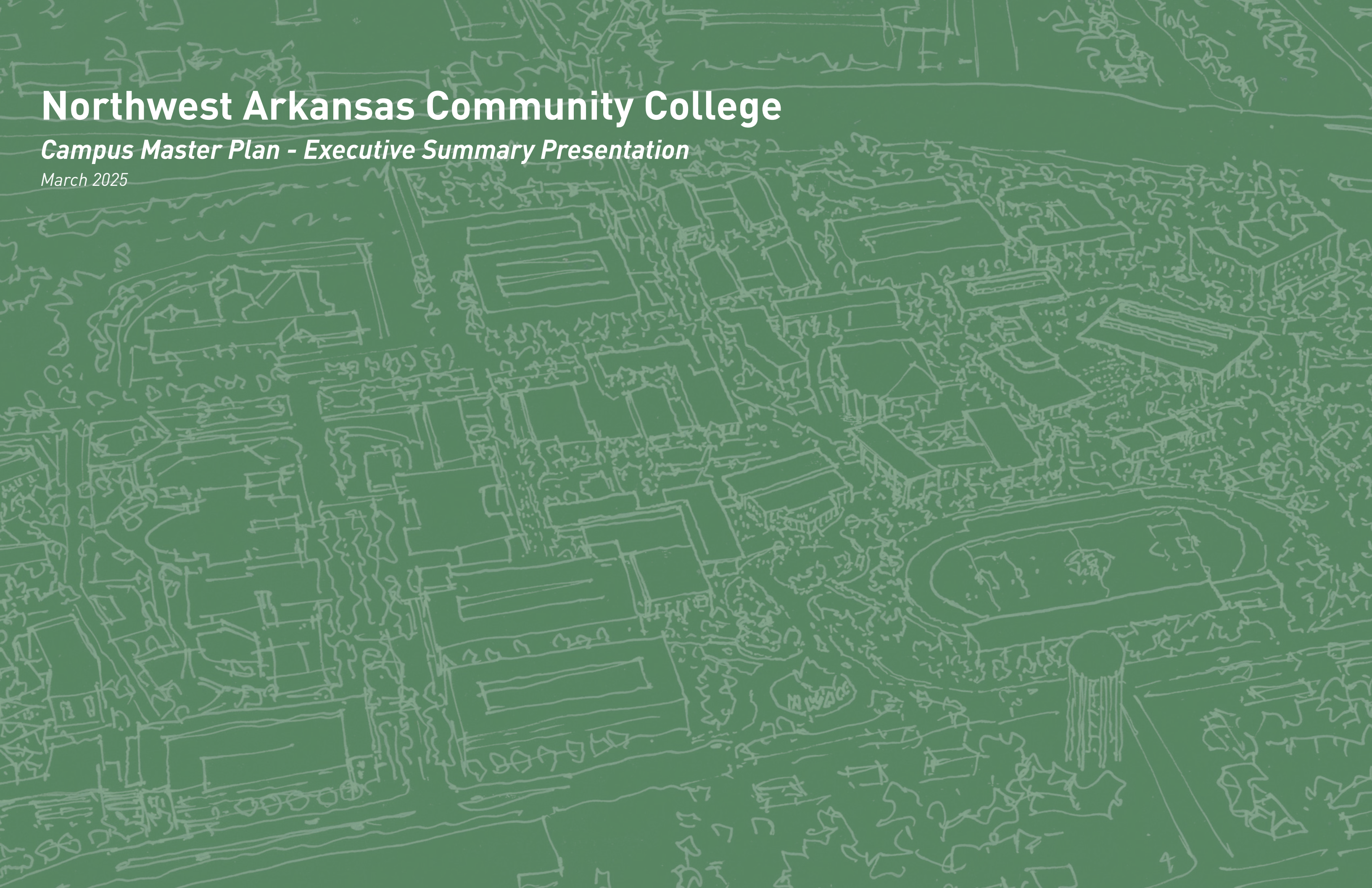


Northwest Arkansas Community College

Campus Master Plan - Executive Summary Presentation

March 2025



Campus Growth Priorities

NWACC envisions ambitious growth across four key areas. The first focuses on upholding the campus core of academics and integrated learning, ensuring a rich educational experience. The second emphasizes athletics and the arts, with plans to introduce major sports programs and expand facilities for performing arts. The third area centers on housing, aiming to accommodate students on campus while also providing options for faculty and the community. Lastly, NWACC seeks to enhance its community presence by offering facilities and open spaces for public use, solidifying its role as a valuable local asset.

1 Integrated Learning

- Flexible learning spaces for training, simulation labs, laboratories, and traditional learning spaces
- Learning on display
- Academic support
- Commons with learning spaces
- Discovery Center flexible learning spaces

2 Athletics & Arts

- Recreation & Wellness Center for majority of recreation and athletic indoor needs
- Performing Arts Complex with black box theater, pre-function space, and outdoor porch
- Multi-purpose pavilion for sports and outdoor events
- Outdoor rec fields
- Athletic & intramural track, field, and sports areas
- Stadium with seating, concessions, and athletic support

3 Housing

- Student Housing Village with quad style rooms plus amenities and rec spaces
- Dining halls
- Eagle Neighborhood Center with apartments
- Short-term faculty townhomes

4 Campus Amenities

- Spaces and places for both NWACC and local community
- Community Park and trails
- Commons with ballroom / conference, welcome center, student union, and campus store
- Eagle Neighborhood Center with retail, restaurants, and food hall
- Mobility Hub & Support
- Dining halls and cafes
- Multi-purpose pavilion for athletics and events
- Rec & Wellness Center and Stadium for community athletic needs
- Art Complex for community events
- Graduation and large events at Rec Center flexible court space
- Daycare
- Showcase bike trail from C-Tec
- Arkansas Missouri trail



The Plan

The NWACC Campus Master Plan, coined the “Ozark Academic Village,” envisions a vibrant, walkable campus village that fosters connectivity, sustainability, and a dynamic collegiate experience rooted in the local Northwest Arkansas landscape. A strong indoor-outdoor connection enhances both learning and recreation, with nature and sustainability integrated throughout the campus. Thoughtfully designed green spaces, outdoor classrooms, and wellness-focused areas promote health, well-being, and experiential learning.

The plan establishes a cohesive campus identity, balancing academic, residential, and recreational spaces to create a seamless blend of learning, living, and social engagement. Memorable and engaging spaces and amenities enrich the student experience, making NWACC a destination for education and community interaction.

Designed to be compact, bike-friendly, multimodal, and transit-minded, the campus ensures efficient and accessible movement for all. By fostering a sense of discovery, the master plan creates an inspiring environment that reflects NWACC’s commitment to excellence. Through sustainable design and strategic planning, the campus will evolve into a dynamic, future-ready educational hub.

Key Drivers

- Campus Village Experience
- Compact & Walkable
- Multimodal & Transit-Oriented
- Efficient & Smart Mobility
- Integrated Campus & Community
- Engaging & Memorable Spaces
- Nature & Sustainability Focus
- Sense of Discovery
- Strong Indoor-Outdoor Connection
- Cohesive Identity & Design
- Holistic Learning, Living & Recreation
- Health, Wellness & Outdoor Learning



Overall Vision



A westward view highlighting the comprehensive vision and full build-out potential of NWACC, seamlessly integrating connections to the surrounding community, with the new Walmart HQ campus visible in the background.

Program Distribution

The future NWACC campus builds on its existing foundation, organizing programs into four key areas: integrated learning, athletics & arts, housing, and campus amenities. The campus core and western edge will primarily house academic facilities, reinforcing the institution’s educational mission. Athletics, recreation, wellness, and arts programs are strategically placed north of the core, adjacent to the Community Park, enhancing its role as a shared amenity while maintaining strong ties to the academic core while remaining visible from Water Tower Rd and 8th St

Student housing is concentrated at the campus edges, with the Eagle Neighborhood Center anchoring the commercial 14th St and the Student Housing Village forming a northern hub for residential life and dining. Key campus amenities—including the Community Commons, Discovery Center, dining facilities, and landscaped spaces—are distributed throughout, fostering student life and connectivity.

Parking is positioned along the campus perimeter for convenient access while promoting a pedestrian-friendly environment. A dedicated Mobility Hub serves as a transit node, further enhancing accessibility. This overall thoughtful program mix and distribution ensures a dynamic, well-connected campus that supports learning, recreation, and vibrant campus life.

LEGEND

- Eagle Neighborhood Center

Townhomes

Student Housing Village

Dining or Retail / F&B

Integrated Learning

Discovery Center
- Mobility Hub

Daycare

Community Commons

Wellness & Rec / Arts Complex

Athletics

Existing Buildings

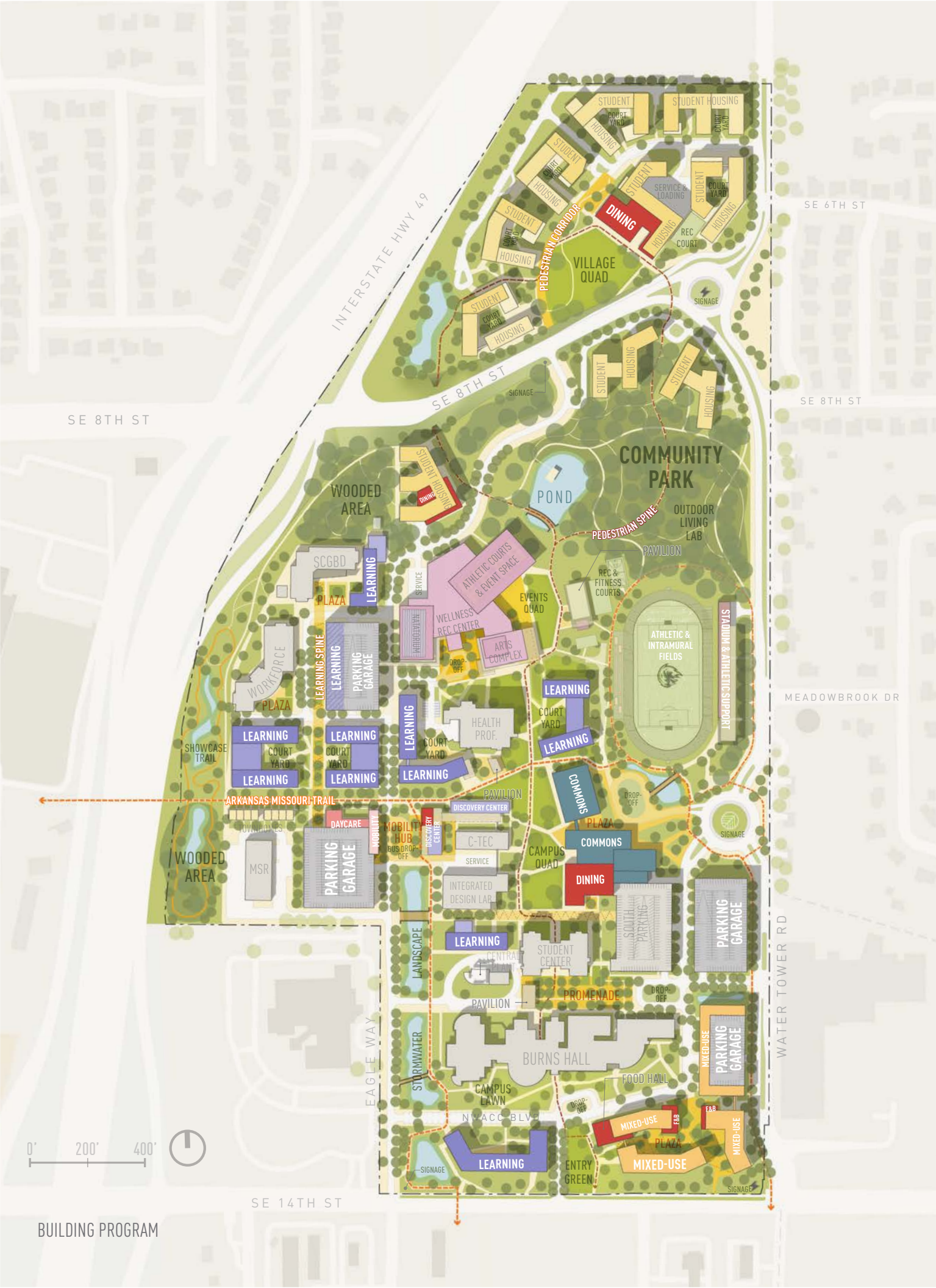
Overall Program

Program Type	GSF
Integrated Learning	386,546
Community Commons	100,000
• Main Commons	80,000
• Dining	20,000
Discovery Center	15,200
Multi-purpose pavilion	12,150
Stadium & Athletic Support	18,440
Rec & Wellness Center	154,881
Arts Complex	22,381
Student Housing Village	1,498,570
• Residential (2,815 Beds)	1,266,653
• Amenity	109,337
• Dining	61,290
Eagle Neighborhood Center	378,847
• Residential (395 Units / 553 Beds)	319,911
• Amenity	22,217
• Retail / Restaurants	16,306
• Food Hall	20,413
Townhomes	21,000
• 16 Townhomes (64 beds)	
Mobility Support	4,985
Daycare	6,000
Parking Garage	1,248,085
• 3,901 Stalls	
Total Campus Program	2,557,710
Total Overall (with parking)	3,805,795

Key Program Totals (Future Program)

Program Type	GSF
Integrated Learning	481,740 (19%)
Athletics	185,471 (7%)
Arts	22,381 (1%)
Housing & Amentiy	1,739,118 (68%)
	3,432 Beds
Dining / Retail / Food Hall	118,009 (5%)

- Notes:
- Community Commons and Discovery Center are included in Integrated Learning Key Program Totals.
 - Assuming average unit size of 800 sf with a bed count breakdown of 20% studios, 40% 1 beds, and 40% 2 beds for mixed use apartments.
 - Assuming 3-4 beds per townhome.



NWACC Today vs Tomorrow

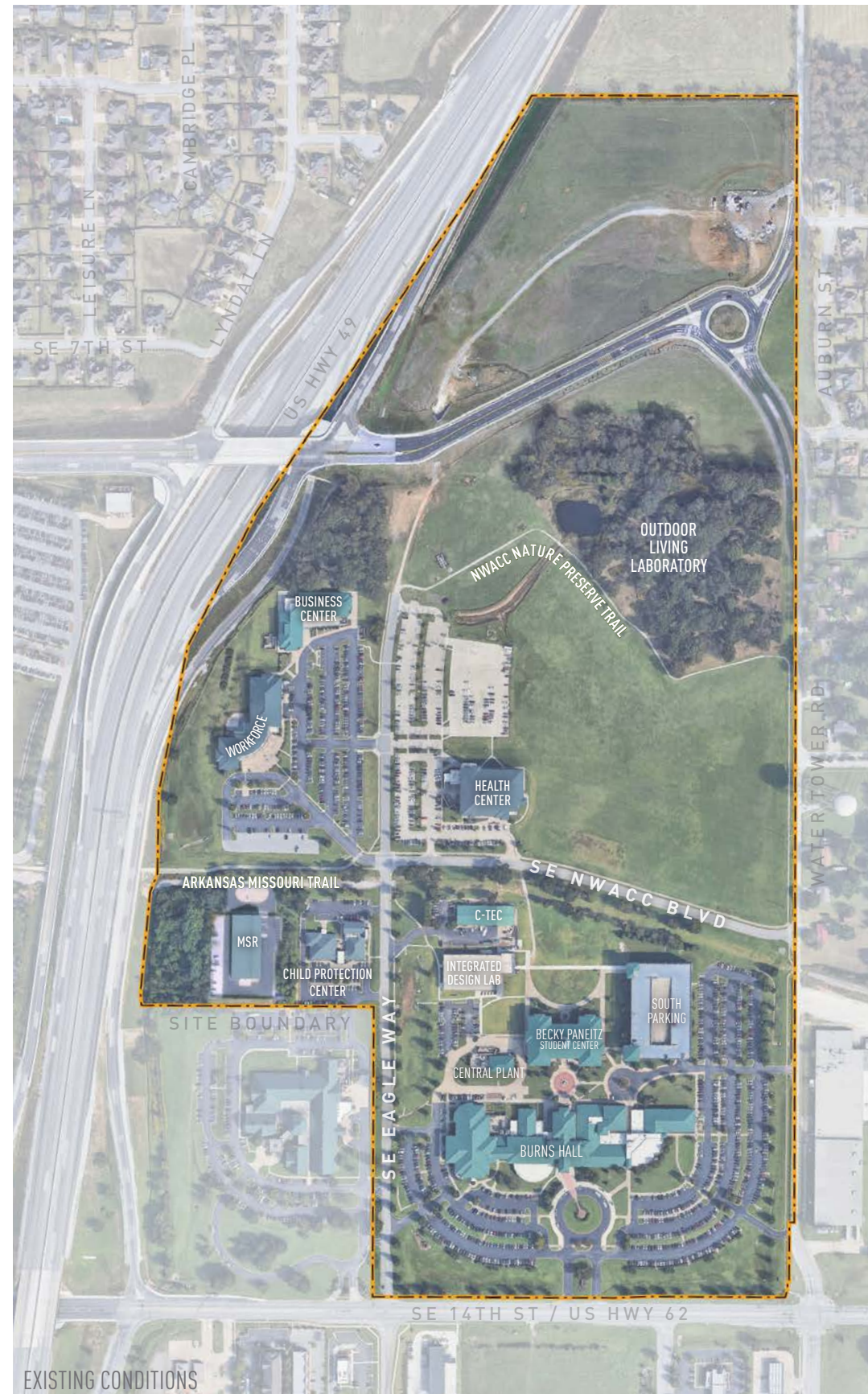
Existing & Proposed Conditions

Northwest Arkansas Community College (NWACC) envisions a bold and transformative future, expanding its academic programs while introducing new athletics, recreation, housing, and community amenities to support ambitious growth aspirations. The campus will evolve from 11 existing buildings totaling 500,000 gross square feet (GSF) to 32 buildings encompassing 2.5 million GSF, fostering a more vibrant and distinctive college experience.

The master plan shifts NWACC away from a car-centric layout with dispersed buildings to a compact, walkable campus that prioritizes pedestrians, cyclists, and transit. Existing mowed lawns and landscapes will be reimagined into a dynamic mix of active and passive spaces, including campus quads, courtyards, plazas, promenades, and enhanced stormwater features that add both function and beauty.

Recent upgrades to Water Tower Road will improve local traffic flow and provide an opportunity to establish a new, welcoming entry portal along the campus's eastern edge. Additionally, the plan aims to expand the existing Outdoor Living Lab into a premier public park, enriching both the college and the surrounding community.

This vision reimagines NWACC as a people-centered campus, setting a benchmark and model for community colleges nationwide



Acknowledgments

Stakeholder Groups

Campus Master Plan Steering Committee

- Dr. Dennis C. Rittle, NWACC President
- Mat Mozzoni, NWACC Foundation President
- Rachel Harris, NWACC Board of Trustees
- Liz Anderson, Committee Chair, Executive Director of Advancement & NWACC Foundation
- Brooke Brewer, NWACC, Executive Director of Athletics & Institutional Branding
- Walt Cooper, Alice Walton Family Office
- Bob Coutch, NWACC, Executive Director of Operations
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- Chad Evans, Arvest, President and CEO in Benton County
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- Kalene Griffiths, Visit Bentonville, CEO and President
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- Dr. Chris Huggard, NWACC, History Faculty
- Dr. Diana Johnson, NWACC, SVP of Learning
- Dr. Debbie Jones, Bentonville Schools, Superintendent
- Megan Looney, NWACC, Faculty Senate President & English Faculty
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- Alex Vasquez, NWACC, Chief of Staff & Executive Director of Communications
- Dr. Justin White, NWACC, VP of Student Services

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- Beth Selph, Staff Council President & Associate Registrar
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