05 CAMPUS DEVELOPMENT

THE PROPOSED DEVELOPMENT OF THE HARPER COLLEGE CAMPUS OVER THE COMING YEARS WILL BENEFIT THE COLLEGE AND THE COMMUNITY BY STRENGTHENING THE BUILDINGS CORE, REINFORCING EXISTING ADJACENCIES AND ENHANCING THE CAMPUS PERIMETER.

CAMPUS PLANNING PRINCIPLES

The Harper Main Campus is an integrated cluster of buildings in the center of its 188-acre site, ringed by surface parking, one parking structure, attractive landscaping and water features. The buildings' core has been developed over the last fifty years to make an attractive presentation to the surrounding community, minimize pedestrian travel times between classes and other functions, shape attractive outdoor space featuring interesting tree specimens and lawns, and take advantage of views to surrounding green space and Lake Harper. Surface and structured parking is evenly distributed around the buildings' core to minimize walks from cars to buildings. The perimeter of the campus has been preserved as natural and cultivated green space. This Master Development Plan serves to reinforce all these features of the main campus.

STRENGTHEN THE CORE

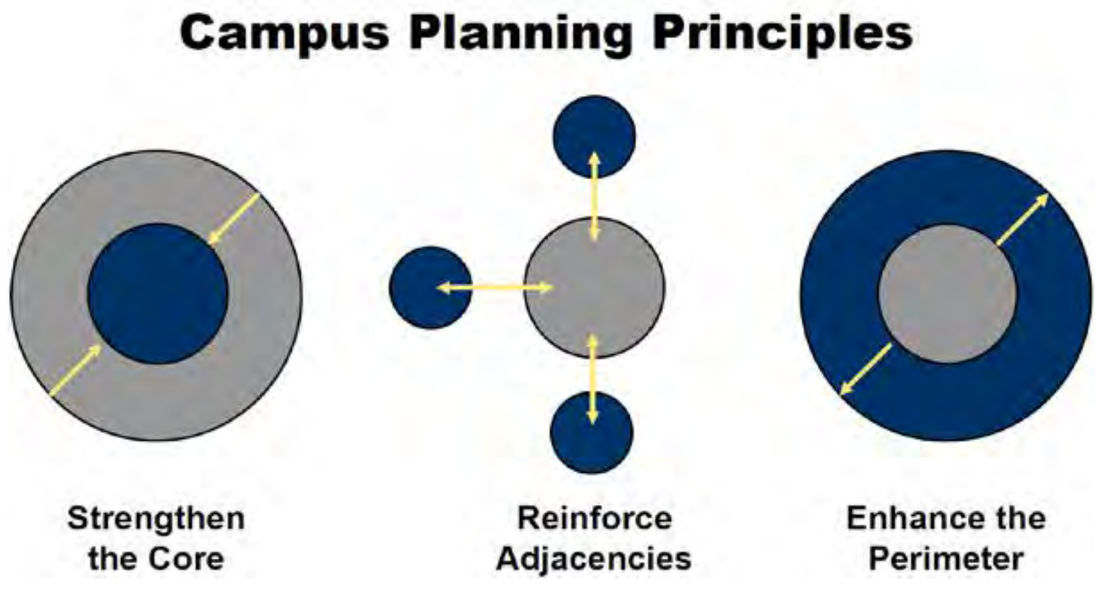
Major new building projects are integrated into the existing buildings core and connections to adjacent buildings are proposed in the Harper planning tradition. The New Canning Center location is an improvement over the existing Building A location as it may now provide a needed new "Front Door" near the main vehicular entrance from Algonquin and provide opportunity for a new green Quadrangle for recreation or a special event between the Canning Center and Lake Harper. The I and J Development proposes new state-of-the-art academic facilities, including an Innovation Lab, to replace the deficient facilities in the existing Buildings I and J, and provides opportunity for another green quadrangle large enough for recreation or a special event. The proposed new Student Meeting, Study and Collaboration complex north of the New Canning Center, modernizations of Buildings C, P and L and the new Film Lab in Building E will further strengthen the core.

REINFORCE EXISTING ADJACENCIES

The established distribution of buildings by use is maintained by locating the New Canning Center near the existing one. Added reinforcement is proposed in connecting the New Canning Center with the Performing Arts Center so that its lobby remains open daily, integrating it with the buildings core and making its lobby more useful to the campus. The New Canning Center is also proposed to be connected to Buildings M and Z to make all the facilities in this corner of the campus more accessible. The I and J Redevelopment project maintains the southeast corner of the campus as part of the academic buildings core. With new state-of-the-art classrooms and labs for existing and new programs and surrounding a new outdoor green space large enough for recreation, this has the potential to not only improve education but also retain students on campus for longer periods.

ENHANCE THE PERIMETER

The remaining initiatives of the Development Plan serve this principle. Without significantly altering or disturbing the green amenities on the main campus perimeter, the new Euclid Entrance, improved Loop Road, New Canning Center oval driveway, Rideshare Pick-Up / Dropoff location, Child Care Center and Planetarium buildings stand to improve the overall campus experience, attract more members of the community and, in the case of the Child Care Center and Planetarium, add new interesting buildings within sight of perimeter roads.

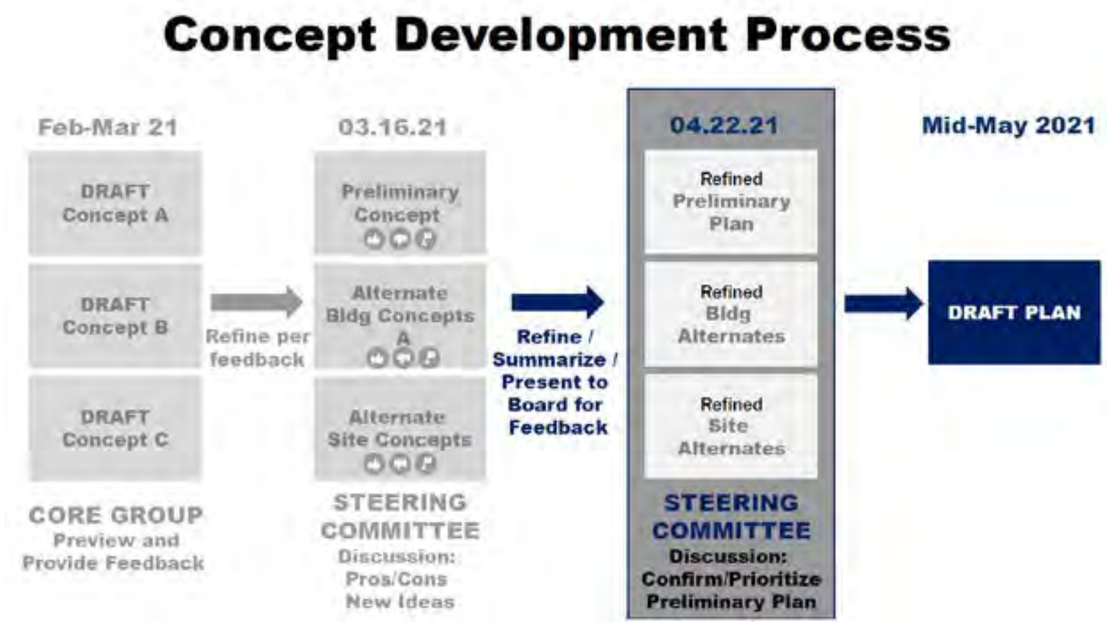


CONCEPT DEVELOPMENT PROCESS

Planning concepts for the master plan development initiatives were first reviewed with the Master Plan Leadership Council. The most promising solutions were explored in greater detail and vetted with the Master Plan Steering Committee in Workshop #4. The Master Development Plan was further refined, and recommendations were presented to the Board of Trustees in April for comment.

Board of Trustees comments were incorporated into final revisions to the plan for the final Steering Committee Workshop #5, in which the Master Plan initiatives were prioritized within a preliminary Timeline. The Draft Plan, including the Proposed Projects Site Map and Timeline Framework, and conceptual construction cost estimates for each initiative, were presented to the Board of Trustees for initial comment on June 9th, 2021 and subsequently approved by the Board of Trustees on June 16th, 2021.

EARLY CONCEPTS IN DEVELOPMENT SHOW DIFFERING OPTIONS TO SOLVE CAMPUS CHANGES.



DEVELOPMENT PLAN OVERVIEW

The proposed development of the Harper College campus over the coming years will benefit the College and surrounding community. The Development Plan strengthens the buildings core, reinforces existing adjacencies, and enhances the campus perimeter.

The preferred solutions to all development plan initiatives are incorporated within this plan.

3D aerial views focus on the most significant developments on the west and east sides of the main campus buildings' core are included. Project descriptions are conceptual and subject to modification to serve evolving campus needs.

PROPOSED PROJECTS

- STUDENT CENTER, UNIVERSITY CENTER
- STUDENT DINING + HOSPITALITY/CULINARY EDUCATION CENTER
- NEW BUILDING - STUDENT COLLABORATION, MEETING AND STUDY SPACE
- ACADEMIC BUILDING
- I BUILDING RENOVATION
- J BUILDING RENOVATION
- C BUILDING RENOVATION
- P BUILDING RENOVATION
- L BUILDING RENOVATION
- CHILD CARE CENTER (OPTION1)
- PLANETARIUM + OBSERVATORY
- INNOVATION LAB (OPTION 1)
- FILM LECTURE ADDITION
- NEW RIDESHARE AREA
- NEW ENTRY FROM EUCLID
- NEW LOOP ROAD CONNECTION

*APPROVED BY BOARD OF TRUSTEES JUNE 16, 2021

WEST SIDE CAMPUS DEVELOPMENT

The centerpiece of the west campus redevelopment is the new Canning Center, which includes a new Student Services Center, a new Campus Dining Center, Culinary/Hospitality Education Center and University Center. This building replaces the need for the existing Building A, which will serve as swing space for other renovations. The new Canning Center and the oval drive in its foreground create a new “Front Door” to the main campus. The interior green space north of the Student Center will provide outdoor dining, recreational and special event space.

EXISTING WEST CAMPUS VIEW FROM SOUTH

LEGEND

1. CANNING CENTER, UNIVERSITY CENTER
2. DINING + HOSPITALITY
3. NEW BUILDING
7. C RENOVATION
8. P RENOVATION
9. L RENOVATION
10. CHILD CARE CENTER
11. NEW PLANETARIUM
13. FILM LAB ADDITION
16. GROUNDS IMPROVEMENTS

WEST SIDE CAMPUS DEVELOPMENT

When Building A is no longer needed, it is planned for demolition and replaced with a new Student Meeting, Study and Collaboration Center, West Quadrangle and landscape improvements to the southern edge of Lake Harper. The new Film Lab in Building E and bridge between Buildings C and D are shown at left. When completed, all buildings in this area will be connected by interior circulation and surrounded by informal and attractive walking, recreational and special events space.

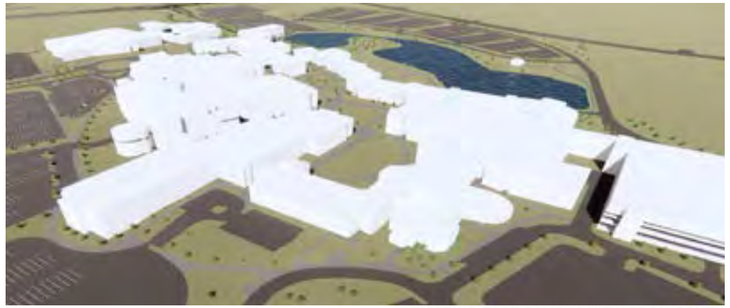
EXISTING WEST CAMPUS VIEW FROM NORTH

LEGEND

1. CANNING CENTER, UNIVERSITY CENTER
2. DINING + HOSPITALITY
3. NEW BUILDING
7. C RENOVATION
8. P RENOVATION
9. L RENOVATION
13. FILM LAB ADDITION

EAST CAMPUS DEVELOPMENT

The centerpiece of the east campus redevelopment is the Buildings I and J Redevelopment, which includes new academic classrooms, labs and faculty offices primarily for the Business and Social Sciences academic division, new academic program labs, Early Childhood Education programs and an Innovation Lab, a flexible space for future programs or research. The complete demolition and rebuilding of Buildings I and J, which provides space for a new East Quadrangle surrounded by Buildings I, J, X and H. The Rideshare location can be seen at lower left, and two alternative locations for the Planetarium are also depicted here.



EXISTING EAST CAMPUS VIEW FROM SOUTH

LEGEND

4. NEW ACADEMIC BUILDING

5. I DEMOLITION

6. J DEMOLITION

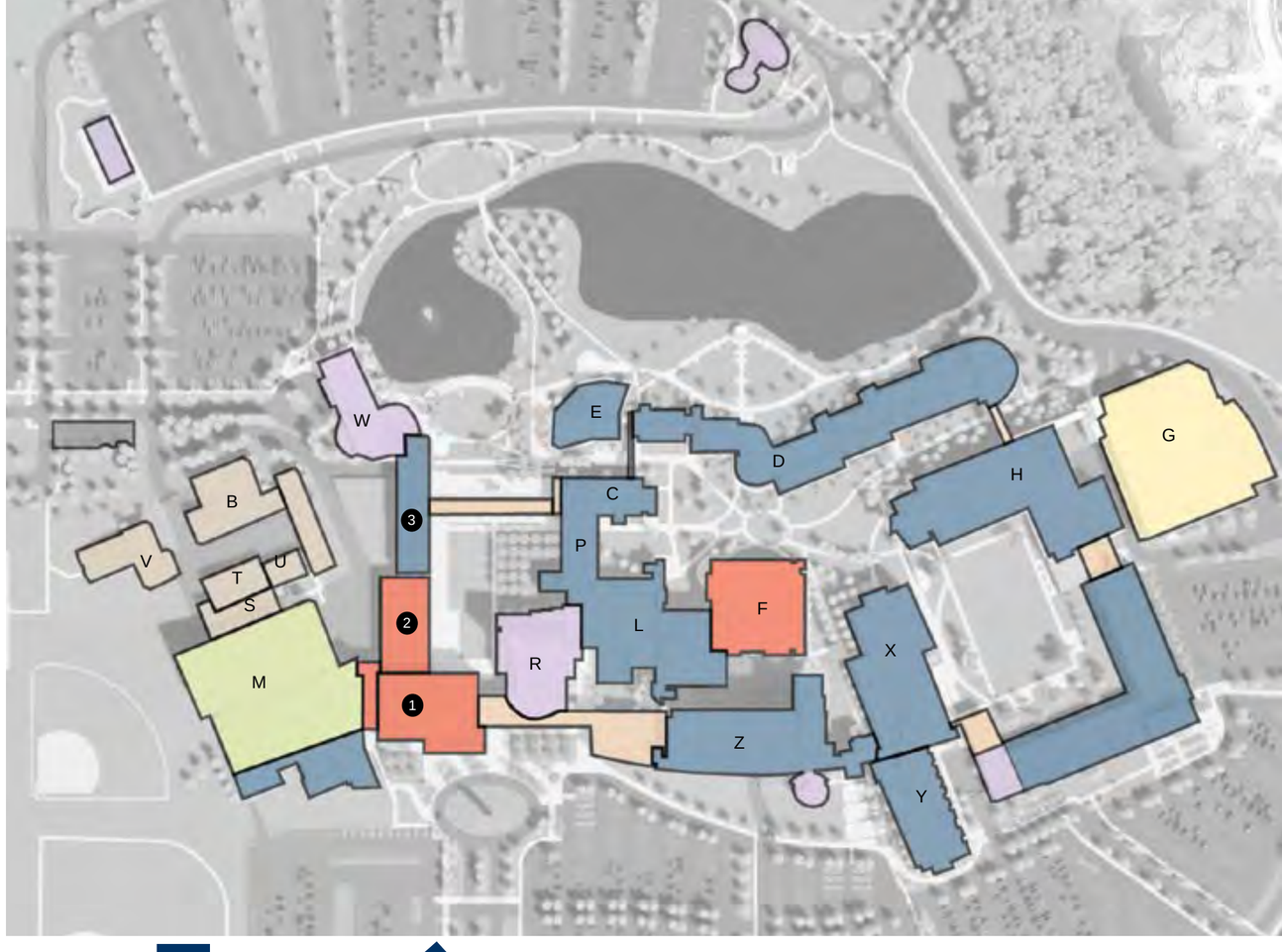
11A. PLANETARIUM SECONDARY OPTION

12. INNOVATION LAB

14. NEW RIDESHARE DROP OFF

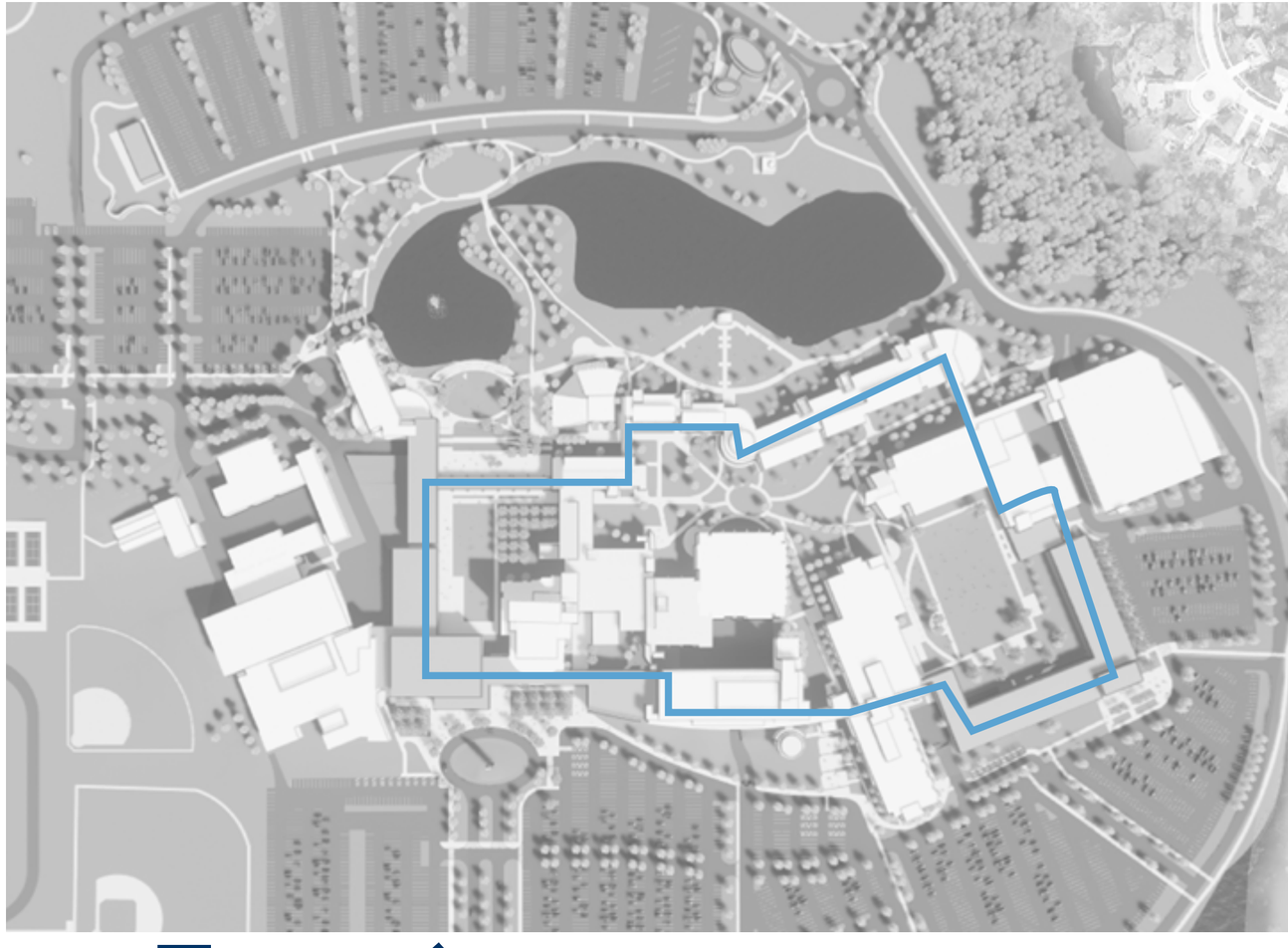
BUILDING USE

The Master Plan reinforces the campus core by maintaining the long-established organization of the campus, with academic facilities (dark blue) primarily to the east and all other functions to the west (exception: parking garage). The student services or New Canning Center (red) steps forward to serve as the new campus “Front Door”. Building connections (orange) are envisioned as places for student and faculty to work or socialize together, in addition to providing indoor passages between buildings. Functions that include public outreach (purple), such as the existing Performing Arts Center and the NCH Clinic in Building M, and new facilities such as the Child Care Center, Innovation Lab and Planetarium, are appropriately located to the perimeter of the buildings’ core to increase visibility for the Palatine community.



BUILDING INTERIOR CIRCULATION

The Master Plan calls for new buildings to be physically linked to existing buildings to create an interior pedestrian loop that encourages students to take advantage of all that the Harper campus has to offer and provides sheltered passage around the campus in inclement weather. This loop, if aided by architectural and signage cues, will reduce wayfinding difficulties that exist in numerous campus locations.



0 50' 100' 250'

N

INTERIOR BUILDING CIRCULATION

OPEN SPACE + LANDSCAPING

The Master Plan proposes buildings that create new open spaces large enough for outdoor education, impromptu recreational and organized special events. New West and East Quadrangles are clearly defined by buildings and are linked to the existing network of green open spaces in and around the campus core. Demolition of Building A provides opportunity to reimagine additional open space south of Lake Harper integrated with the pastoral character of the existing shoreline. The new Child Care Center and Planetarium Buildings are shown with similarly informal landscaped contexts and amenities.

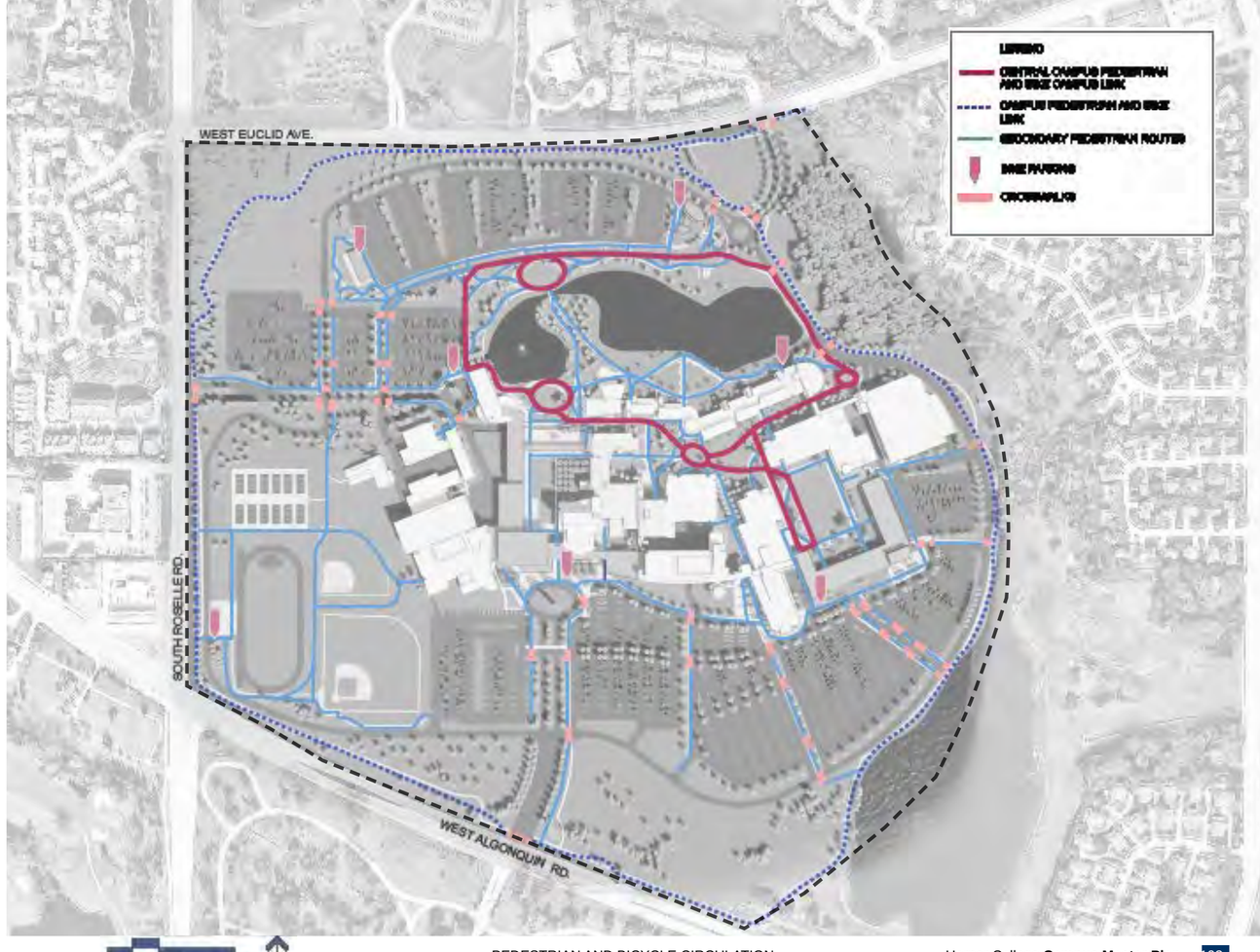
INTERACTION WITH THE HARPER OUTDOOR ENVIRONMENT

PEDESTRIAN + BICYCLE CIRCULATION

The Master Plan proposes to take advantage of existing and new open space to encourage outdoor walking and bicycling around the perimeter of the buildings' core. New pathways for both pedestrians and bicycles are reached from the perimeter of the campus in several locations. Bicycles are discouraged within the interior outdoor spaces in the buildings' core for reasons of public safety.

BICYCLE PARKING ON THE MAIN CAMPUS

PEDESTRIAN CIRCULATION ON CAMPUS



PEDESTRIAN AND BICYCLE CIRCULATION

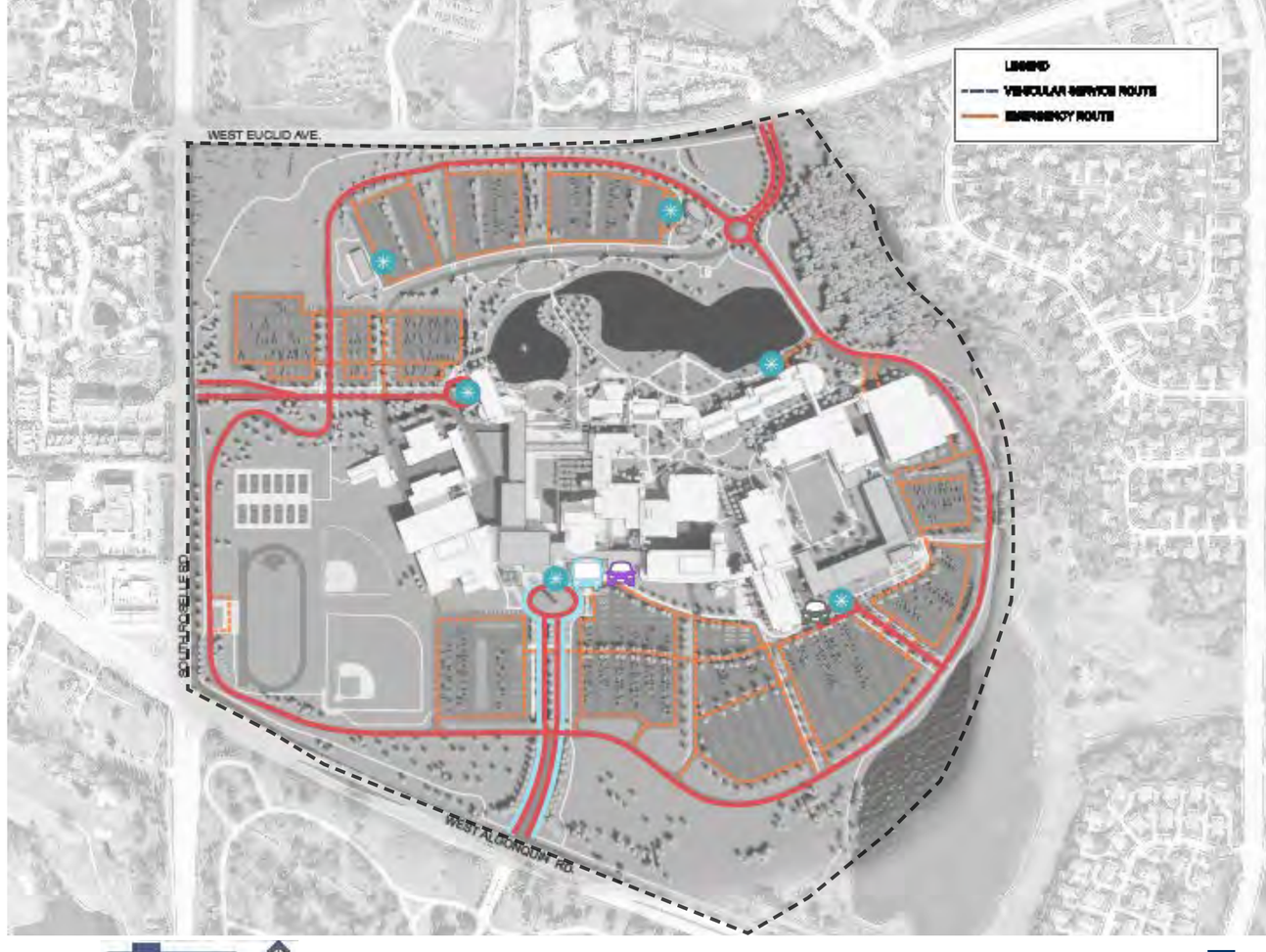
VEHICULAR + TRANSPORTATION CIRCULATION

The Master Plan describes improvements to vehicular circulation in several locations. A new oval drive for the new Canning Center from the main entrance on Algonquin, a new location for the north campus entrance from Euclid, and a new dedicated Rideshare Pick-Up / Dropoff location coordinated with the I and J Redevelopment project are proposed to simplify site access, pick-up and drop off, and to ease congestion at rush hours. A more clearly defined Loop Road outboard of the north parking lots is proposed to close the existing inboard Loop Road and transform it for landscaped pedestrian and bicycle circulation. The existing softball field is moved south to consolidate all athletic fields in the southwest corner of the campus.

DROP OFF OUTSIDE OF PERFORMING ARTS CENTER

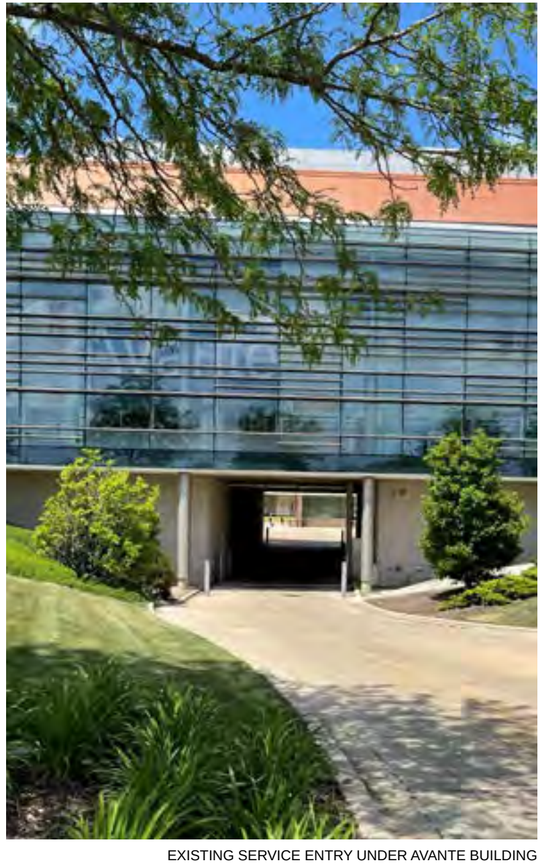
PARKING LOT AND ENTRY AREA TO AVANTE

EXISTING BUS STOP OUTSIDE OF THE PERFORMING ARTS CENTER

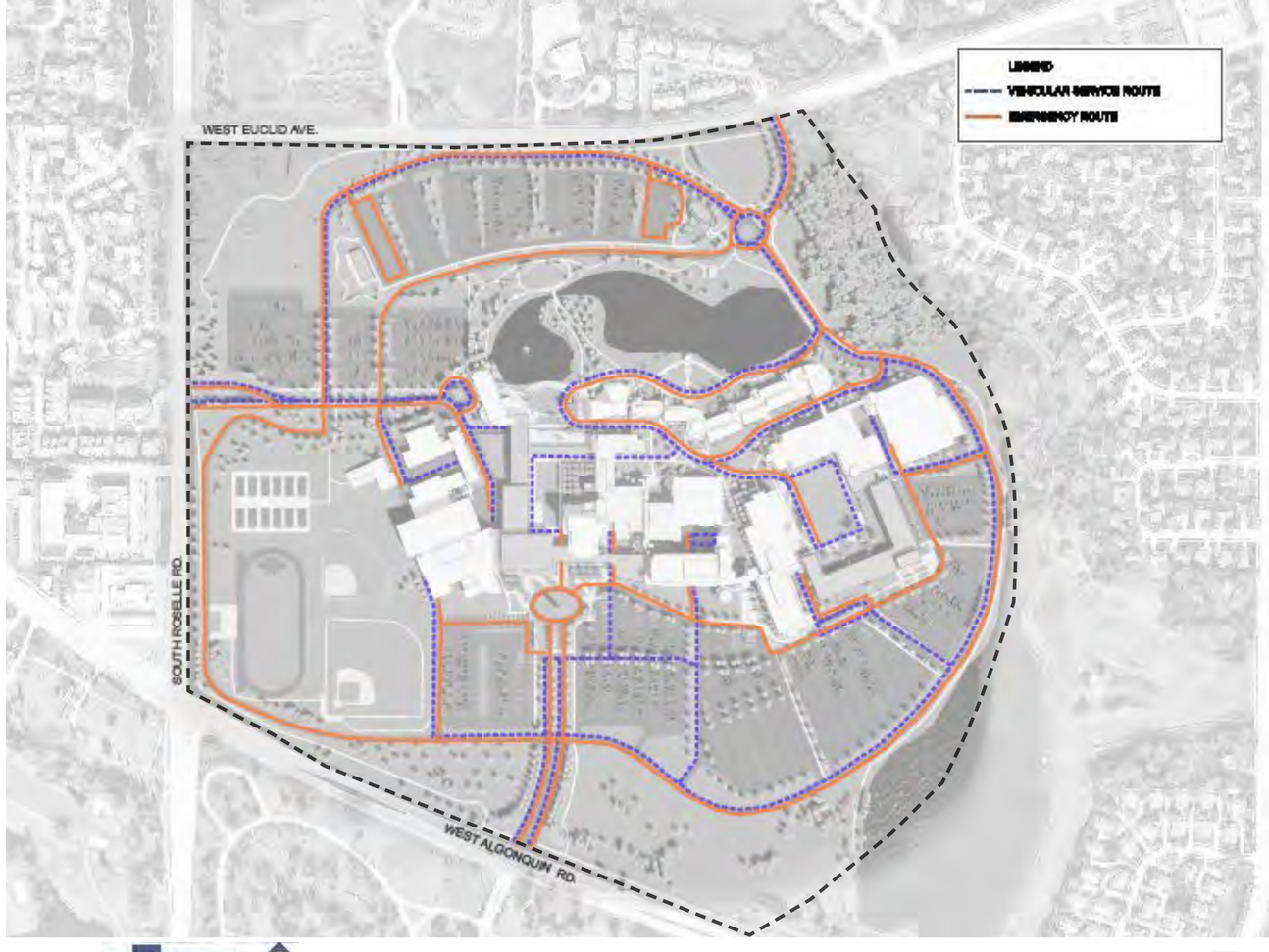


SERVICE + EMERGENCY CIRCULATION

Discreet delivery of food supplies and waste management for the new Canning Center's Campus Dining and Culinary/Hospitality Education Centers are planned in the area north of Building M and east of the Central Plant in Building B. Emergency access to the new West Quadrangle is proposed under an indoor elevated bridge between the New Canning Center and the Performing Arts Center; emergency access to the East Quadrangle is planned via the existing fire lane running west-east south of Building D.

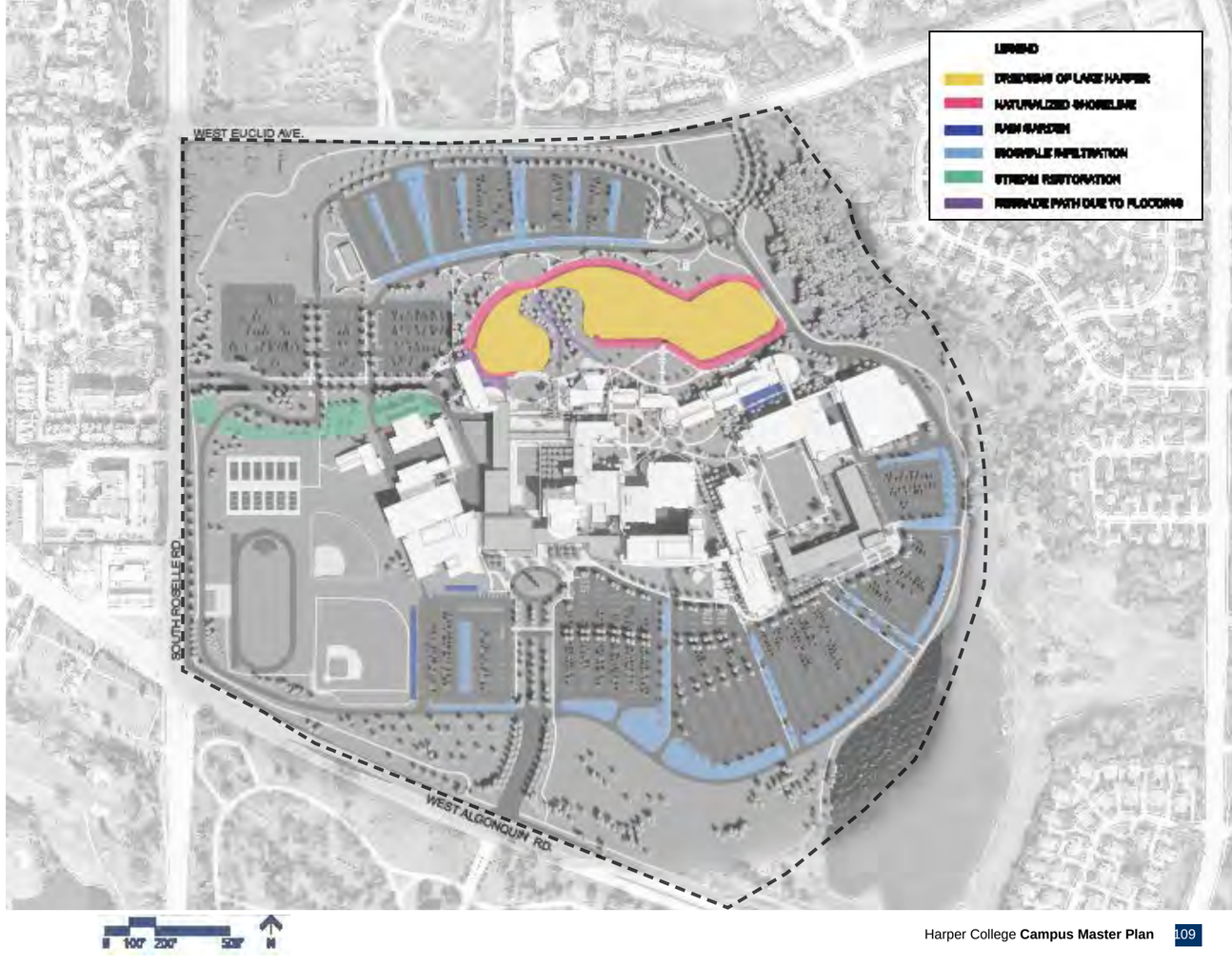


EXISTING SERVICE ENTRY UNDER AVANTE BUILDING



STORMWATER MANAGEMENT

The campus has experienced significant stormwater surges in the past, most notably between Lake Harper and Buildings A and W. The Infrastructure improvements program includes repairs to the shoreline of Lake Harper to reduce the potential for flooding south of the Lake. The new Student Meeting, Study and Collaboration Complex would require careful planning of its lowest floor elevation(s) in order not to create a new hazard. This diagram indicates stormwater management strategies to be continued and augmented in the cultivated landscapes of the campus.



UTILITIES + BUILDING INFRASTRUCTURE

UTILITIES

Among the Master Plan initiatives, new buildings, additions, significant building renovations and grounds improvements will all require coordination with existing campus utilities and timely engagement with the College's utility providers.

An additional significant infrastructural initiative of the College is to move towards decentralizing campus heating, away from the central plant in Building B to building-specific (local) systems. During the next ten years, this will require installation of new gas supply lines through existing steam tunnels to new boilers for several major academic buildings including D, F, H and R.

BUILDING D

BUILDING F

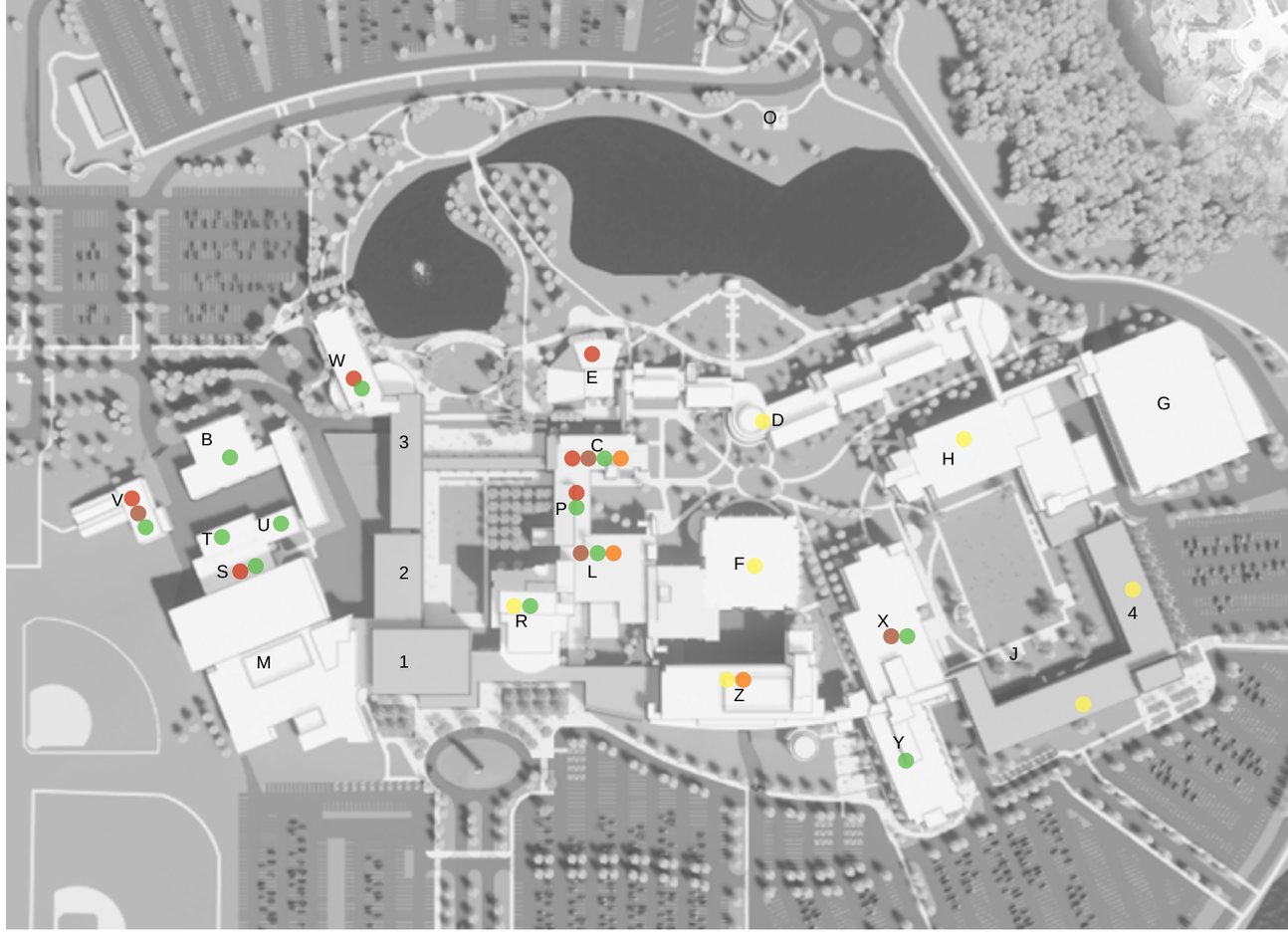
BUILDING INFRASTRUCTURE

The Facilities Conditions Assessment (FCA) completed in conjunction with this Master Plan describes architectural and building engineered systems improvement projects to be undertaken over the next ten years prioritized by need. Roof repairs, paved surfaces and landscape improvements are already part of an ongoing maintenance program conducted by the College.

The map at right locates significant engineering improvement projects by type (HVAC, Plumbing, Electrical, Fire Protection). The projects are prioritized in the FCA located in the Appendix. They are included in the Master Plan Chapter 06 Implementation Plan Cost Summary under "Infrastructure Improvement Projects".

BUILDING H

- GAS UTILITY SUPPLY IMPROVEMENTS
- HVAC SYSTEM IMPROVEMENTS
- PLUMBING SYSTEM PLANT IMPROVEMENTS
- ELECTRICAL SYSTEM IMPROVEMENTS
- FIRE PROTECTION SYSTEM IMPROVEMENTS



PARKING

The number of existing parking spaces provided on campus was sufficient at peak times prior to the onset of the pandemic, which drastically reduced traffic on campus. Due to the pandemic, a parking study was not completed for this ten-year master plan. Harper College Police records indicate that although parking lots have rarely, if ever, been filled in the past, certain areas near the more populated campus buildings have been fully parked at peak campus occupancy times.

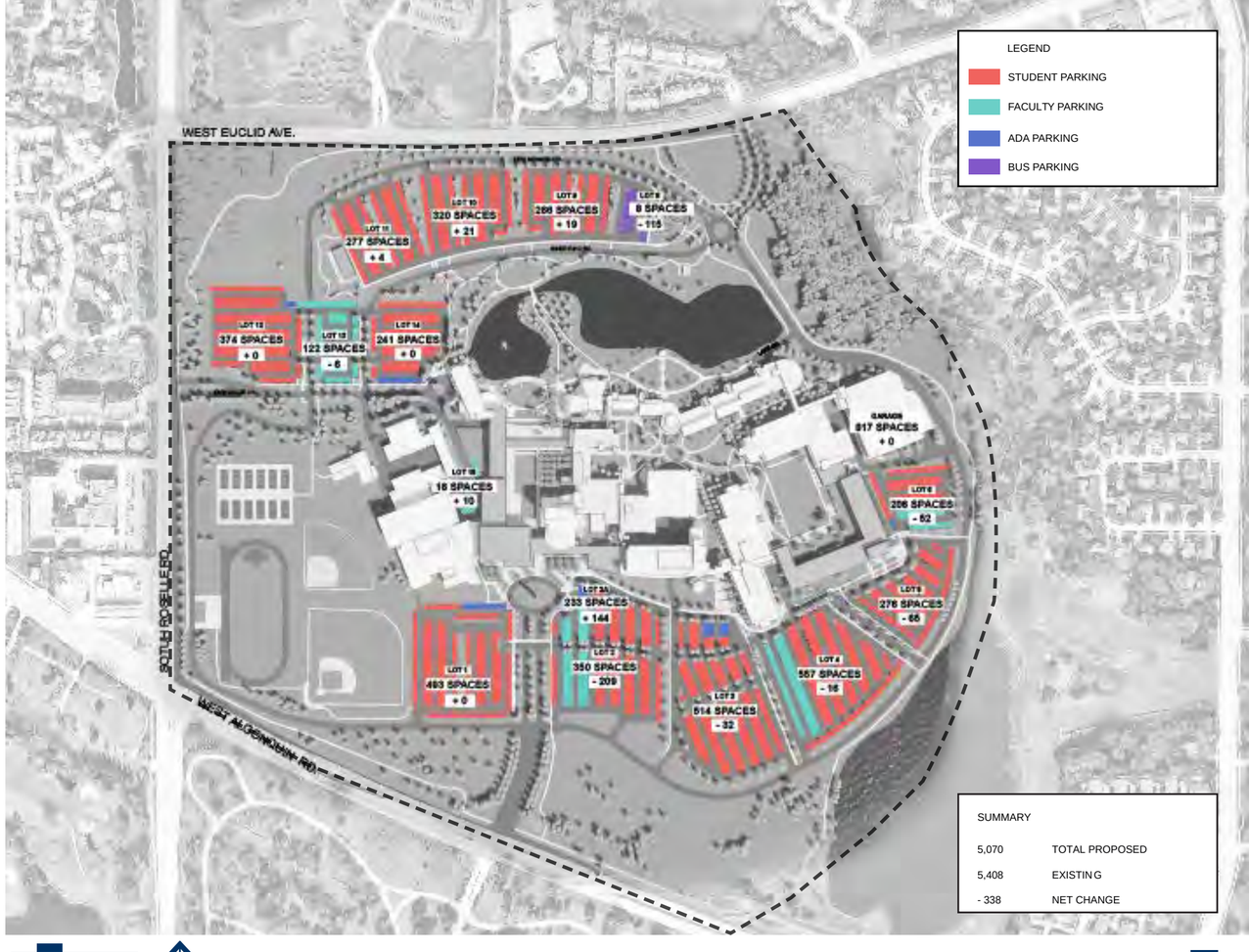
The impact of the development plan's new building and grounds initiatives on parking space count is expected to be nominal. The Plan anticipates 150-200 spaces lost during the first five years in the lots south of the new Canning Center and the I+J Redevelopment. As many as 75-100 additional spaces would be lost in the north parking lots only if all master plan initiatives are implemented in the next ten years. In addition to proposing future layouts near new buildings and determining the future parking space count, the Master Plan describes improvements to parking lot circulation to make travel more fluid in the lots to the south that are the most heavily used. If implemented, these new aisles would reduce the parking count south of the buildings core by approximately 50-100 spaces.

No study conducted during the Master Plan process indicated a need for additional parking. The impact of increased online learning on the number of students and faculty on campus at any time during a typical week remains to be seen. The College will monitor parking lot usage as future educational modalities are implemented.

BUILDING G - PARKING GARAGE 2016 AERIAL

2016 AERIAL OF PARKING SOUTH PARKING LOTS

2016 AERIALS OF NORTH PARKING LOTS



PARKING SUMMARY

PROPOSED PROJECTS - OPTIONS

Several options to preferred solutions of the development plan initiatives are incorporated within this plan. The most significant option is the renovation + expansion of Buildings I and J (vs. their total replacement). This alternative solution may prove to be more economical though it is less desired by the campus. This plan also indicates two alternative locations for the Child Care Center if the new outer Loop Road project is indefinitely postponed or another site is preferred by a partner. The plan includes an alternative free-standing new building to house the Innovation Lab, should a partnership make this financially viable. The maintained inner Loop Road to the north (option) includes provision for a traffic roundabout to ease congestion at this more complex intersection with the main campus Loop.

PROPOSED PROJECTS - OPTIONS

1. STUDENT CENTER, UNIVERSITY CENTER
2. STUDENT DINING + HOSPITALITY/CULINARY EDUCATION CENTER
3. NEW BUILDING - Student Collaboration, Meeting and Study Space
4a. ACADEMIC BUILDING
5. I BUILDING RENOVATION
6. J BUILDING RENOVATION
7. C BUILDING RENOVATION
8. P BUILDING RENOVATION
9. L BUILDING RENOVATION
10A. CHILD CARE CENTER (OPTION 2)
10B. CHILD CARE CENTER (OPTION 3)
11. PLANETARIUM + OBSERVATORY
11A. PLANETARIUM ONLY (OPTION 2)
12A. INNOVATION LAB (OPTION 2 - IN 4A)
13. FILM LECTURE ADDITION
14. NEW RIDESHARE AREA
15. NEW ENTRY FROM EUCLID
16A. NEW LOOP ROAD CONNECTION (OPTION 2)

*APPROVED BY BOARD OF TRUSTEES JUNE 16, 2021

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CAMPUS EXTENSION SITES

HARPER PROFESSION CENTER (HPC)

The HPC no longer holds the strategic value that it has had in the past. The number of programs conducted at the facility has been significantly reduced. Those programs currently held at the HPC are in the process of being transitioned to the Main Campus. The College should consider eliminating the HPC from its inventory; a timeline for this transition has not been established.

LEARNING AND CAREERS CENTER (LCC)

The LCC and the open lot adjacent to the building continue to serve the campus. Current academic programs will be maintained during the foreseeable future, and the building remains in the College's plans for the coming ten-year period. Additional programsfor the LCC include those related to transportation such as the classroom portion of an Aviation program.

HARPER PROFESSIONAL CENTER (HPC)

LEARNING AND CAREERS CENTER (LCC)