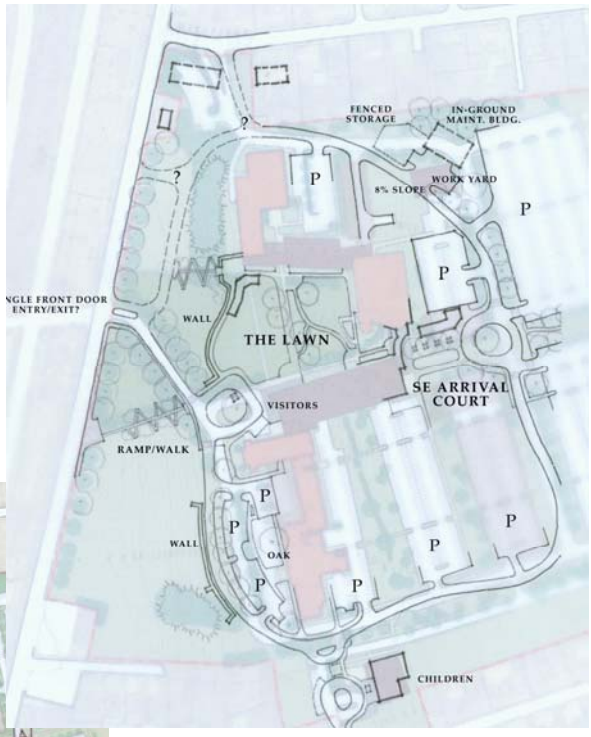
Steep entry drive and imposing brick buildings *at the crest of the hill are a legacy from the former Assumption College.*

Cars dominate the campus *of this commuter college. Cobrahead lights give the campus an institutional feel.*



WCA's critique of the bypass concept *(left) led to this conceptual layout for an internal loop road (above). With a few minor adjustments, this scheme with its dual drop-offs became the final design for the new campus circulation plan.*

Quinsigamond Community College
Worcester, MA

Completed 2008

Walter Cudnohufsky Associates, Inc.
Ashfield, MA

with

Howard/Stein-Hudson
transportation planners/civil engineers

The 50-acre campus of Quinsigamond Community College (QCC) sits on a hill overlooking the City of Worcester, MA. A central drive climbs steeply from the entrance, then bisects the campus to reach a series of parking lots at the top of the slope. A 2007 master plan by Chan Krieger Sieniewicz provided a vision to create greater coherence to the site, make the college more welcoming to the community, and move vehicular circulation to the periphery.

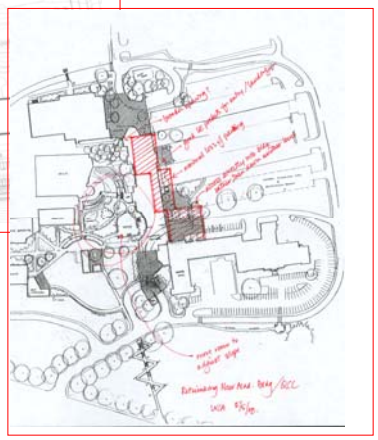
The MA Department of Capital Asset Management (DCAM) engaged WCA and HSH to take the master plan to the next step. WCA's proposed revisions to the bypass road became the basis of the final design.

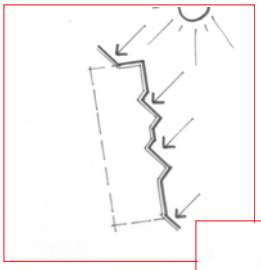
Key concepts included:

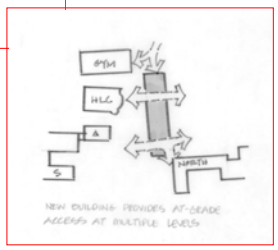
- Create an entirely internal one-way loop, exiting at the primary, signaled entrance.
- Establish two gateways with drop-off loops to relieve congestion and welcome those arriving from upper parking lots.
- Design a less rectangular, more curvilinear road that works with the topography and pulls the road away from key buildings.
- Enlarge a level, central pedestrian green.
- Relocate the maintenance facility to outside the loop to reduce road grade, create ample south-facing turnaround for delivery trucks and service vehicles.
- Create as many southeast-facing, protected pockets for pedestrians as possible on this windy campus.
- Infiltrate runoff wherever possible.

Two important memorials *are incorporated and more accessible in the new loop road design.*

Multiple benefits *will be achieved through careful siting of the new academic building.*



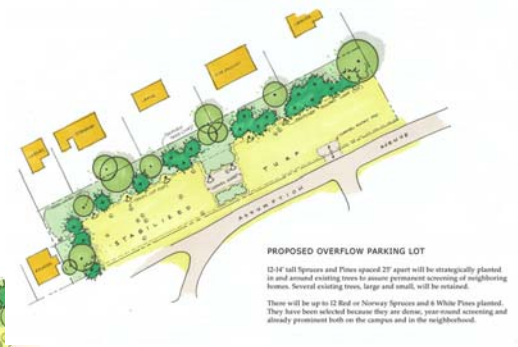




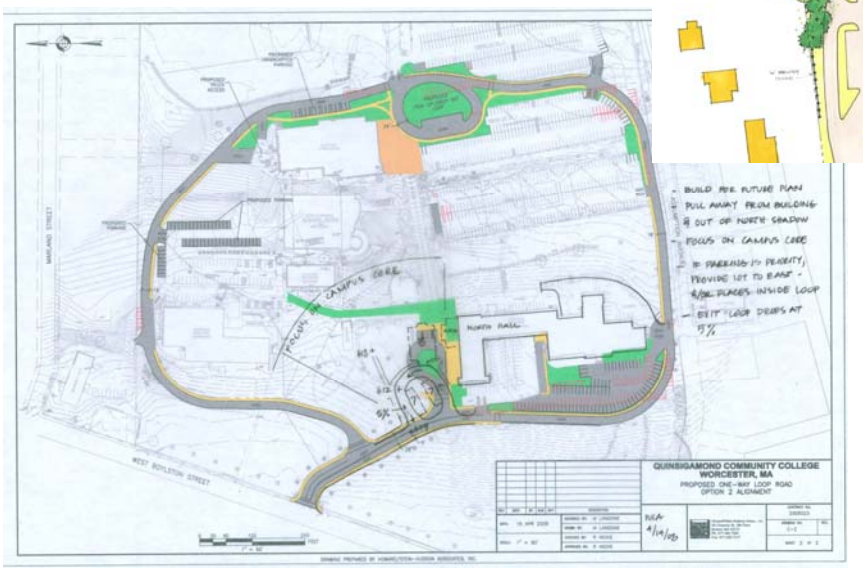
Quinsigamond Community College,
continued

With the initial concept generally accepted, WCA worked with HSH on alignment, grading, drainage and planting plans. Two memorials, which needed to be moved, were incorporated with the new road and provided better access. Once determined that a parallel road, Assumption Avenue, belonged to the College, it was integrated into the loop drive alignment, eliminating redundant pavement.

Anticipating future funding for a new academic building at QCC, DCAM asked WCA to evaluate possible locations. Proceeding from the CKS master plan, WCA provided site rationale and design criteria for the new building. Tackling issues of universal accessibility, WCA articulated ways to have the building climb the most difficult slopes and incorporate at-grade access on multiple levels.



Abutters' concerns *about lighting and traffic impacts were addressed at two public meetings with explanatory graphics.*



This challenging site was best served by the collaborative exchange between landscape architects, traffic engineers, state funders and college personnel. Well into construction drawings after seven months, WCA continued to argue for saving key trees, screening abutting homes, and making the best long-term investment in this valued community college.