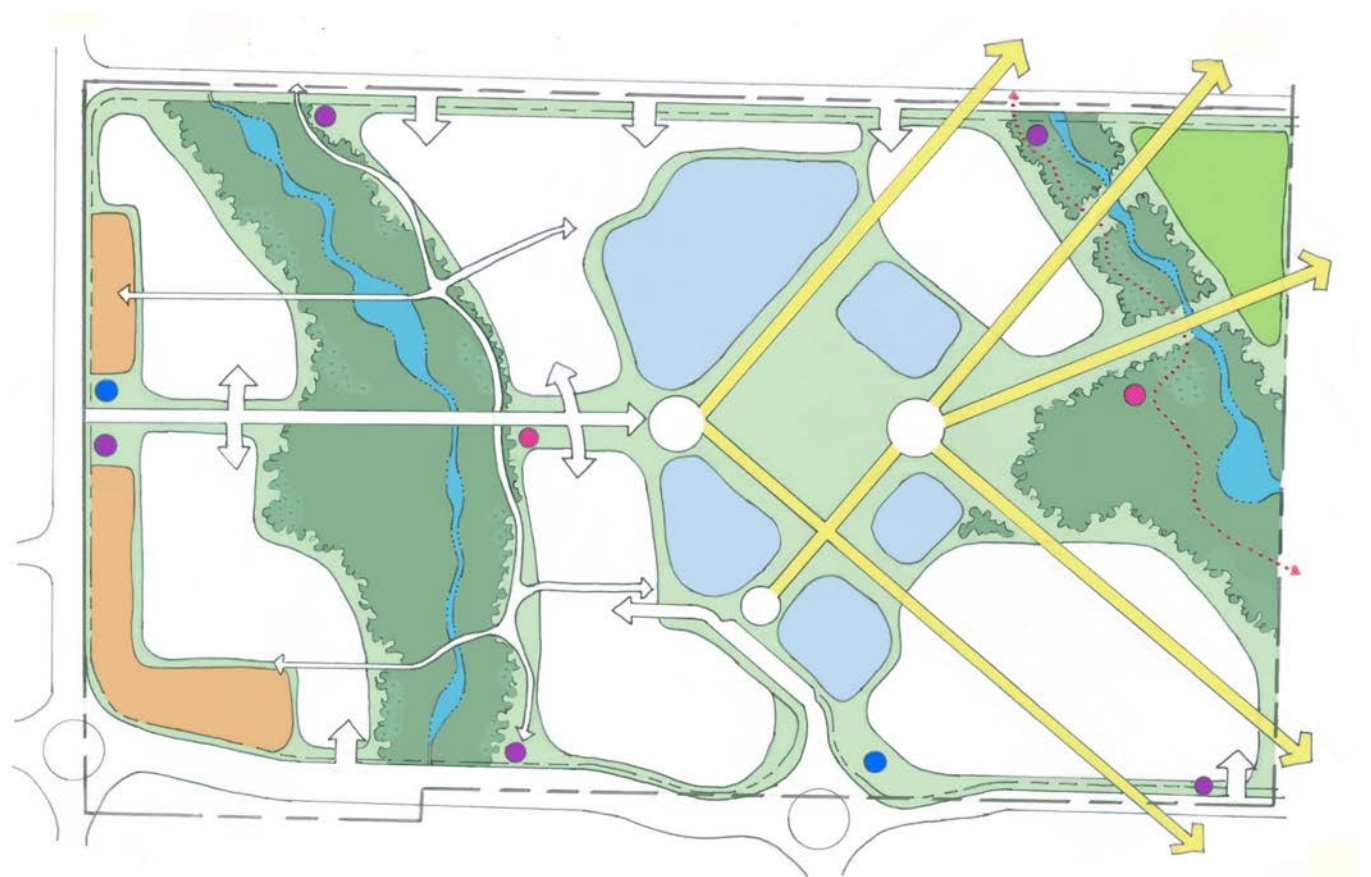


Vision- Outdoor Classroom



Vision- Destination Space

Provide space on campus that could be a destination for the community. Examples could include: exhibition hall, indoor/outdoor performance space, community gardens, trails, flexible open space.



Phase 1 - 2019

- Primary Access Road
- 1st Building with Plaza



Phase 1 - 2019

- 1st Parking Lot
- Daylight Stream



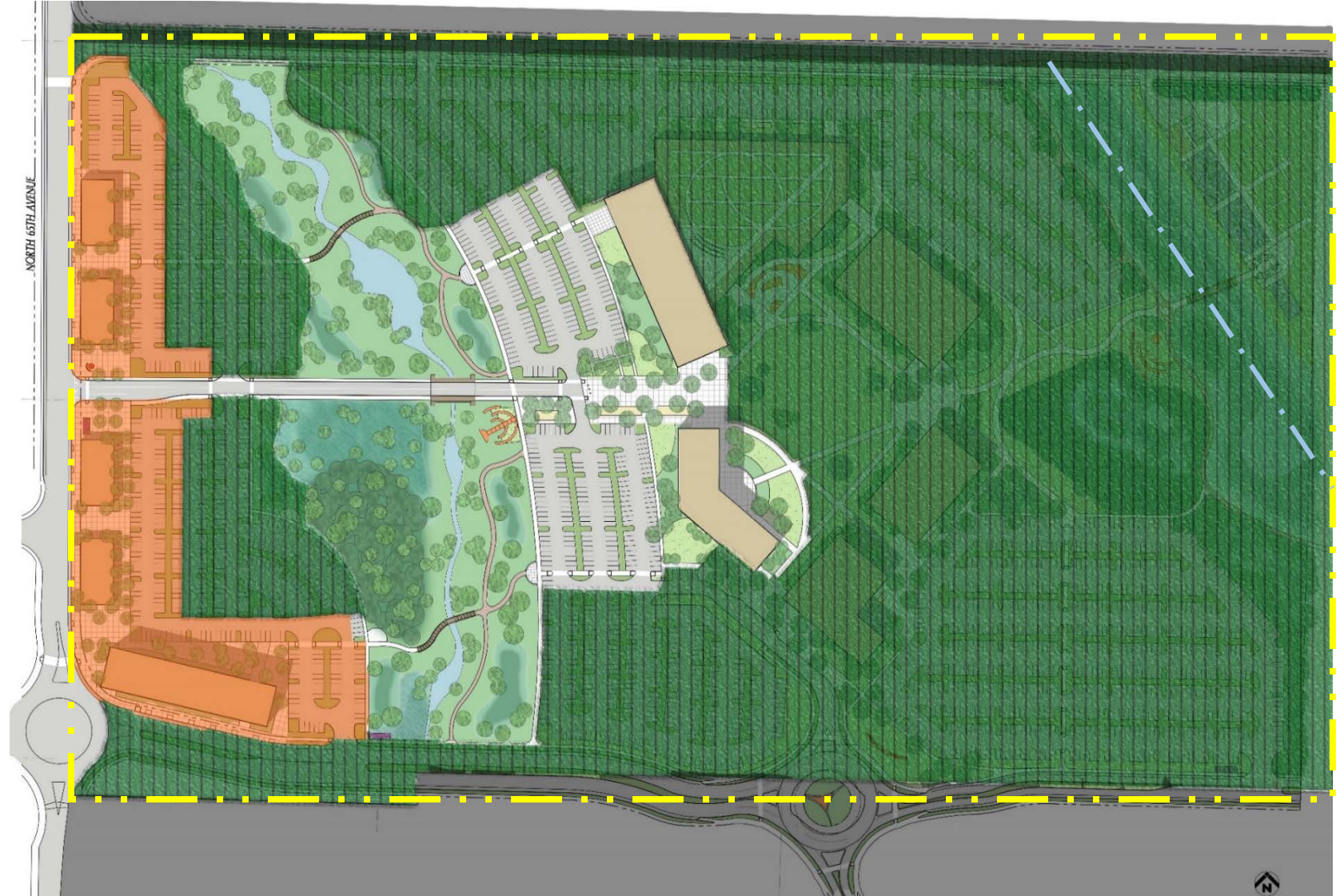
Phase 2 - 2027

- Stream Restoration



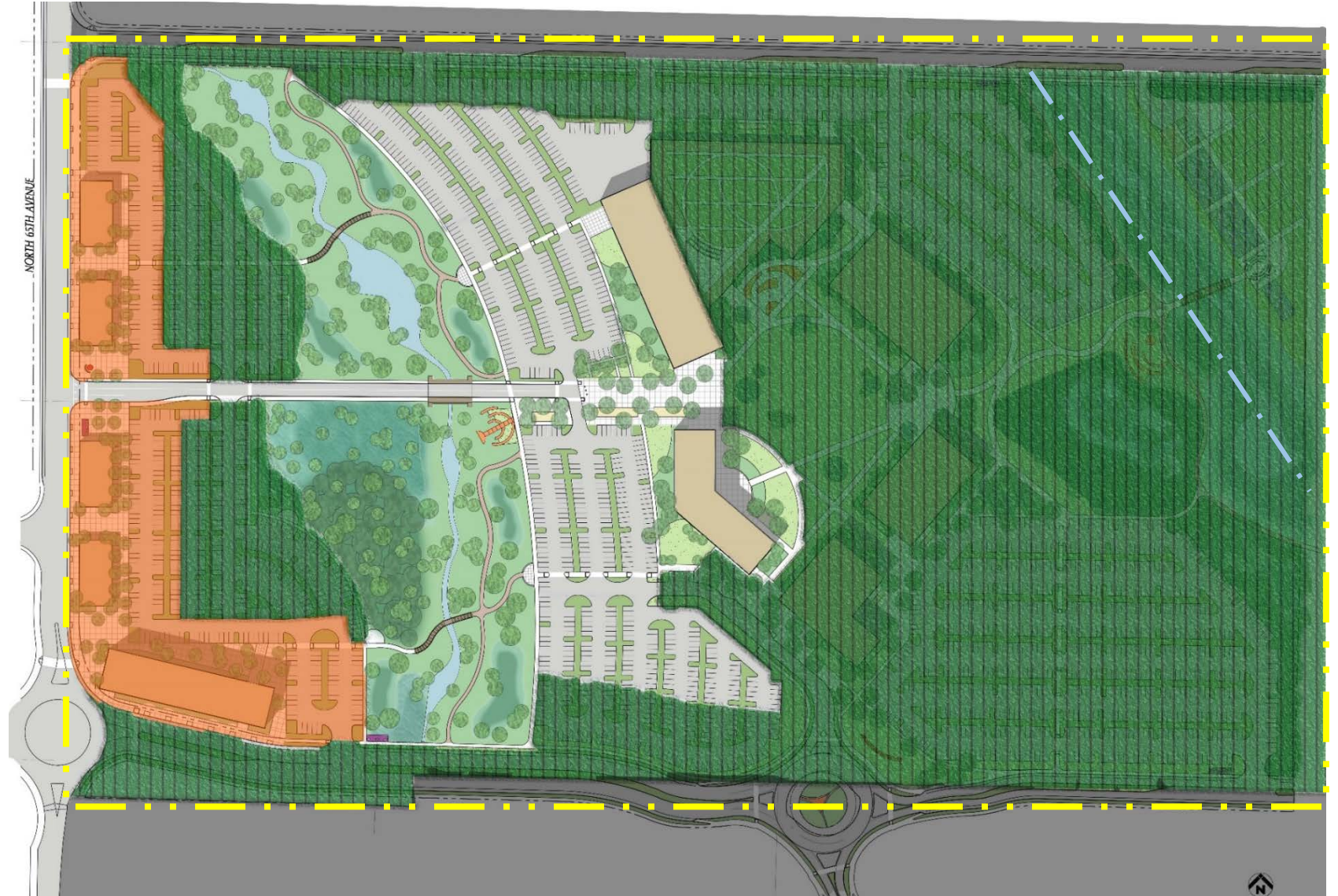
Phase 2 - 2027

- 2nd Building



Phase 2 - 2027

- 2nd Parking Lot



Phase 3 - 2035

- 3rd Building
- Quad Establishment



Phase 3 - 2035

- 3rd Parking Lot
- Stream Daylighting and Forest Establishment



Phase 4 - 2043

- 4th Building
- Stream Restoration



Phase 4 - 2043

- Secondary Access Road
- 4th Parking Lot



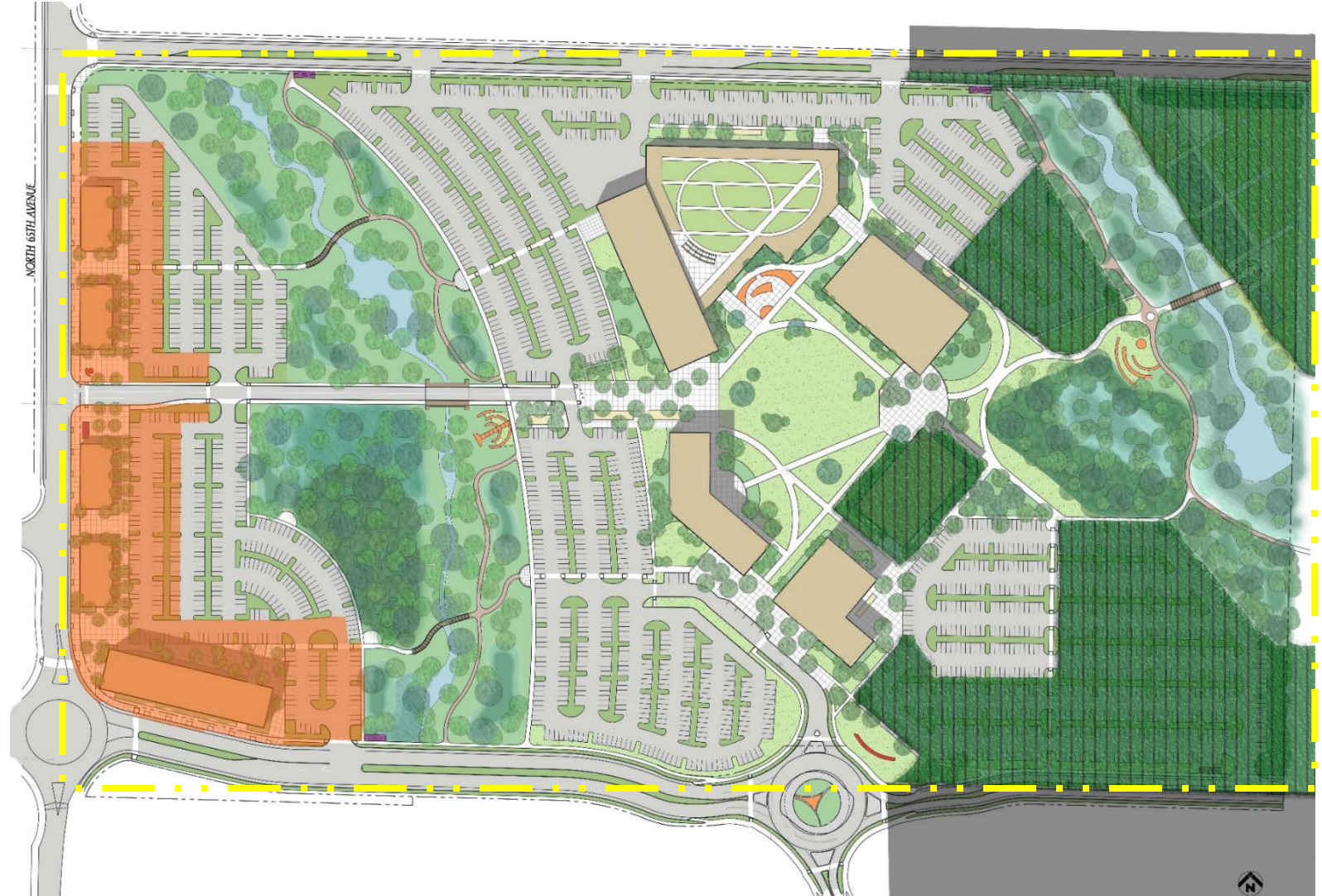
Phase 5 - 2051

- 5th Building
- Main Entry Plaza



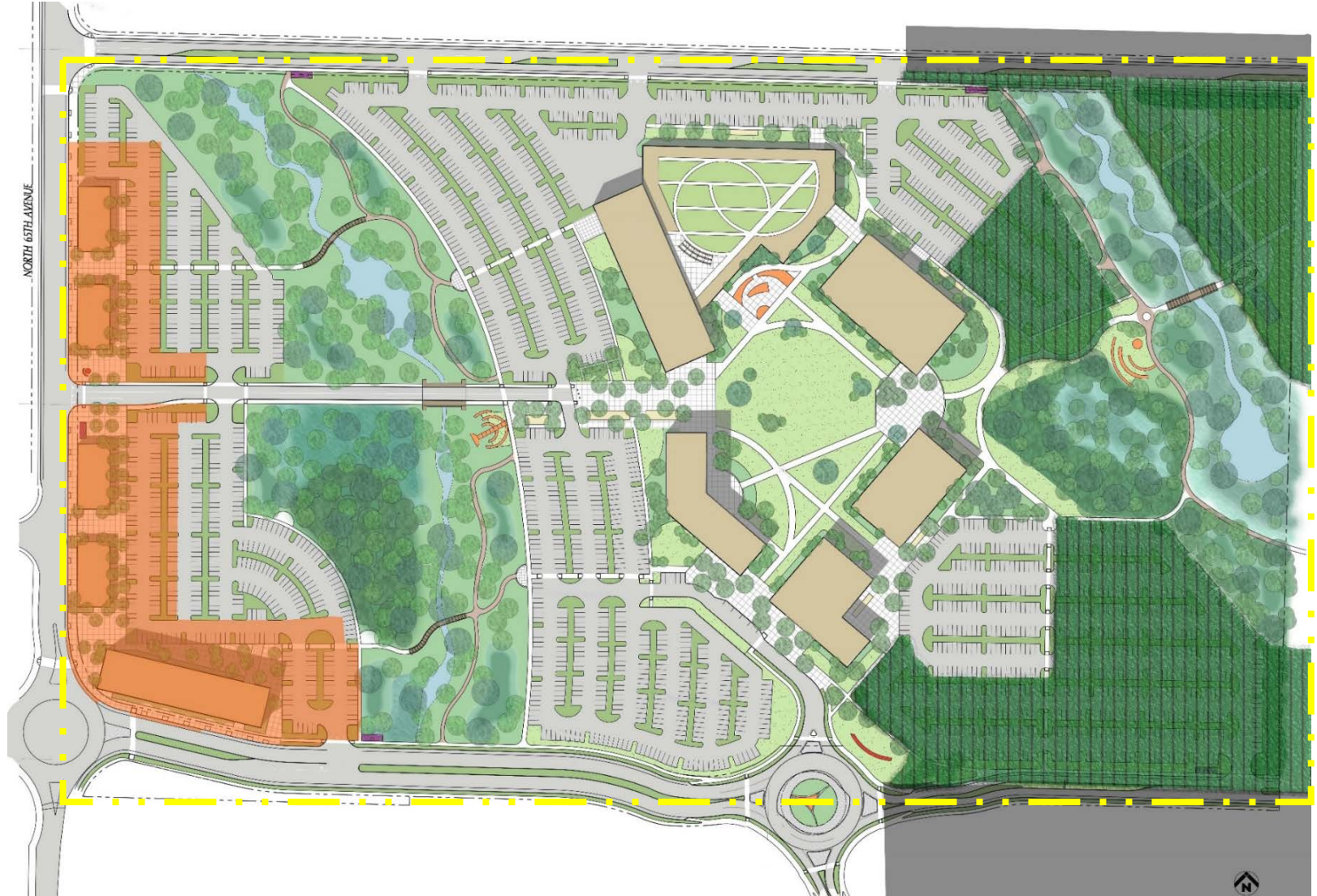
Phase 5 - 2051

- 5th Parking Lot
- Final Access Road
- Roundabout & Entry Road



Phase 6 - 2059

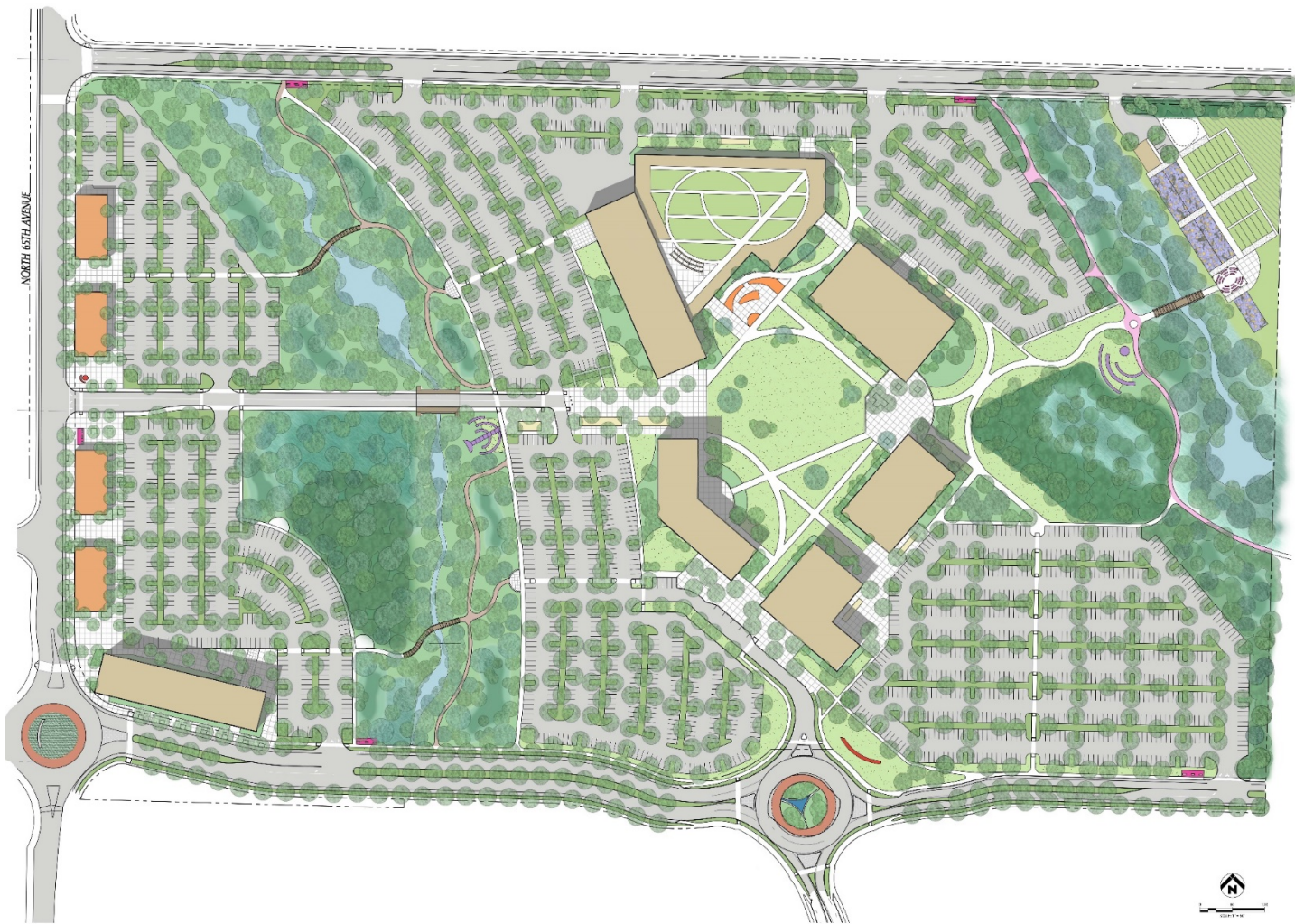
- 6th Building



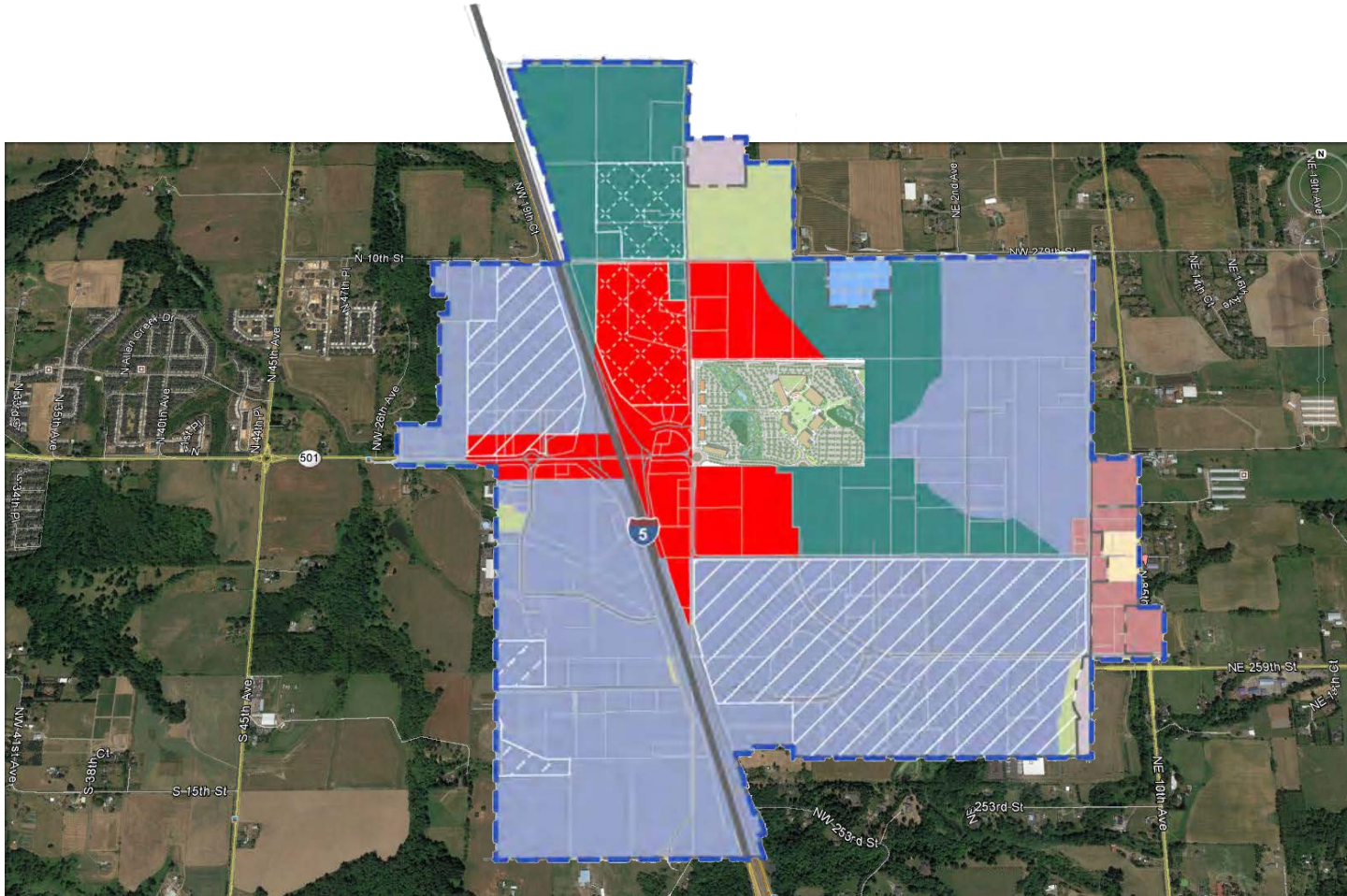
Draft Master Plan - Full Build Out 2059

- Legend**
- Raised Planter Beds
 - Green House
 - Test Plots
 - Key Art Areas
 - Outdoor Classrooms
 - Bridge
 - Entry Monument
 - Bus Stop
 - Performance Space
 - Bike Shelter
 - Regional Path
 - Paved Plaza
 - Pedestrian Path
 - Education Building
 - Commercial Building

Total Open Space 45%
Built Environment 55%



Boschma Farm Regional Context



Commercial / Institutional Zoning

Classification: Regional business center – mix of businesses and office uses that serve regional markets and offer significant employment opportunities

Examples of complimentary retail

- Childcare
- Grocery/Market
- Restaurant
- Book & Supply Store
- Laundromat
- Salon
- Bank
- Coffee Shop
- Pharmacy



Campus Core

- 6 buildings for 420,000 sq. ft.
- Development of flexible open space
- Integration of art on campus
- Flexible performance & event spaces
- Preservation of views
- Opportunities for green roofs
- Living buildings
- Community destination



Environmental & Agricultural Sciences

- Stream restoration
- Farm to table
- Experimental test plots
- Student-run green houses
- Sustainable agriculture practices
- Environmental presentation
- Outdoor classrooms / labs



Green Space

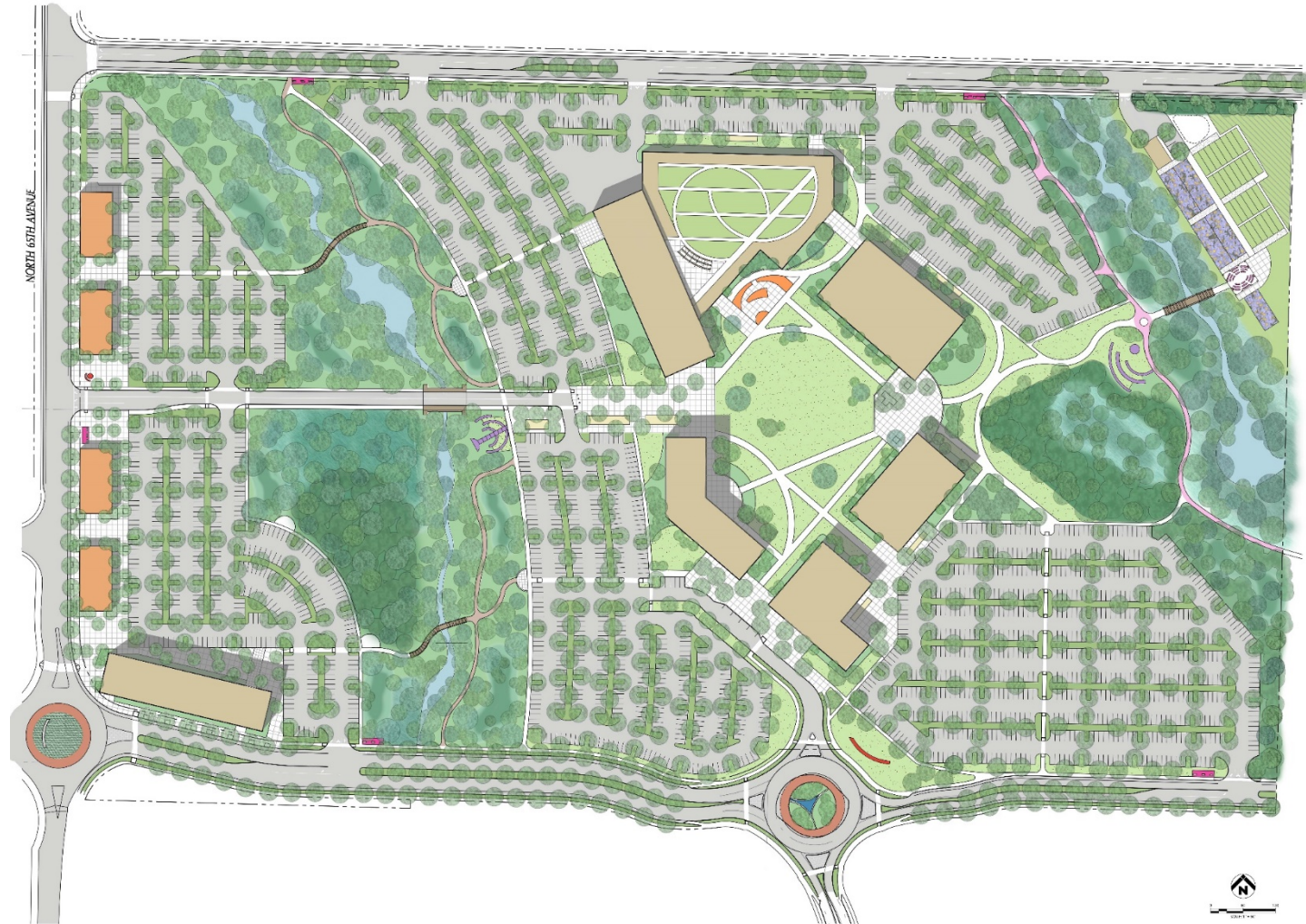
- Integrated storm water management using LID techniques
- Stream restoration and management of downstream flooding
- Restoration of Allen & McCormick Creeks
- Create wildlife habitat corridors
- Rehabilitation of existing wetlands and forest
- Connecting regional path systems
- Opportunities for learning & recreation
- Partnerships with state and federal agencies



Draft Master Plan - Full Build Out 2059



Total Open Space 45%
Built Environment 55%



An aerial photograph of a landscape. On the left, a multi-lane highway runs diagonally. To its right are green fields and some trees. In the background, a river is visible, with a label 'Lewis River' in the top left. The word 'Questions?' is written in large white letters across the center of the image.

Questions?



MacKay  Sposito

An aerial photograph of a rural landscape. A wide river, labeled 'Lewis River', flows from the top left towards the center. The surrounding land is divided into various agricultural fields, some green and some brown. A road or path runs parallel to the river. In the bottom right corner, there is a logo for Clark College and a name 'MacKay Sposito' with a small colorful icon.

Thank you!



MacKay  Sposito