Cape Cod Community College (CCCC) provides educational programs and services to the residents of Cape Cod, the Islands and adjacent areas of Southeastern Massachusetts. The only comprehensive college on Cape Cod, CCCC provides associates degrees and transfer programs in the liberal arts and sciences; career and technical degrees and certificates; and workforce education. In Fall 2005 the College enrolled 4,328 students, 2,394 of which were full-time or equivalent.

With the addition of a new Technology Building in 2005, Cape Cod Community College has met many, but not all of its current space needs requirements. Cape Cod still has a deficit of classroom, laboratory and office space. According to recent space analyses, CCCC needs approximately 19,000 gsf of classroom space, 6,500 gross square feet (GSF) of laboratory space and 4,000 GSF of office space to accommodate current students and projected growth. CCCC's total space deficit amounts to approximately 43,000 gross square feet.¹

OPPORTUNITIES AND CONSTRAINTS

Cape Cod Community College's campus features eleven buildings on 116 acres, the majority of which are organized around a central quadrangle perched atop a hill. A series of twelve parking lots encircle the campus and athletic fields lie to the northwest. Access to the College is from Route 132 to the southwest.

The CCCC campus is internally-oriented and fortress-like in feel. Circular connections—in the form of parking lots and the access road—ring the campus and divide it from the surrounding open space. Paths from the parking lots, which enter campus through the rear of the buildings, do not connect directly to the central quad. The façades of buildings create a courtyard feel within the quadrangle, but the presence of retaining walls and sloped areas prevent the quad from acting as a unified space. Rather than fostering a sense of community, the current layout appears to discourage social gathering or interaction.

In addition to making internal and external connections, a major design challenge facing CCCC is the lack of a clear gateway to the campus. The current access road is one-way and at lower grade from campus, affording views of the parking lots along the campus' perimeter rather than of the campus itself.
"Define the gateway and create connections."

**FRAMEWORK PLAN**

The Framework Plan illustrates the potential building sites and overall site organization that will allow the Cape Cod Community College campus to overcome its constraints and achieve the goals set out in the master plan – primarily by defining a gateway to the campus and improving connections internally and externally. Dark red indicates buildings which will be constructed in Phase 1 while light red indicates buildings that may be constructed in Phase 2 once funding becomes available. White buildings indicate potential building sites for the long term. Solid colors indicate new construction projects and red hatching indicates rehabilitation or modernization.

**Define the gateway**

- Create a terraced entry plaza to open up the quadrangle. This is shown on the Framework Plan as a light yellow area to the south of campus.
- Construct a new building adjacent to the entry plaza, denoted on the Plan in red, to define the campus gateway along the roadway and the plaza. This building will create an accessible internal entry to campus, with elevators to surmount the grade change.
- Install architectural elements along key points of the access road to create a sense of arrival and departure. These points are indicated on the Framework Plan by small red squares.

**Create connections**

- Construct new buildings along the north-south axis – as indicated on the Framework Plan by a thick, blue, dotted line – to connect the academic buildings. Place them in locations that respect the dramatic topography near existing campus buildings.
- Create an addition to Grossman Student Commons that acts as a terminus for the new entry axis and establish connections across and bring activity to the central quad.
- Convert the service road behind Tilden Arts Center to a pedestrian plaza, as marked on the Plan in light yellow. This will connect newer buildings to the west with the older portion of campus to the east and create a transitional landscape between them, while maintaining the required fire lane.
- Create a pedestrian plaza adjacent to the athletics facilities on the far western side of campus, as denoted in light yellow, to create connections across the access road to the central campus.

In the long-term, construct a building to the rear of the entry plaza to emphasize the entry axis and create connections between the western portions of campus and the campus core.
ILLUSTRATIVE PLAN

The Illustrative Plan provides a vision for Cape Cod Community College that reflects the near-term priorities for modernization and new capital projects on campus. The following projects accommodate current space needs and their location on the illustrative plan support the overall place-making vision for the campus.

Major Renovation and Modernization Projects: High Priority

Science Building/Lecture Halls Modernization
- The Science Building has a shortage of general laboratory space to support current programs. The College's new Technology Building will address some of the current space needs and allow Allied Health to expand their current instructional space into three classrooms in the Science Building. Doing so will require the renovation and reconfiguration of existing lab space for Allied Health programs.

North Classroom Building Modernization
- The CCCC has a need for seven additional general purpose classrooms. Interior renovations to the North Classroom Building will address this need in part by reconfiguring classrooms to create more space and installing technology to create several new "Smart Classrooms."

South Classroom Building Modernization
- The South Classroom Building requires major building systems upgrades and the installation of "Smart Classrooms." Renovation of the existing instructional space is a high priority.

Major New Capital Projects: Phase 2

New Academic Building #1
- The master plan proposes a future academic building site opposite the new Technology Building, framing a secondary green space behind the existing Campus Commons building. The conversion of the existing parking lot and fire access road behind the Campus Commons to a pedestrian plaza is also included in the scope of this project.

Administration Building Replacement / Campus Front Door
- The proposed building will accommodate administrative offices, a consolidated "One-Stop" student services center and an archival storage facility. The project also has the potential to create a new "front door" to the campus and the proposed uses will complement this concept.

Student Commons Modernization /Addition
- In addition to upgrading building system, a two-story addition to the building is recommended to allow for the reconfiguration of existing space in the Student Commons to provide space for students to socialize and interact during breaks between classes. The proposed addition will also better engage the central quad and help to establish a new center of activity on the campus.