Ozarks Technical Community College

Springfield Campus Master Plan

OZARKS TECHNICAL COMMUNITY COLLEGE

CITY of SPRINGFIELD

ACKNOWLEDGMENTS
SPRINGFIELD, MISSOURI

MAYOR
Jim O'Neal

CITY CLERK
Brenda Cirtin

CITY MANAGER
Greg Burris

CITY COUNCIL
Nick Ibarra
Dan Chiles
Cindy Rushefsky
Jerry Compton
Scott Bailes
Bob Stephens
John Rush
Doug Burlison

DIRECTOR OF PLANNING AND DEVELOPMENT
Ralph Rognstad

Contributing City Planning Staff
Brendan Griesemer
Randall Whitman
Hannah Rippe
David Hutchison
Todd Wagner
Steve Meyer

OZARKS TECHNICAL COMMUNITY COLLEGE
Dr. Hal Higdon
Dr. Randy Humphrey
Cliff Davis
Joel Lareau
Marla Moody
Rob Rector
Dr. Shirley Lawler
Dawn Busick

Ozarks Technical Community College Springfield Campus Master Plan – 2010

The Ozarks Technical Community College Master Plan outlines historical growth information, enrollment statistics, and land use data. The Plan provides an inventory of the College's facilities and the supporting public infrastructure. The Plan also establishes objectives, and actions that the entire OTC community will use to guide growth of the Springfield campus over the next 10 – 15 years.

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Purpose, Mission, and Vision

OTC: Purpose of the Plan

The purpose of the Ozarks Technical Community College (OTC) Master Plan is to outline, explain, and facilitate a plan to accommodate the growth of the Springfield Campus. In addition to being an integral part of the City's Comprehensive Plan, the Plan will help guide the College in planning facility development and land acquisition. The Plan will also be used by the City to coordinate infrastructure improvement projects in the vicinity of the college.

The Plan seeks to provide OTC's neighbors with insight into where the college will grow long term. While the exact timing of the campus' expansion will be directed by increased enrollment and demand, the plan should prevent speculation and will afford adjoining property owners with the opportunity to plan accordingly.

OTC: Mission Statement

The primary mission of OTC is to promote student learning through accessible, high quality, affordable workforce training and technical and general education that is responsive to the educational needs of the community and its diverse constituencies.

OTC: Vision Statement

Our vision is to be the community's college providing quality learning experiences that support community, workforce, and personal development.

Summary of Key Recommendations

This Plan includes numerous recommendations for actions and improvements to accommodate the growth of the OTC campus over the next 10-15 years.

1. The College will promote the design and construction of multi-story structures for parking, education, and administrative uses, including mixed use facilities, in the master plan expansion area.

2. As new parking facilities are brought online north of the campus, the existing surface lots located on the southern part of the campus will be redeveloped with new multi-story parking and educational facilities.

3. The City will support expansion of the OTC campus west to the BNSF railroad tracks and north to Scott Street and Silver Springs Park.

4. As the need emerges and the College continues to outgrow the campus in Center City, an expansion site in the vicinity of the City of Springfield government complex should be identified.

5. The City, in cooperation with OTC, will study and identify a new alignment for Central Street, redirecting traffic north to Pythian Street, creating a collector street corridor from Grant Avenue to Glenstone Avenue.

6. OTC will develop a campus master infrastructure plan identifying parking, circulation and storm water infrastructure improvements.

7. Storm water improvements should be made on North Jordan Creek which could include a new bridge on a realigned Sherman Avenue and trail facilities in the storm water corridor.

8. Existing properties, owned by OTC for college uses and properties in areas acquired and planned for college uses should be rezoned to *GI-Government and Institutional Use District*.

9. The City and OTC should consider a partnership to create a shared recreational facility with the capacity to provide an educational benefit to the College and to the surrounding neighborhood.

10. The character of Silver Springs Park should be preserved by installing appropriate buffferyards between campus uses and the park.

11. Residential properties acquired by OTC in the Silver Springs Neighborhood, should be preserved for residential uses as long as possible. Razing homes adjacent to the campus and City-Park should not be pursued until new facilities are designed and funding has been procured and/or the existing homes are in a condition of disrepair.

12. The College should focus growth of the academic core and supporting parking facilities to areas south of Pythian Street. Support services and uses with low pedestrian trip generation should be located north of Pythian Street.

13. Pedestrian crossings on Pythian Avenue should be focused to locations where conflicts can be controlled and accommodated within the street design such as street and driveway intersections and midblock crosswalks with median refuges.

Historical Review and Enrollment Projections

OTC: History

- OTC was established in 1990, as a public, taxpayer-supported, two-year, community college.
- On April 3, 1990, the voters of 14 area school districts, including Springfield, voted to establish a technical community college that would receive local financial support in the form of a property tax. [1]
- The creation of OTC involved a new tax (initially 10 cents per $100 assessed evaluation), and the voters approved the creation of the college by a strong 61% majority.
- Since the creation of OTC, the college has expanded from the main campus in Springfield, to include the Richwood Valley Campus in Christian County and three (3) additional Regional Education Centers in Branson, Lebanon, and Waynesville.
- In 2007, the College received accreditation from the Higher Learning Commission to provide a complete Associate of Arts degree online.

OTC: Planning History

The Master Plan for Ozarks Technical Community College (OTC) is a cooperative project conducted by the City of Springfield and the College in an effort to solidify a plan for growth of the Springfield campus. The City of Springfield collaborated with OTC in 1998 to develop *The Master Plan for Facilities Development Beyond 2000: Vision for the Future*. *The Plan* outlined the college's long-term vision for growth and expansion in Center City and has become an integral part of the decision-making process for the College and the City. Since the adoption of the Master Plan, it has been amended three times.

- August 2, 1999, to expand the growth boundary to include the property located at 927 North Hampton. This property was acquired by the college and a parking lot was constructed on it.
- May 20, 2002, to expand the growth boundary to include the property located at 931 North National Avenue. To date, this property has not been purchased by the college.
- June 12, 2006, to expand the growth boundary to include three (3) new parcels, which accommodated the development of an Early Childhood Education Center on the southeast corner of East Pythian and Hampton Avenue.

OTC: Educational Opportunities

In addition to college credit programs, OTC serves thousands of southwest Missourians each semester through high school programs, continuing education non-credit classes, and customized training services tailored for industry.

OTC offers a variety of courses and programs:

- Accredited Associate Degrees

[1] The other districts in the OTC college district are Ash Grove, Clever, Everton, Fordland, Marshfield, Nixa, Ozark, Pleasant Hope, Republic, Strafford, Walnut Grove and Willard.

- Non-credited certificates
- Workforce training
- Continuing education
- General Educational Development (GED) Exam
- High School dual enrollment

In 2009, President Obama called the investment in Community Colleges crucial because "jobs requiring at least an Associate Degree are projected to grow twice as fast as jobs requiring no college experience" in the coming years. "We will not fill those jobs, or keep those jobs on our shores without the training offered by Community Colleges," he said. There are six million Americans in Community Colleges and President Obama has announced a goal to boost enrollment and create an additional five million Community College graduates by 2020.

To meet the educational and workforce training demands in Springfield and the southwest Missouri area, Ozarks Technical Community College's Center for Workforce Development is primarily focused around administering customized job training programs. This focus is one that supports business solutions not only in the traditional state customized job training programs, but in more expanded industry-specific workforce development program initiatives. This expansion of programs is drawn from new public private partnerships fostered with various federal, state, [2] local and regional partnerships in support of building a skilled sustainable talent pipeline to deliver a skilled workforce in support of regional industries.

In order for companies to accomplish their goals and sustain themselves in a globally competitive economy, the Center for Workforce Development provides experienced workforce professionals to work with area businesses in identifying and eliminating barriers to productivity and expansion. OTC partners with companies to customize assessments, training and performance programs to make certain that organizations hire and retain highly skilled and motivated people, and operate efficient and safe systems. To meet these expanding technical and workforce training needs, it is crucial to provide adequate space and facilities.

OTC: Growth History

- In the fall of 1991, OTC opened and offered college-credit classes, to nearly 1,200 students.
- In the fall of 1996, as the Springfield Campus continued to experience strong enrollment growth, OTC began offering classes at its first Education Center in Lebanon.
- During the 2007-2008 academic year, OTC provided credit classes, non-credit classes and workforce development training to over 26,000 students.
- In the fall of 2009, OTC enrolled 12,884 students for college-credit classes, an increase of sixteen (16) percent from 11,116 students in 2008.

[2] Federal and state partnerships include the United States Department of Education, United States Department of labor, the Science and Technology Foundation, State Workforce Investment Board, and the State of Missouri P 20 Council.

- In 2009, the Springfield campus provided for sixty-six (66) percent of the college's total enrollment. This is a reduction of six (6) percent versus OTC's total enrollment in 2008.
- Enrollment at the Richwood Valley campus and the three (3) Education Centers located in Branson, Lebanon, and Waynesville accounts for seventeen (17) percent of OTC's total enrollment. This represents a student enrollment increase of 78% since 2006.
- Student enrollment at the Springfield campus has increased by 9.3% since 2006.
- OTC's online enrollment has increased by 275% since 2006.

While enrollment data for the fall of 2009 indicates an increase in enrollment at the Springfield campus, the data continues to reflect a shift from growth in Springfield, to growth at the Richwood Valley campus, the Education Centers and online enrollment. The fall 2009 enrollment growth at the Springfield campus also reflects an increase in class sections being offered in late afternoon, evenings and weekends to allow for additional enrollment capacity.

The Springfield campus is also the central location for the college's administration and support services. Online enrollment is administered at the Springfield campus; this includes offices for instructors and facilities to proctor exams for each online class and student enrolled. These central services are crucial to the expansion of OTC and will require the addition of new administrative and academic facilities for students and additional full and part-time employees. If OTC cannot expand at the Springfield campus, the central administrative and support services will have to be relocated to the ninety (90) acre Richwood Valley campus.

Enrollment projections developed by OTC anticipate the number of students seeking credit enrollment for the year 2015 to exceed fifteen thousand (15,000) students annually. The College has also projected the number of students that will seek credited, non-credited, and workforce training programs for the year 2015, to exceed forty thousand (40,000) students annually.

OTC Facilities and Supporting Infrastructure

OTC: Springfield Campus

When the college was created in 1990, Springfield Public Schools entered into a long-term lease with OTC to allow the college to use five (5) buildings, commonly known as the Willard J. Graff Area Vocational-Technical Center. The facility, located on Sherman Avenue, just north of Chestnut Expressway, became the OTC Graff Hall.

OTC Main Campus	Acres
Area of Main Campus (2006 Master Plan)	49
Area of Main Campus Parking	23 (46% of the total campus)
Building Coverage	9 (19% of the total campus)
Roadways	8 (16% of the total campus)

Figure 1 - Source: City of Springfield, Planning and Development Department

The OTC campus has evolved in many ways since 1990. In the beginning, the college offered classes and administered school business from the North-Town Mall and Cox North Hospital. Over time, with the acquisition of additional property and facilities, the college has grown to encompass a forty-nine (49) acre campus that is a very recognizable landmark in Center City. The OTC campus is located south of Midtown Neighborhood and occupies properties located in the Sherman Avenue Project Area, to a point half-way between Pythian and Central.

In addition to Graff Hall and Lincoln Hall, both located west of Sherman Avenue, the OTC campus includes four (4) significant education buildings: the Information Commons facility and bookstore, the Industry and Transportation Technology Center, Norman K. Myers Technical Education Center, and the Lewis Family Early Childhood Education Center. In addition to these facilities, there are a number of operational and administrative buildings that support the college and campus.

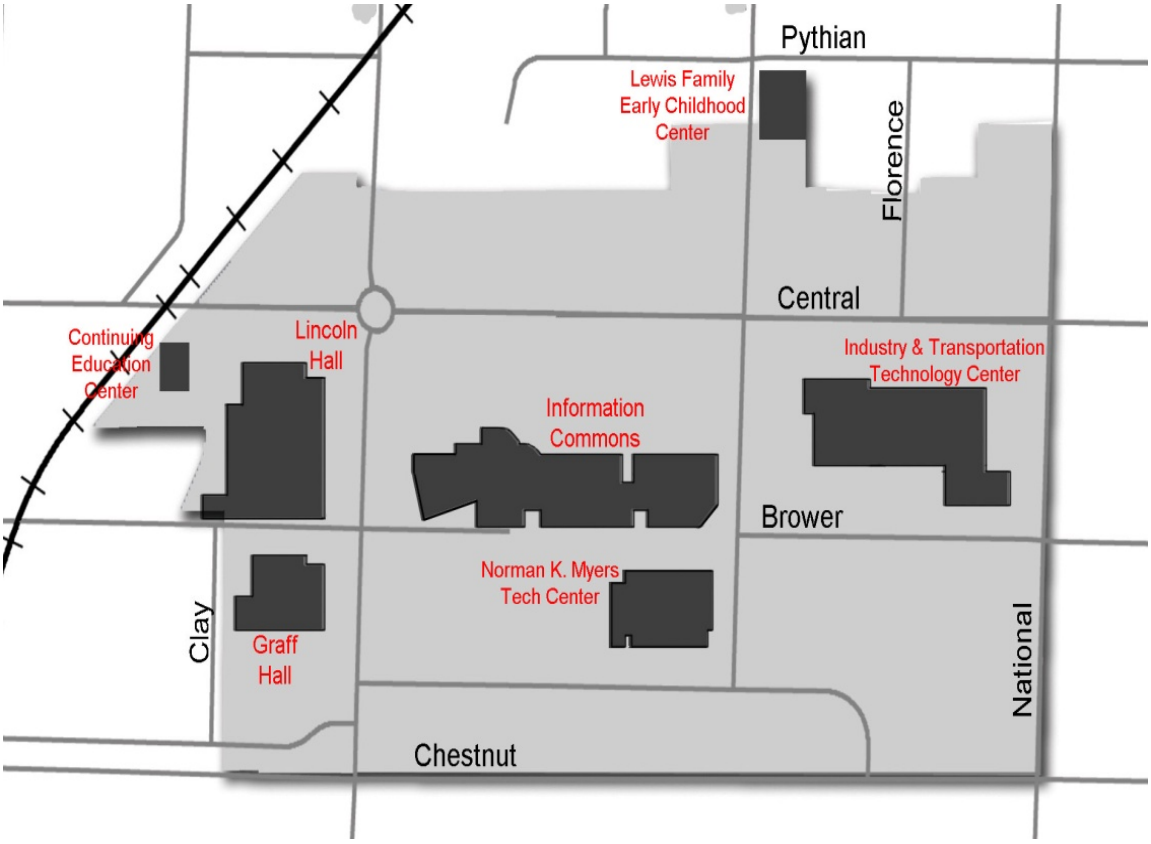


Figure 2 - Source: City of Springfield, Planning and Development Department

Two remote facilities exist off of the main Springfield campus; the Center for Workforce Development, located at the intersection of Chestnut Expressway and Washington Avenue, and the Center for Fine Arts, which is housed downtown on Park Central East in the historic Gillioz Theatre.

To date, the college has expanded and occupied all of the properties identified in the *2006 OTC Master Plan,* with the exception of the property located at 931 North National Avenue, which is still owned by National Avenue Assembly of God.

Comparison of Missouri Community Colleges

OTC tracks all non-auxiliary educational space per full-time student to provide a comparison between community colleges, located across the State of Missouri. This comparison, measured in square footage per full-time enrolled student, indicates that OTC is operating and serving its student population with the least facility space, per student, across the State. OTC provides 40% less space per student than the average community college in Missouri.

This comparison also allows the College to estimate the cost of bringing their facilities up to a level comparable to that of the average community college across the state. Data indicates that OTC would need to add an additional 412,984 square feet of non-auxiliary facility space. Based on estimated construction costs, the college would need to invest an additional $53.6 million in its facilities, not including parking and circulation to support it.

Fall 2009			
Institution	**Non-auxiliary Gross Sq. Ft.**	**Full-Time Enrollment**	**Square Feet per Full-Time Enrolled Student**
OTC	645,928	7,221	89.5
St. Charles	565,045	4,743	119.1
East Central	273,432	2,222	123.1
Three Rivers	248,529	1,992	124.8
Moberly	355,450	2,650	134.1
State Fair	335,588	2,314	145.0
St. Louis	2,228,575	15,131	147.3
Jefferson	537,212	3,471	154.8
Metropolitan	1,919,375	11,039	173.9
Mineral Area	380,749	2,125	179.2
Crowder	454,126	2,440	186.1
North Central	591,298	1,017	581.4
TOTAL	**8,535,307**	**56,365**	**151.4 (mean)**
Source: FY 2010 Form 4 - Supplemental Data; Statistical Summary Table 29-30			

Figure 3 - Source: Research and Strategic Planning, Ozarks Technical Community College

Parking

Parking is a major component of the OTC campus. While many universities and colleges provide campus housing, OTC does not. Like all of OTC's campuses, the Springfield campus depends entirely upon the ability of students to independently commute to attend the college. Because OTC is completely a commuter-based college, it places a tremendous strain on the College to provide parking for students and faculty. Each time the College considers the addition of new classes, programs, faculty, and floor space, parking must also be added.

Based on the parking demand during peak class times for students, faculty, full-time staff, and part-time staff, parking at the OTC campus is at or beyond capacity. With a lack of parking to accommodate additional students and faculty, the college cannot expand programs during peak times.

To date, all of the college's parking is located on surface lots, dispersed across the campus and across the streets (Central and Sherman) that bisect the campus. Over half of the campus is dedicated to parking facilities and internal circulation paths. The college has utilized all available space within the growth boundary, which they own, to provide parking. The college also utilizes off-site parking facilities to shuttle faculty, staff, and students to-and-from the main facilities, to ease the parking burden. In addition to limiting the expansion of classes and programs, the lack of parking has impacted the ability of the college to construct new facilities to accommodate further growth. At this point, any new structures or additions have to displace existing parking. The college has long been challenged to construct more efficient multi-story parking decks to accommodate the demand for parking; however the expense of design and construction has forced the college to construct surface lots. In addition, the construction of a parking facility within the existing master plan boundaries would displace a significant number of parking spaces that would have a negative impact on enrollment during the transitional period.

Another downside to the parking situation at OTC is the location in relation to public roadways. Although the majority of the student and faculty parking is located between Central and Chestnut Expressway, a large part of the campus parking is located across city streets. This situation requires students and faculty to make frequent and mass street crossings, which compromise the safety of the pedestrians and restrict traffic flow.

OTC Main Campus Parking	
Available Parking on Campus	2,199
Total Possible People on Campus	3,894
Maximum Number of Students in Class	2,458
Full-Time Staff / Faculty	448
Part-Time Staff / Faculty	988

Figure 4 - Source: Research and Strategic Planning, Ozarks Technical Community College

Recommended Actions:

1. The College will promote the design and construction of multi-story parking and mixed-use parking facilities in the master plan expansion area.

2. As new parking facilities are brought online north of the campus, the existing surface lots located on the southern part of the campus will be redeveloped with new multi-story parking and education facilities.

Supporting City Infrastructure

Sanitary Sewer and Storm water

The City of Springfield provides sanitary sewer service to the College and manages the storm water facilities in Jordan Creek adjacent to the College.

Sanitary Sewer facilities in the vicinity of the existing OTC campus flow south toward the convergence of the two branches of Jordan Creek. Sewer service in the area to the north, identified for future growth, also flow south. However, the main trunk line lies parallel to the North Branch of Jordan Creek. Existing sewer lines in this area are positioned to serve the existing residential uses located there. Modifications to the system will likely be required to accommodate improvements planned by the College but will likely not require improvements to the existing trunk line.

Storm water drainage in the vicinity of the College also flows away from the site in the same directions. The southern part of the OTC campus drains south to the South Branch of Jordan Creek. Development that occurs north of the existing campus will drain north to the North Branch of Jordan Creek. Although each branch is separate from one another, both branches converge just downstream and combine to form Jordan Creek which flows westerly into a large box culvert across downtown.

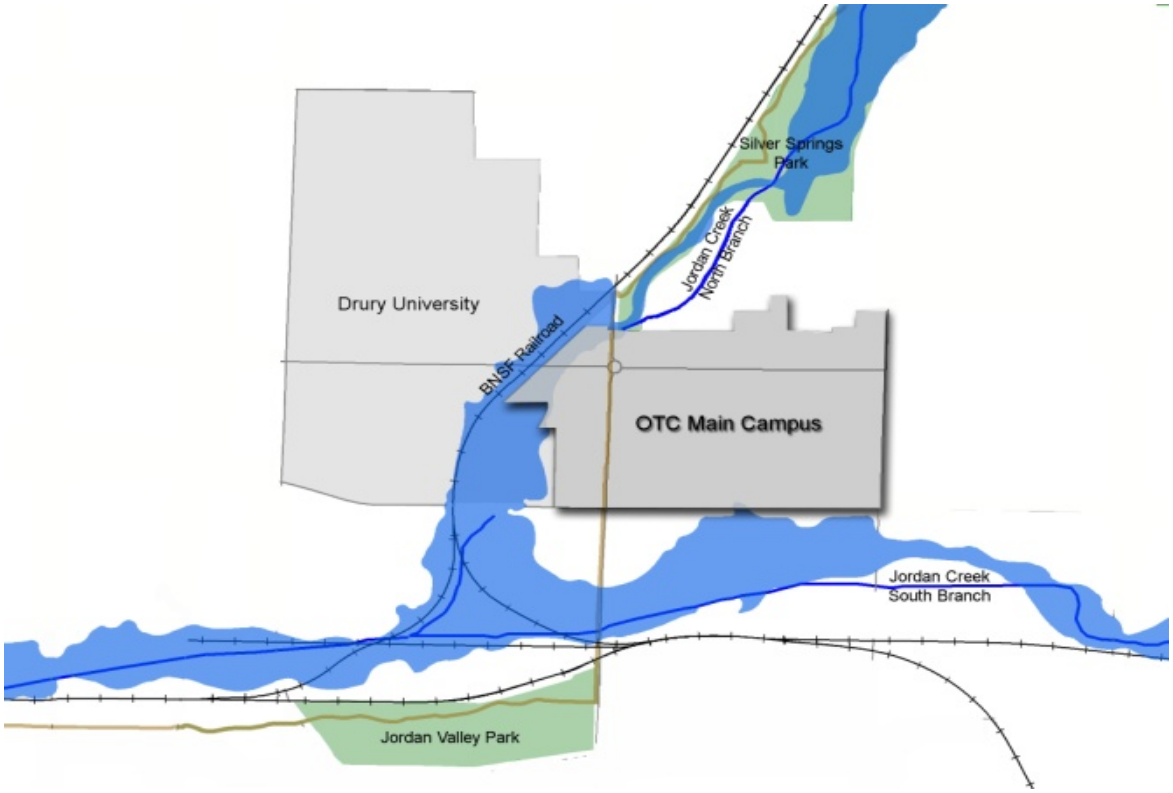


Figure 5 - Source: City of Springfield, Planning and Development Department

As the College has grown over the last twenty (20) years, the infrastructure designed to convey water across the site has been improved and modified. Although the majority of the area is located off of the OTC campus, improvements in the area of the former Tindle Mill will require significant improvements to the North Branch of Jordan Creek to accommodate future development. In cooperation with the Corps of Engineers, the City of Springfield is conducting a study of Jordan Creek to determine the feasibility of constructing storm water improvements. Upon completion of this study, improvements to the creek may include construction of new bridges and culverts at Central and Sherman, in addition to increasing the width and capacity of the creek itself. These improvements will add capacity to the creek and reduce flooding in the area of the former Tindle Mill.

Several sites on the campus's west side are located within FEMA designated Flood Hazard Areas. OTC's Center for Continuing Education, located at 800 E. Central, is located in the regulatory floodway of the North Branch of Jordan Creek. While the properties located in the Flood Hazard Areas are legal non-conforming uses, expansion of these facilities must follow FEMA regulations and may be costly and very involved, if not impossible.

Electric, Gas, and Water Supply

City Utilities supplies electric, natural gas and water service to the various OTC facilities and surrounding neighborhoods. These facilities have been upgraded over the years and are generally adequate for future increases in demand.

Electric: City Utilities relocated a transmission and distribution line approximately ½ block north of Central St. in 2002. Future plans should include the preservation and protection of this high-voltage facility. Other areas to the north along Pythian, Scott, and Hampton streets have overhead distribution serving the residential area. These facilities could be relocated or retired if the need for providing service is eliminated. The sequence of retirement should be considered to keep all existing customers in service and avoiding relocation expense.

Natural Gas: The area to the north of the current campus is served by typical residential distribution mains. As OTC expands these facilities can be relocated or retired if not needed, keeping in mind that a sequence of facility retirement has to be maintained to keep all remaining customers in service.

Water: The area to the north of the existing campus is served primarily by 6-inch and 8-inch distribution mains. Some of these mains can be retired if the residential structures are removed. Some segments of mains should be kept in service to assist in the provision of fire protection to the campus and surroundings. The segments to be kept in service are Hampton between Central and Pythian, and Pythian between Hampton and National. These mains can stay in their current location, or be replaced by new mains as needed. The mains could be relocated due to campus expansion or construction of the new Pythian Street. The cost of these relocations would be at OTC's expense.

Transportation and Traffic

The OTC campus is located at the intersection of two major roadways in the City; National Avenue and Chestnut Expressway. These streets carry significant traffic volumes, in each direction, connecting Center City to service and residential districts in-and-out of the City. Chestnut Expressway is a major east/west transportation and trucking route and is the only east/west expressway located in the City. National Avenue is also a significant north/south arterial roadway in the City that conveys major retail, medical, educational, and residential traffic to the City's downtown and north side.

Central Street and Sherman Avenue provide primary access to the campus and intersect with Chestnut Expressway and National Avenue at signalized intersections. These two streets provide immediate access to the parking lots and main facilities on campus.

Sherman Avenue (or John Q. Hammons Parkway, as it is named south of Chestnut Expressway), runs north to south, extending from Cherry Street to Commercial Street. This local street serves as a link among the downtown business districts, the Walnut Street Historic District, Midtown Neighborhood, and the campuses of Missouri State University, Drury University, and OTC.

Central Street runs east to west and serves as a link to numerous city and county governmental facilities, in addition to numerous private and public educational facilities. Central Street extends from Grant Avenue to Fremont Avenue as a collector street. Central Street connects these government and education facilities with Grant Beach, Midtown, and Weller Neighborhoods. The initial campus was built south of Central Street, but because the OTC campus has extended north, Central Street now bisects the campus. Several facilities and parking lots are located north of Central Street requiring students, faculty and staff to cross the busy collector street at several points creating multiple mid-block crossings. Motor traffic is slowed by the friction of frequent pedestrian crossings and on-street parking. Sherman Avenue is impacted in this same way by campus facilities located on both sides of the street.

OTC Area Street Classification and Volume		
Street	**Street Classification**	**Vehicles Per Day**
Chestnut Expressway	Expressway	34,000
National Avenue	Primary Arterial	22,000
Sherman Avenue	Local	6,500
Central Street	Collector	6,100

Figure 6 - Source: City of Springfield, Public Works Department – Traffic Division

In addition to these primary routes that serve the campus, other local streets serve the college and the various facilities located adjacent to them. Hampton Avenue is a north-south residential street that provides immediate access to the Lewis Family Early Childhood Education Center, located on the northern edge of the OTC campus. While a large portion of Hampton Street, south of Central Street, has been vacated by the City and has been absorbed by the campus, the north part serves as an entry point from the adjoining Silver Springs neighborhood, located north of the campus. This route is also the only local street that connects the campus to Silver Springs Park. Florence Avenue

and Brower Street also connect the adjoining neighborhood and properties to the campus.

All of the streets except portions of Chestnut Expressway have sidewalks to provide access to and from campus for pedestrians. In addition to sidewalks, the North Jordan trail will eventually skirt the west edge of campus providing connections through Silver Springs Park and Smith Park, to Evangel University to the northeast and to the Jordan Creek trail to the south with connections to Jordan Valley Park, downtown, and much of western Springfield. The trail, constructed and maintained by the Springfield-Greene County Parks Department and Ozark Greenways, currently extends northeast from the intersection of Sherman Avenue and Pythian Street providing connection among the OTC and Drury campuses and neighborhoods, parks, and Evangel University located north east of Center City. One significant link missing in the pedestrian system is an attractive connection to the City's downtown. Crosswalks to cross Chestnut Expressway at each cross street are intimidating and do not have adequate pedestrian crossing signal control devices and sidewalks are in mixed condition and unattractive, Ongoing floodplain studies conducted by the City of Springfield and the Corps of Engineers will likely recommend a defined channel or closed conduit that would provide a reduced 100-year floodplain boundary. The North Jordan Creek trail can be extended south of Pythian Street, through the former Tindle Mill site, to downtown Springfield within the recommended storm water channel corridor.

Bus service is provided to OTC by two lines. Number 4 East Central passes through campus on Central Street providing one hour headways between downtown and Evangel University. Number 14 West Atlantic passes west of campus on Clay Avenue providing 30-minute headways between downtown and neighborhoods between Division Street and Kearney Street from National Avenue to Fulbright Avenue.

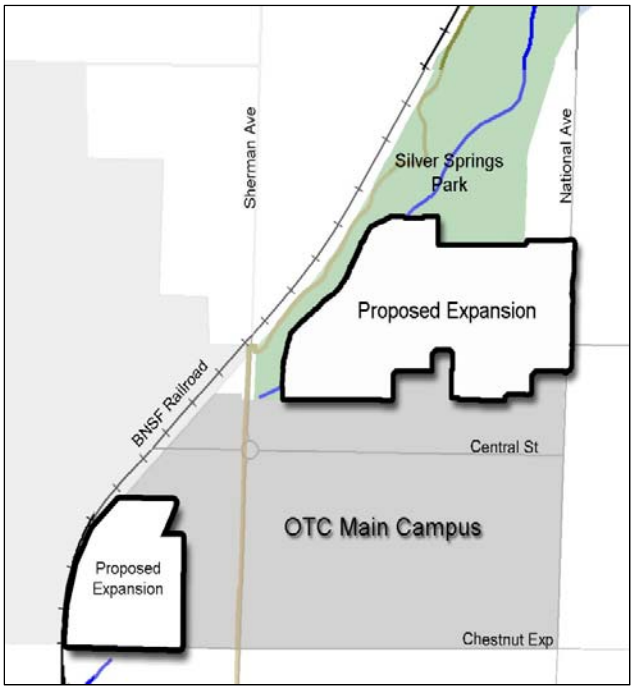


Figure 7 - Source: City of Springfield, Planning and Development Department

Other improvements to the public and private storm water, transportation, parking, and circulation systems will be needed as the college grows and expands north toward Silver Springs Park. The existing street system in this area was created to serve the residential homes and to provide access to the adjacent park. Redevelopment of this area will require some of the existing local streets to be vacated and others to be improved to accommodate increased traffic flow. In addition, further planning will be needed to identify parking and internal circulation needs to accommodate the City's infrastructure plans and to accommodate the growing campus. To accommodate this growth, this plan includes an action plan for expansion north into the Silver Springs Neighborhood and for possible growth west into adjacent properties currently owned by Drury University.

Established Growth Boundary

The history of the college and its expansion has always followed the direction and guidance of a master plan adopted by the City. The OTC Master Plan serves as an extension of the Vision 20/20 Comprehensive Plan and provides the City's staff, Planning and Zoning Commission, and City Council with recommendations on land use, zoning, and infrastructure commitments. In addition, the plan provides the College with the assurance that planned growth would be supported by the City and that identified infrastructure needs would be met.

In the past ten (10) years, as the need and opportunity has presented itself, the *Master Plan* has been amended to accommodate the acquisition of additional properties to facilitate needed growth. Since the last amendment to the *OTC Master Plan* in 2006, the College has been actively purchasing property from willing sellers outside of the growth boundary when the opportunity has arisen. Although neither *the Plan* nor the City restricts the College from purchasing property outside of the growth boundary, the assembling of such properties lack the needed support by the City to be appropriately zoned for applicable college uses. In addition, the College relies on infrastructure improvements to support new facilities and to accommodate expansion. Without the City's support, infrastructure planning and improvements will not occur.

It is the recommendation of this Plan to limit further growth of this campus to the boundary identified herein. Should the need arise to grow the OTC College beyond this campus; a new and separate site should be identified. The recommendations included herein, with respect to the growth boundary, shouldn't restrict or discourage the College from pursuing opportunities to grow and expand new programs and facilities at locations independent of the main campus.

Chestnut Expressway (south), Silver Springs Park, (north), BNSF railroad tracks/South Branch of Jordan Creek (west), and National Avenue (east) are recommended to serve as the growth boundary for the OTC Springfield Campus.

Expansion plan

OTC: Springfield Campus Expansion

The College has the potential to grow in two directions, north and west.

OTC Expansion West:
Expansion of the College further west would have to occur in cooperation with Drury University, as they own all the properties immediately west of the OTC campus. The growth boundary map shown here indicates the limits of this boundary reaching the railroad tracks. Expansion into this area, whether independently or cooperatively, is supported by this *Plan*.

The site of the former Tindle Mill, now owned by Drury University, has been the subject of planning with OTC. The project would likely focus on razing the vacated mill and constructing parking facilities, in addition to accommodating improvements to Jordan Creek and extension of North Jordan Creek through the site.

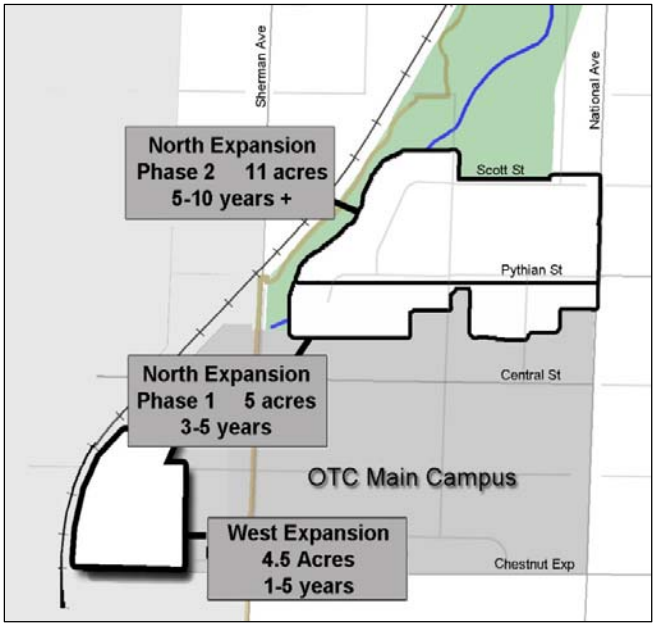


Figure 8 - Source: City of Springfield, Planning and Development Department

OTC Expansion North: The recommendations included in this plan pertaining to growth to the north are organized into two phases. Unlike past expansion, which grew the growth boundary property-by-property, this approach provides the College and the adjoining neighborhood residents with insight into where the college will grow long-term at this location in Springfield. The exact timing of the campus expansion will be dictated by increases in enrollment and program growth. Identifying an ultimate growth boundary should reduce speculation and will afford residents the opportunity to plan accordingly.

Phase I: OTC began acquiring properties outside of the identified growth boundary in 2007 on a voluntary basis from willing sellers. The College has acquired a majority of the properties in the identified Phase I area. Because parking is one of the major barriers that inhibits the College's ability to grow programs and accommodate increases in enrollment, providing more parking is a priority. The addition of parking will likely be the first expansion into the area identified as Phase I. A new multi-story parking facility on the south-side of Pythian Avenue and various smaller surface lots will afford the College with the opportunity to accommodate more students during peak class times. Also, the addition of parking into Phase I will allow the college to redevelop some of the existing surface lots located on the southwest and southeastern portions of the campus. These sites can be redeveloped with new classroom and administrative facilities or mixed-use multi-story parking facilities, some of which are already being planned. In doing so, this will permit some of the College's expansion needs to be met within the existing boundaries, utilizing existing infrastructure to support it. he first phase of the College's expansion beyond the current campus boundary would likely begin within three years and would provide the College with adequate room to grow and expand parking for approximately five years.

With the addition of new parking facilities in Phase I, the College and City will have to accommodate vehicle and pedestrian access to Central Street. The expansion of the campus into Phase I will generate additional conflicts and congestion on Central Street and Pythian Street. This will be an interim situation until funding is made available for street improvements to Pythian and Central Street that will redirect non-college traffic from Central Street. Improvements to the Pythian / Central Street corridor will facilitate expansion of Phase II.

This plan directs the College to accommodate initial expansion of parking and other needed facilities entirely on the south side of Pythian. Prior to expanding north of Pythian, the College and City will need to work together to establish needed improvements and procure funding for street improvements to the new Central / Pythian corridor. Confining the initial growth of the campus to the south side of Pythian will also

serve to preserve the housing north of Pythian for a longer period of time, allowing the residents there additional time to accommodate the College's growth.

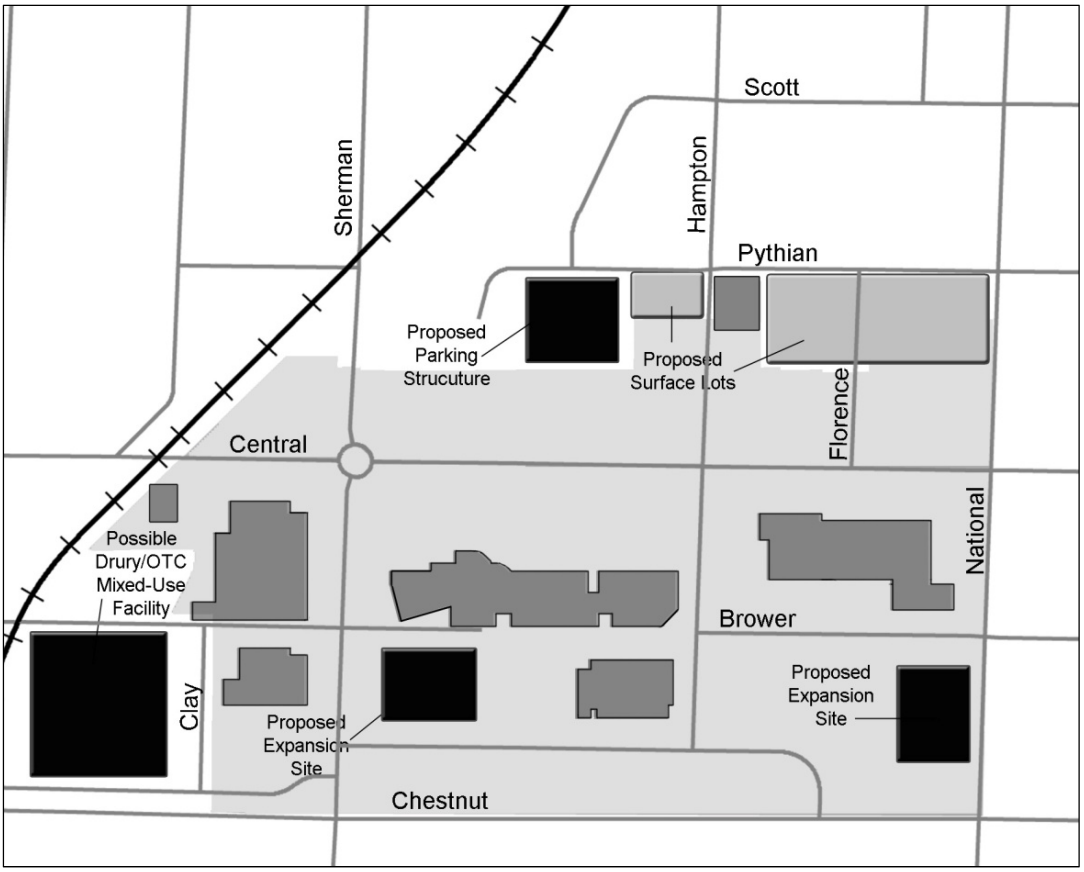


Figure 9 - Source: City of Springfield, Planning and Development Department

Phase II: The second phase of the campus' expansion will require improvements to the infrastructure that will support the College. In addition to storm water improvements to the North Branch of Jordan Creek, street improvements, particularly Pythian Street, will be required prior to expansion of the college north of Pythian.

With increased pedestrian activity and more parking lots directly accessing it, Central Street east of Sherman is slowly evolving into an internal part of the campus and there are increasing conflicts with the non-college vehicular traffic that use this public thoroughfare. Furthermore, Central Street does not extend to Glenstone Avenue; rather it terminates as a collector street at Fremont Avenue and as a local street three hundred (300) feet short of the primary arterial. Improvements to this corridor, north of the existing campus, will include realignment of Pythian Street to intersect Central Street at the roundabout at Sherman Avenue. Realigning the collector street to Pythian Avenue will improve traffic flow and increase pedestrian safety in the vicinity of the campus. In addition to new construction, signal and signage changes at each intersection of Hampton, Florence, and National will likely be required. The City will work with the College to accommodate the timing and funding of the improvements identified for Pythian and Central.

One concept for the redirection of non-college traffic to Pythian Street involves extension of Pythian Street southwest to the north leg of the roundabout intersection of Central Street and Sherman Avenue. This concept would abandon the current Sherman Avenue crossing of North Jordan Creek and realign Sherman Avenue to cross

the railroad tracks and the creek at an angle more nearly perpendicular and on a bridge with more storm water capacity. The new bridge would allow the linear park trail to be extended under Sherman Avenue parallel to the new Pythian Street providing uninterrupted through movements for trail use with connections to the street system. Storm water improvements including a trail extension could be constructed concurrently with the street improvements. The trail would eventually extend from downtown to Smith Park and Evangel University providing for pedestrian and bicycle traffic on a separate path with connections to the OTC and Drury University campuses.

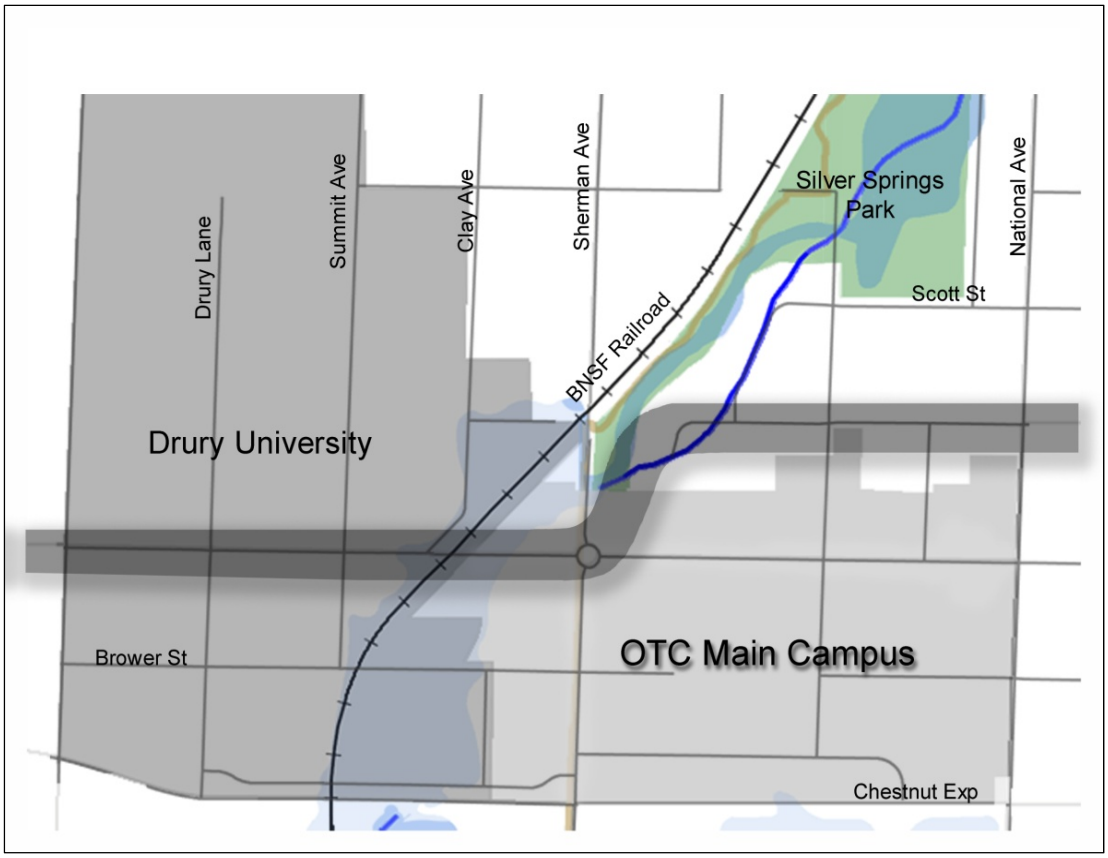


Figure 10 - Source: City of Springfield, Planning and Development Department

These improvements will likely leave streets to be vacated within the campus as it expands around them. Central Street between National and Sherman, Hampton Street, south of Pythian, and Florence Street could then be considered for vacation, by the City, to become part of the internal circulation system of the campus or building sites.

In addition to improvements to the street and storm water system, the College will need to make internal improvements to the campus infrastructure to accommodate expansion further north. Before the campus begins to expand, a parking and circulation study should be conducted by the College. The campus parking and circulation plan will need to:

- Identify existing and proposed traffic patterns
- Identify locations and size of existing and proposed parking facilities
- Identify principle pedestrian movements
- Identify significant points of interface between campus circulation and public streets
- Identify access limitations and traffic control at each interface

- Identify internal and regional movements and facilities for pedestrian and bicycle travel
- Identify a front door or designated and identifiable central point of campus entrance

Recommended Actions:

3. The City will support expansion of the OTC campus west to the BNSF railroad tracks and north to Scott Street and Silver Springs Park.

4. As the need emerges and the College begins to outgrow the campus in Center City, a new site in the vicinity of Springfield should be identified.

5. The City, in cooperation with OTC, will study and identify a new alignment for Central Street, redirecting traffic north to Pythian Street, creating a collector street corridor from Grant Avenue to Glenstone Avenue.

6. OTC will develop a campus master infrastructure plan identifying parking, circulation and storm water infrastructure improvements.

7. Storm water improvements should be made on North Jordan Creek, which could include a new bridge on a realigned Sherman Avenue and trail facilities in the storm water corridor.

Zoning & Land Use

Zoning

College and Universities are permitted uses in the City of Springfield Zoning Code within the *GI-Government and Institutional Use District.* While some of the areas owned and used by the college are already zoned GI, many are not. The areas identified (Figure 11.) need to be zoned to a *Government and Institutional Use (GI)* zoning classification. In addition, residential properties acquired by the College, north of the existing campus, will also need to be zoned to GI, as those properties are converted to associated college uses.

Recommended Action:

8. Existing properties, owned by OTC for college uses and properties in areas acquired and planned for college uses should be rezoned to *GI-Government and Institutional Use District*.

Land Use

Silver Springs Park is classified as a Neighborhood Park, which means it is an active and passive recreational facility serving those within walking distance. While the City strives to protect such parks by limiting uses adjacent to them that might threaten its solitude and the sanctity of its users, new opportunities for partnership and growth can also considered. By planning the right intensity of uses and infrastructure next to the park, new opportunities and partnerships can emerge. The City should consider such partnerships with OTC in the form of a possible shared recreation facility with the capacity to provide an educational benefit to the College. Such an activity center has the potential to increase popularity and use of the Park by adjoining neighborhood residents, faculty and the student body.

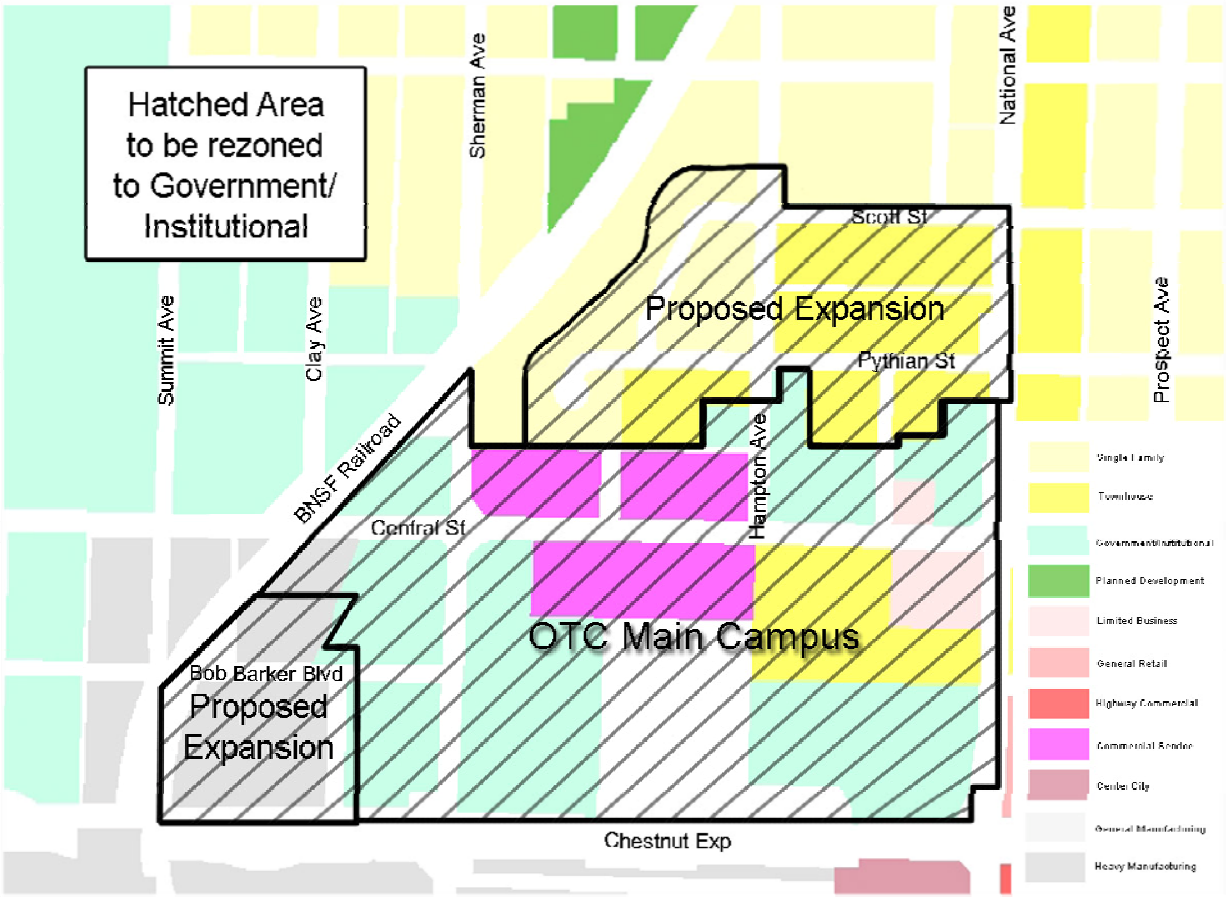


Figure 11 - Source: City of Springfield, Planning and Development Department

While the College and Park might benefit from a shared facility and from their proximity to one another, the park should maintain its autonomy from the campus. As the College grows into the area immediately adjacent to the park, appropriate buffferyards should be established, as required by the City's Zoning Code for Government/Institutional (GI) uses to maintain a distinct line of separation between the College and the park.

The use of properties in the area identified for expansion are occupied by single-family, two-family residences, and three (3) churches; Mt. Carmel United Methodist Church, National Avenue Assembly of God, and Silver Springs Church of God. While many of these individual properties in the area of expansion have already been purchased by the College, the College continues to maintain and rent them for residential use.

As the college begins to expand, properties not immediately slated for redevelopment should be preserved with the existing use. During the course of the campus's expansion over the next ten (10) years or more, the College should strive to preserve the residential housing that exists, as long as possible, or until a time when the redevelopment of the land is eminent.

As the College begins to expand north of Pythian Street, the College should maintain the academic core and supporting parking facilities south of Pythian Street. Uses that have a low pedestrian trip generation and/or stand alone with little direct pedestrian interface with the academic core will be most appropriate for the area north of Pythian Street. Pedestrian crossings on Pythian Avenue should be focused to locations where conflicts can be controlled and accommodated within the street design such as street and driveway intersections and midblock crosswalks with median refuges.

Recommended Actions:

9. The City and OTC should consider a partnership creating a shared recreational facility with the capacity to provide an educational benefit to the College and to the surrounding neighborhood.

10. The character of Silver Springs Park should be preserved by installing appropriate buffferyards between campus uses and the park.

11. Residential properties acquired by OTC in the Silver Springs Neighborhood should be preserved for residential uses as long as possible. Razing homes adjacent to the campus and City-Park should not be pursued until new facilities are designed and funding has been procured and/or the existing homes are in a condition of disrepair.

12. The College should focus growth of the academic core and supporting parking facilities to areas south of Pythian Street. Support services and uses with low pedestrian trip generation should be located north of Pythian Street.

13. Pedestrian crossings on Pythian Avenue should be focused to locations where conflicts can be controlled and accommodated within the street design such as street and driveway intersections and midblock crosswalks with median refuges.

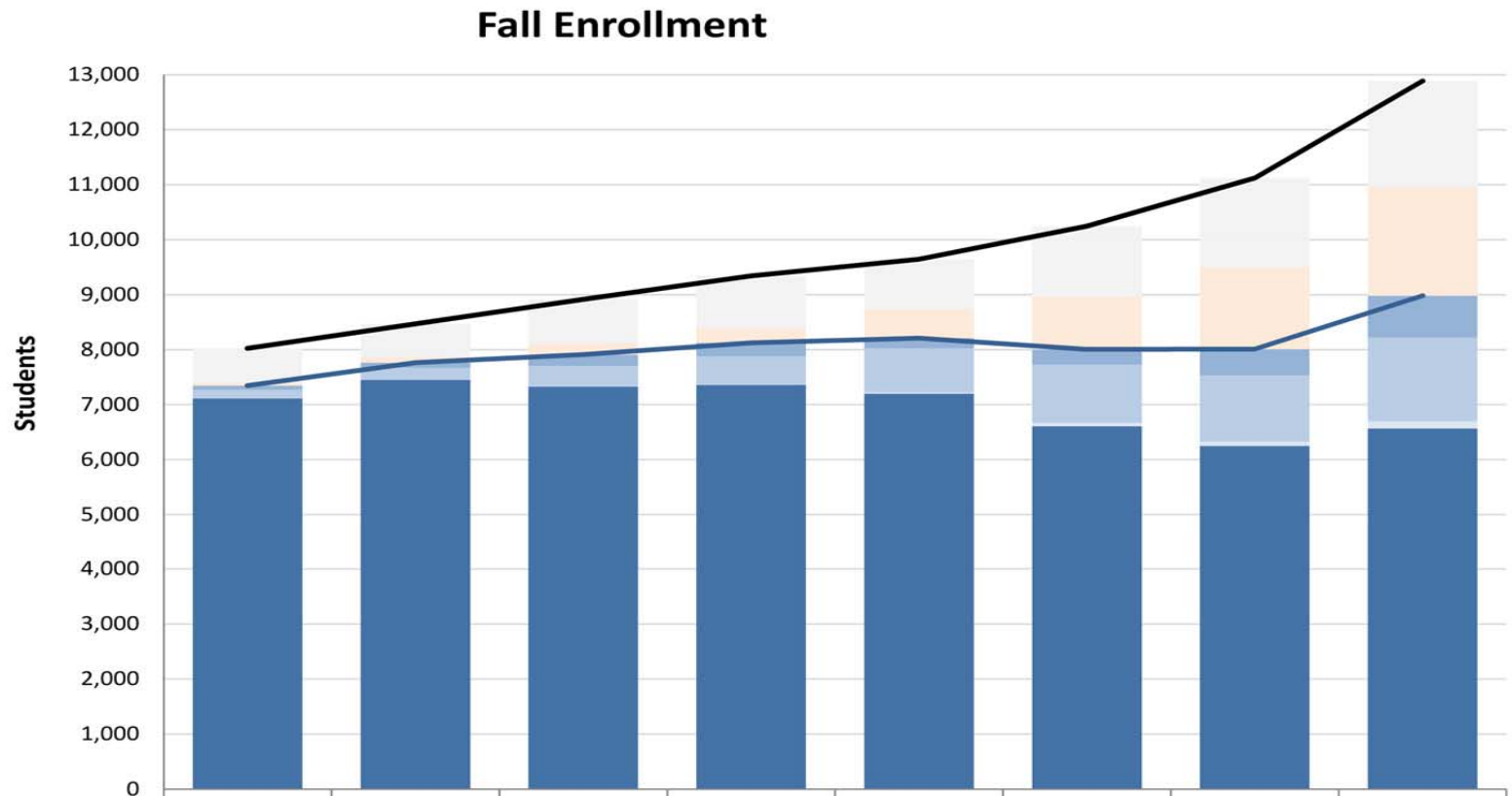
Summary of the Planning Process

As the City and College have studied the need to accommodate the growth of the OTC campus in Springfield, every effort has been made to include the adjoining neighbors in the process.

In July of 2009, the City and OTC officials hosted a meeting for neighbors immediately north and west of the campus. The meeting outlined the College's expectations for growth in the years to come, explained the purpose of the planning process, and what the plan would likely include when completed. In addition, other meetings have been held with the adjoining Midtown Neighborhood Association and with the Sherman Avenue Project Area Committee.

Additional neighborhood meetings will be held to identify planned improvements in the vicinity of Jordan Creek and along the Central / Pythian corridor prior to presenting the plan to the Planning and Zoning Commission and City Council.

This Plan is intended to establish objectives and actions that OTC, the City, and supporting community will use to guide growth of the Springfield campus over the next 10 - 15 years. As the College implements the recommendations in this plan, new challenges will emerge and with it, the need for further planning. Revisions and updates to this plan should be coordinated by the City to provide further guidance for traffic, storm water, and utility growth within and around the Springfield campus. In addition to planning coordinated by the City, OTC should develop internal plans to guide parking and internal traffic circulation, storm water management, and facility development within the expansion area indentified by this plan.



	02/FA	03/FA	04/FA	05/FA	06/FA	07/FA	08/FA	09/FA
Other Sites	625	607	798	963	911	1,287	1,625	1,938
Online	55	98	210	254	524	952	1,483	1,967
Main Campus & Other Site	71	88	204	246	183	275	472	755
Main Campus & Online	156	223	361	503	804	1,057	1,208	1,521
Main Campus/Online/Other Site	2		15	17	24	63	78	137
Main Campus Only	7,116	7,453	7,329	7,360	7,200	6,610	6,250	6,566
Main Campus Total	7,345	7,764	7,909	8,126	8,211	8,005	8,008	8,979
OTC Total Enrollment	8,025	8,469	8,917	9,343	9,646	10,244	11,116	12,884

Figure 12 - Source: Research and Strategic Planning, Ozarks Technical Community College