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Land Use Planning at Warren Wilson College

The fundamental task of land use planning at Warren Wilson is to ensure that land use practices honor the College's mission and its pattern language principles while providing the flexibility to accommodate change over time and respond to new conditions.

Process Overview

The College's Land Use Committee and Buildings and Grounds Committee will provide institutional oversight for land use planning and implementation. Through the process outlined in this document, all building projects or changes in land use will be evaluated by the appropriate committee for final recommendation to the community.

To allow for a participatory decision-making process, it is imperative that adequate time is allocated for the entire planning process - budgeting considerations, design, community input, and review - while providing for expedient action. The land use planning process will include frequent consultation with the community; provide for direct community participation where possible; and reflect all governing policies, pattern language principles, and procedures.

To provide oversight to this planning and implementation process, the Land Use Committee will meet at regularly scheduled times during the year. All proposals submitted to either committee will be responded to within ten days. All building projects and changes in land use will only proceed if there has been appropriate involvement of one or both of these committees and there has been a community input process. During the academic year, conditions might demand a faster response time than ten days and these situations will be evaluated on a per case basis. All action items from these meetings will be reported and available to community members.

Land Use Committee

The Land Use Committee currently serves as a presidentially-appointed committee to provide oversight to land use planning and its recommendations go first to the President. The Committee's duties are as follows:

- Update the College's Land Use Plan every ten years and recommend the updated plan to the President;
- Enforce the planning principles and pattern language of the current Land Use Plan;
- Review land use plans that are updated every ten years including those for farm, forest, garden, and landscaping;
- Review pattern language principles, revise as needed and make recommendations to the President;
- Review all proposals for land use changes and assist with the development of land use proposals as needed;
- Evaluate proposals for land use changes with established pattern language principles, approved land use plans, and special attention to these criteria:
 - Evaluate environmental impacts;

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- Address potential conflicts with other users;
- Involve experts who possess knowledge and skills that aid and enrich the planning process.
- Publicize land use proposals and Land Use Committee recommendations including periodic Committee reports to Forum and Caucus;
- Develop maps and resources for community planning;
- Work with neighbors, the greater community, and government officials on issues of mutual land use concern;
- Ensure the principles of the Land Use Plan are honored in all capital projects and land use planning processes.

Land Use Committee recommendations for the College's ten-year Land Use Plan will be reviewed by the shared governance system, the President, and the Trustees. Any new project considered by the Land Use Committee must be developed into a formal written proposal.

Projects that need approval by the Committee are those that change the function of a piece of land or have other major impacts on the land as follows:

- Construction of structures that would stand for more than six months and have a permanent impact upon the land or major renovations that change the use of the land;
- Changes that effect the educational use of the land;
- Changes which considerably impact the visual or natural environment;
- Designation of land areas for new purposes;
- Real estate acquisitions or sales.

Membership on the Land Use Committee will be determined at a later date.

Buildings and Grounds Committee

The Buildings and Grounds Committee has the responsibility to enforce the principles and pattern language of the Land Use Plan. This committee's duties are to:

- Consider ongoing issues of campus safety, security, parking;
- Handle building issues dealing with exterior and interior building renovation, redesign, and maintenance, and facilitate user input in planning processes;
- Receive updates of construction projects underway, monitor projects for compliance with approved plans and pattern language, and provide updates to the campus community;
- Approve short-term (one semester or less), minimally disruptive projects and long-term projects when they do not change the function of the land, facilitate user input in the planning process and review project timelines to insure minimal disruption of ongoing activities.

Proposals coming to the committee must be received in written format, and include details about where the project would occur, what its purpose would be, how it would be constructed and maintained, how it would be deconstructed, how the areas would be restored after

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deconstruction, and who would be responsible for it.

Membership of the Buildings and Grounds Committee will include of the following with a chairperson elected from within the Committee:

- Chair of the Land Use Committee,
- VP and CFO for Business Affairs,
- Supervisor, Landscaping Services,
- Director of Public Safety,
- Director of Facilities Management and Technical Services,
- Two staff members (elected by Staff Forum),
- Two members of the faculty (elected by Staff Forum),
- Two students (elected by Student Caucus).