Agenda

- Master Plan Framework (10 minutes)
- Proposed Projects (30 minutes)
- Triangle Parcel Development Capacity (5 minutes)
- Phasing and Implementation (5 minutes)
- Questions and Next Steps (10 minutes)
Master Plan Framework
Master Plan
Concept
Mobility

Define a loop road around campus

Use existing campus gateways to access the public street network

Maintain service and emergency vehicle access to the campus core
Mobility

MASTER PLAN FRAMEWORK

- Move parking from the campus core to the periphery
Mobility

MASTER PLAN FRAMEWORK

Pedestrianize vehicular roads in the campus core
Landscape improvements to create a pedestrian environment from former vehicular routes

Relocation of parking also enables the creation of a new campus quad
New campus landscapes are part of a larger network of open space and landscape that make the Armstrong campus unique.
Unified campus core created by pedestrianization of vehicular routes
Potential renovations at University Hall, MCC, and the Lane Library to create community space.

Future building sites along Arts Drive and the campus quad provide development capacity and frame landscape improvements.
Proposed Projects
PROPOSED
MASTER PLAN
PROPOSED MASTER PLAN
PROPOSED PROJECTS

1. LOOP ROAD
2. PARKING IMPROVEMENTS
3. PEDESTRIAN WALK
4. NEW CAMPUS QUAD
5. OTHER LANDSCAPE IMPROVEMENTS
6. MCC RENOVATION
7. UNIVERSITY HALL RENOVATION
8. LANE LIBRARY RENOVATION
9. MILITARY SUPPORT CORE
10. RECREATION CENTER
11. FUTURE OPPORTUNITY SITES
Proposed Projects

LOOP ROAD

- Separate pedestrian and vehicular circulation networks to improve safety
- Improve the arrival experience into campus
- Pedestrianize the campus core
Proposed Projects

PARKING

- Relocate parking to the periphery of campus
- Impacted lots include Arts Drive, Science Drive, and the P1 lot
- **Existing capacity:** 3,558 spaces
- **Proposed capacity:** 3,570 spaces *(including the Armstrong Center; additional capacity for parking south of Compass Point)*
Proposed Projects

PARKING ZONING

- Faculty/Staff: proximate
- Commuter: in large peripheral lots
- Resident parking: residence hall areas
- Visitor: near admissions
- Handicap: arrayed closest to destinations

LEGEND
- HANDICAP
- FACULTY/STAFF
- COMMUTERS
- RESIDENTIAL
- VISITOR
Proposed Projects

ARMSTRONG WALK

- New pedestrian corridor across campus
- Landscape improvements include shaded walkways and vegetation
- Improved connectivity to key campus buildings
Proposed Projects

ARMSTRONG WALK - WEST

Reconfigured walkway prioritizes pedestrians and reduces impervious surface area.
Proposed Projects

ARMSTRONG WALK -EAST

Reconfigured walkway and loop road prioritizes pedestrians circulation
Armstrong Walk
Proposed Projects

ARTS + SCIENCE WALKS

- Existing vehicular routes will be narrowed and landscaped to create a pedestrian-scaled environment
- Shaded walkways and vegetation
- Improved connectivity between academic and student life buildings
Proposed Projects

ARTS WALK

- Reconfigured walkway prioritizes pedestrians and reduces impervious surface area
- Improved connections from parking lot to the campus core
Proposed Projects

**SCIENCE WALK**

Reconfigured walkway prioritizes pedestrians and reduces impervious surface area.
Proposed Projects

**ARTS WALK**

- Pedestrianization of campus N/S walks
  - New shade trees interspersed along walk
  - Consistent lighting
  - Continuous low perennial groundcover
  - Bioswale planted with perennial grasses
  - Landscaped pedestrian connection to parking
Proposed Projects

NEW CAMPUS QUAD

- New campus quad replaces P1 lot at the heart of campus
- Provides informal rec and gathering space
- Connects key campus buildings along major pedestrian routes
- Includes both shaded and more open lawn areas

Shaded and vegetated area could include seating

Informal recreation and programmed events
Proposed Projects

NEW CAMPUS QUAD

EXISTING SECTION THROUGH P1 SPORTS CENTER PARKING LOT

NEW CIVIC GREEN

EAST-WEST SECTION THROUGH P1 SPORTS CENTER PARKING LOT
Proposed Projects

OTHER LANDSCAPE IMPROVEMENTS

- Improved pedestrian routes from parking lots to the campus core
- Lighted walkways through wooded area
Proposed Projects

BOARDWALK PRECEDENT IMAGES
Proposed Projects

CAMPUS GATEWAYS

- Improved campus gateways will enhance appearance from Abercorn and Apache

- Continuous low perennial groundcover
- Add shade trees along Science Walk
- Infill pines along Abercorn Street
- Gateway signage
- Consistent material for pedestrian paths
- Remove tall shrubs to improve visibility
- Continuous low perennial groundcover
Proposed Projects

ACADEMIC QUAD

- Clean up the understory to improve visibility and connectivity
- Consistent lighting
- Remove tall shrubs to improve visibility
- Consistent materials for pedestrian paths
- Continuous low perennial groundcover
- Framed open lawn
Proposed Projects

**MCC RENOVATION**

- Reconfigure the MCC ground floor to create a more open and welcoming space
- New social stair provides an informal and programmable gathering space

**NEW CONSTRUCTION**

- Gathering Spaces
- New Collaboration Spaces
- Renovation
- New Construction
- Support Space

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Legend:

- Gathering Spaces
- New Collaboration Spaces
- Renovation
- New Construction
- Support Space
Proposed Projects

MCC PRECEDENTS
Proposed Projects

UNIVERSITY HALL RENOVATION

- Reconfigure main lobby to provide open study area, and improved connectivity to the cafe
- Addition to the east with study space and an adjacent shaded open space

LEGEND
- GATHERING SPACES
- NEW COLLABORATION SPACES
- RENOVATION
- NEW CONSTRUCTION
- SUPPORT SPACE
Proposed Projects

LANE LIBRARY RENOVATION

- Ground floor renovation includes a enhanced study areas and a new maker space
- Improved study areas on second floor
- Integrated with circulation upgrades

LEGEND

- GATHERING SPACES
- NEW COLLABORATION SPACES
- RENOVATION
- NEW CONSTRUCTION
- SUPPORT SPACE
Proposed Projects

LIBRARY PRECEDENTS
Proposed Projects

MILITARY SUPPORT CORE

Option 1: University Police current location
Proposed Projects

MILITARY SUPPORT CORE

Option 2: Armstrong Center
Proposed Projects

MILITARY SUPPORT CORE

Option 3: New building

POLICE ENTRANCE/LOBBY
Proposed Projects
RECREATION CENTER RENOVATION

- Optimization of existing building
Proposed Projects

**FUTURE OPPORTUNITY SITES**

- Site to the south of the new quad will help define and enclose the quad
- Sites along Arts Drive will help activate and anchor the pedestrian walkway
- Sites to the east of the Rec Center are located at the intersection of two major pedestrian corridors
PROPOSED MASTER PLAN
Triangle Parcel Development Capacity
Recommended sites for future development

**CONNECTIONS TO CAMPUS**

**GREEN BUFFER**

**LAND BANK**

**LEGEND**

- DEVELOP
- LAND BANK
- GREEN BUFFER
- WETLANDS
- CONNECTIONS TO CAMPUS
Development Options

Options illustrate range of development scenarios

**OPTION 1 – MIXED-USE**

**OPTION 2 – HOUSING**

**OPTION 3 – RETAIL**
Current Zoning

Maximum density: 24 units/acre

Building coverage: 40%

Maximum height, residential: 36'

Maximum height, retail: 36'

Parking: at least 2 spaces/unit (res), 1 space/200 sq ft (office, retail)

Limiting factor for development is parking
Option 1

**MIXED-USE DEVELOPMENT**

- **West:** 75,000 sq ft retail
- **Middle:** 180 units
- **East:** 75 units
- **Total development:** 75,000 sq ft retail and 255 residential units

Note: Development assumes 2-bedroom, 950-sq ft apartments

**LEGEND**

- BUILDING
- PARKING
- GREEN BUFFER
- PEDESTRIAN WALKS
- TREES
Option 2

RESIDENTIAL DEVELOPMENT

- **West**: 145 units
- **Middle**: 180 units
- **East**: 75 units
- **Total development**: 400 units (380,000 sq ft)

Note: Development assumes 2-bedroom, 950-sq ft apartments
Option 3

RETAIL DEVELOPMENT

- **West:** 90,000 sq ft
- **Middle:** 160,300 sq ft
- **East:** 72,000 sq ft
- **Total development:** 322,300 sq ft
Phasing + Implementation
Proposed Projects

Sasaki Walk Precedent Images
Questions + Next Steps