

## **Campus Master Plan**

The growth and development of our campus is guided by the Thomas College Campus Master Plan. This blueprint for the future has been recently updated through a strategic process directed by the College's leadership, with participation and input from the College community. The preceding Plan had been substantially accomplished since its completion in 2011. The updated Plan, completed in 2016 with the professional team of Harriman and Orcutt Consulting, guides the location and character of the uses, buildings, infrastructure and open space which create a unique academic environment. With thoughtful foresight, the College is ensuring that we support the distinctive character of our academic community with excellent facilities that take advantage of our beautiful natural setting in Waterville at the edge of the Kennebec River.

The Plan recognizes the importance of providing a solid base of facilities that match changing needs as enrollment grows. The "baseline" improvements provide for new student housing, expanding academic spaces and the spaces that support a vital, healthy, shared community life. The Plan envisions important transformation in the quality and types of athletic facilities at the College through phased expansion of an athletic center, gymnasium, fields and spaces. The Plan provides for the entrepreneurial growth of programs and offerings that will emerge as Thomas College adapts to emerging trends in education. All of the improvements will be integrated into a landscaped setting that adds paths, walkways, features and spaces to enhance the experience of everyone on campus.

## **Housing and Community Life**

As enrollment expands, the College will keep pace with expanded on-campus housing opportunities which provide a variety of settings that students may choose. The Plan provides for new and improved student lounges and activity spaces, expanding health services and campus security facilities, and excellent shared dining facilities through additions to the existing Student Commons.

## **Academic and Administrative Facilities**

Strategic re-organization of the existing buildings in concert with other improvements will provide more classrooms, educational spaces and the administrative offices for a growing College community. Thomas College will keep pace with the best educational spaces and practices, taking advantage of our high level information technology and support services that are central to our current and future educational environment.

## **Athletics**

Through a sequence of improvements, the College's intercollegiate facilities will be expanded and consolidated within the southern portions of the campus on land that it acquired over the past few years. A new athletic center with support facilities for student athletes, coaches and spectators will be created. New and upgraded courts, fields and track facilities are envisioned near the new athletic center.

## Building a Special Place

The Campus Master Plan recognizes that a great campus is more than the sum of its individual parts. The Plan envisions new iconic places and landscapes that complement the architecture of Thomas College. The emerging campus is organized around a main central quadrangle, linked to the expanding series of places and clusters associated with student housing and athletics. New paths - including a circumferential Trail Around Thomas - will link the campus experience.

Image 1:  
**Thomas College Master Plan**

### Thomas College Campus Master Plan - 2016

#### Existing Facilities

- |                          |                           |
|--------------------------|---------------------------|
| 1 Physical Plant         | 10 Spann Student Center   |
| 2 Village Residence A    | 11 Ayotte Auditorium      |
| 3 Village Residence B    | 12 Ayotte Center          |
| 4 Hinman Residence Hall  | 13 GPH Residence Hall     |
| 5 Barlett Residence Hall | 14 Alfond Academic Center |
| 6 Alfond Athletic Center | 15 Athletic Fields        |
| 7 Townhouses Residence A |                           |
| 8 Townhouse Residence B  |                           |
| 9 Townhouse Residence C  |                           |

#### Potential Relocated and New Facilities

- |  |
|--|
| 16 Maintenance Staff Office (Existing Alumni House)        |
| 17 Expanded Dining/College Community Space                 |
| 18 Outdoor Amphitheater                                    |
| 19 College Spire   |
| 20 Academic and Administration Space                       |
| 21 Entrepreneurial Center                                  |
| 22 Alumni House/Academic and Administration Expansion Site |
| 23 Academic/Administration Expansion Space                 |
| 24 Student Housing #1                                      |
| 25 Student Housing #2                                      |
| 26 Promontory Retreat                                      |
| 27 Oak Grove   |
| 28 Indoor Track/Fieldhouse                                 |
| 29 Athletic Center   |
| 30 Gymnasium/Arena   |
| 31 Spectator Seating                                       |
| 32 Tennis Courts   |
| 33 Ice Skating/Hockey Facilities                           |
| 34 Baseball Field and Stands                               |
| 35 Softball Field  |
| 36 Circumferential Walking Trail                           |
| 37 Outdoor Track and Practice Field                        |
| 38 Maintenance Shed  |



Image 2:  
**Perspective view of potential buildout of the Thomas College Campus**



Image 3:  
**Campus organization: The growing campus is organized as clusters of uses connected to our central quadrangle**



Campus Organization

Image 4:  
**Baseline Changes Plan Concept**

**Baseline Changes Plan Concept**

- B1** Health Center
- B2** Campus Security Center
- B3** Phase 1 GPH Student Lounge Improvements
- B4** Additional Dining Area
- B5** New Athletic Center
- B6** Tennis Courts
- B7** Turf Field Bleachers, Storage, and Press Boxes
- B8** Maintenance Expansion
- B9** Campus Trail (Trail around Thomas)
- P** Additional and Reorganized Parking  
*(adjusted parking total: ± 1,100 spaces)*

*Note: The relocation of the gymnasium to a new facility and conversion of the former gym to entrepreneurial center/classrooms/offices is dependent on the outcome of grant requests.*

- Existing Campus Buildings
- Future Campus Buildings
- Off-Campus Buildings
- Dependent on Potential Funding



Image 5:  
**Target Changes Plan Concept**

**Target Changes Plan Concept**

- T1 Classrooms and Instruction Space
- T2 Offices
- T3 Support Space
- T4 127 Undergraduate Beds and 27 Graduate Beds
- T5 Student Activity Space
- T6 Phase II GPH Lounge Space
- T7 New Gymnasium
- T8 Practice Field
- T9 Maintenance Facility
- T10 Iconic Spaces and Features
- P Additional Parking  
*(adjusted parking total: ±1,250 spaces)*

	Existing Campus Buildings
	Future Campus Buildings
	Off-Campus Buildings



Image 6:  
Contingent Changes Plan Concept

### Contingent Changes Plan Concept

- C1 25 Residential Beds
- C2 Fieldhouse
- C3 Ice Rink
- C4 Entrepreneurial Center
- C5 Added Classrooms/Lab
- C6 Added Offices
- C7 Relocated Ballfields
- C8 400-meter Outdoor Track and Practice Facility
- P Additional Parking  
(adjusted parking total:  $\pm 1,250$  spaces)

	Existing Campus Buildings
	Future Campus Buildings
	Off-Campus Buildings

