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The campus is a valuable asset of Eastern Connecticut State University (ECSU). The arrangement of building forms and the spaces between them, placement and type of plant material and landscape, the neighborhood edges, the locations of parking, walks and vehicular circulation systems all function together as elements of the campus which creates a definable image to the user and the general public at large. Spaces must promote social interaction and exchange of ideas. The campus as a whole should exhibit a consistent message including a strong sense of place and identity that ultimately supports the mission and goals of the University.

The overall landscape master plan for Eastern Connecticut State University is intended to identify, assess and develop recommendations for prioritized campus planting and furnishings improvements over time. A number of resources were reviewed and incorporated into this assessment including but not limited to:

a. Campus Master Plan – September 2008 (by SMMA)
b. Campus Planning and Development Guidelines – (by New England Design, Inc.)
c. Existing tree survey provided by the University
d. Schematic design drawings for the new Fine Arts Center
e. Site reconnaissance and photographic inventory (by Fuss & O’Neill)

Executive Summary
There are a number of factors influencing and effecting campus landscape recommendations including the aforementioned master plans, which call for significant structural campus modifications such as road closures, parking garages, parking lot decommissioning, future building locations, and primary circulation modifications. The implementation of these recommendations over time will have a profound and positive impact on campus function, form, use and aesthetics. This assessment is predicated on today’s existing conditions, but acknowledges and illustrates future impacts on the recommendations of current conditions. It is probable that the prioritization of landscape improvements will be partly based on the implementation of future initiatives.

Another factor influencing and effecting campus landscape / planting recommendations is the existing form, configuration and condition of hardscape elements including roads, walks, furniture, lighting, etc. Although this study is generally intended to assess “landscape” as it relates to plantings, some recommendations go beyond plant material and recommend numerous minor structural changes to many hardscape elements in order to enhance the overall aesthetic appearance and functionality. The landscape assessment component of the Master Plan is divided into four primary categories. Vehicle Circulation And Parking Lots, Pedestrian Connections, Open Space Framework and Site Furnishings / Materials. Together, these primary elements work to provide and overall image to the viewer. Each section begins with an overall set of guiding principles predicated on what should be optimum conditions, and a general campus wide assessment as to the degree to which these conditions currently existing, or not. The overall campus guiding principles and assessment is followed by a series of campus area enlargements with specific recommendations, many of which apply to multiple areas throughout the campus. The concept landscape master plan component of the report graphically illustrates a response to the specific recommendations in such a way as to be used as a design guidebook for future capital improvement projects. Overall tree plantings, walk and road modifications, campus pathways, lawns, shrub massings and more are discussed in depth. Finally, short-term prioritized projects have been delineated and identified as near-term importance for the campus moving forward.
Landscape Assessment
INTRODUCTION
Previous master plan documents prepared for the university have suggested numerous fundamental changes to the vehicular circulation and parking patterns on campus as shown above. This study focuses on the image of the viewer (driver) as they move through the existing systems on campus. The roadway system is one of the most visually prominent elements to the general visiting public particularly along High Street. Both High Street and Prospect Street represent the points at which the campus meets the adjacent neighborhoods, and is viewed by the driving (and walking) public on a daily basis. Directional clarity, high quality aesthetic consistency, defined gateway entrance points, well designed, and in some cases, buffered focal points, as well as aesthetically pleasing and safe separation of pedestrian and vehicles are the primary elements assessed.

GUIDING PRINCIPLES
– Develop strong consistent High Street and Prospect Street image
– Maintain streetscape / corridor focus
– Reduce / eliminate visual auto “dominance”
– Insure high quality focal points
– Insure recognizable high quality primary entrance points and sequences
– Maintain strong and constant verticality at travelway edges (focused view)
– Minimize auto oriented pavement to only that necessary for emergency / travel.
– Buffer and break up large expanses of asphalt with landscape / features
– Eliminate, reduce or mitigate pedestrian / vehicular conflicts.
– Convenient / safe and aesthetically pleasing drop off areas
– Insure comfortable and aesthetically pleasing transit stops
– Insure directional clarity (wayfinding)
– Insure adequate safe light levels
OVERALL ASSESSMENT

POSITIVE FACTORS
– Future master plan initiatives
– Beginnings of exterior vehicular route.
– Parking structures designated to campus periphery.
– New main entrance off of High Street sets the tone of streetscape / campus identity and motif.
– Opportunity for Prospect Street and southern High Street gateway entrances.

NEGATIVE FACTORS
– Inconsistent streetscape treatment throughout the campus.
– Road alignment issues (western side). Kinks in the primary travel ways promote confusion and an "awkward" visual.
– Cell tower and parking lots dominate views in many parts of campus.
– Excessive pavement sections on numerous roadways and drives particularly in the south campus area.
– Low quality focal point areas within campus. Primary views of parking lots, dumpsters, service areas, etc.
– Some areas lack directional clarity.
– Poor gateway entrance sequence (except main entrance improvements). Future campus master plan improvements will place more emphasis on the northern High Street, and Prospect Street entrances.
– Prospect and high street streetscapes inconsistent and do not provide consistent visual image or neighborhood integration.
– Mitigation required for pedestrian / vehicular conflicts both at crosswalks and where walks are integral with travel ways.
– Roadway / aesthetic impacts of future road closures.
Poor visual entry point
excess pavement / lack of entrance expression.
Formalize entrance landscape. Use fencing etc. To match main entrance

Develop consistent streetscape image with sidewalks
Limb up trees for better views to knight house
Develop tree belt sidewalk system to minimize 'backdoor' image. Reduce pavement widths (entire length)
Enhance focal point through clock tower architecture. Transplant lot trees to sides not center of view shed line. Develop terminal view feature
Realign clock tower road for directional clarity. Define lot and road. Remove concrete island and landscape.

*ITEMS IN BOLD ARE SPECIFIC TO LANDSCAPE SUGGESTIONS.
Future master plan implementation realignment required

Realign for road curve-use space to create landscape focal point

Develop new streetscape—eliminate street side spaces, buffer lot and heating plant building

Break in street tree rhythm—extend street tree streetscape to roundabout on both sides. Transplant flowering trees

Add ornamental texture. Crosswalk to library roundabout and elsewhere on campus

Define travel way—buffer lot

Lack of perimeter definition. Plant tightly spaced columnar trees

Future and current gateway space lacks ‘ambiance’ and clarity. Reduce pavement and landscape. Mural on catwalk. Lacks personality

Pedestrian friendly improvements required. Future pedestrian connections to fine arts center

Future secondary road (fine arts center)

*Items in bold are specific to landscape suggestions.

Priority recommendations

Photo number (see following pages)

Develop new streetscape along high street to tie entire campus frontage together

Provide crosswalk to future pedestrian path

Realign road to accommodate new primary west campus pedestrian path (see pedestrian connections)
Realign intersection. Sea of asphalt. Redesign intersection for better directional clarity and parking lot buffers.

Bare / desolate place. Reduce parking and create numerous tree cut outs. Must read like road not parking lot. (Future quad per master plan) see also below “straighten” note.

Tree cut outs in parking areas. Reduce visual image as “parking lot”

Maintain street trees throughout on both sides

Tree cut outs in parking areas. Reduce visual image as “parking lot”

Focal point poor- realign drive and landscape

Continue shade tree streetscape both sides

Formalize entrance landscape. Use fencing etc., To match main entrance

Future primary entrance

*Items in bold are specific to landscape suggestions.

*Priority recommendations
OVERALL RECOMMENDATIONS

– Develop streetscape guidelines including appropriate travel lane and walk designations.
– Reduce / eliminate auto “dominance” by buffering parking lots up to +/- 3’-4’ height.
– Insure high quality focal points by rearranging drives to service areas, installing and landscaping dumpster enclosures, creating shrub massings at selected focal points and insuring visual access to campus landmarks.
– Develop and implement gateway designs at the northern High Street entrance and the Prospect Street entrance.
– Develop strong consistent High Street image with new streetscape designs reflective of established campus and neighborhood motifs.
– Maintain strong and constant verticality at travelway edges (focused view) via street trees and lighting elements.
– Minimize auto oriented pavement to only that necessary for emergency / travel. Left over area could provide increased pedestrian separation / tree belt.
– Buffer and break up large expanses of asphalt including parking lot tree cut outs and islands. Islands could be designed as rain gardens.
– Eliminate, reduce or mitigate pedestrian / vehicular conflicts by reducing pavement widths, creating bump outs at well designed crosswalk areas.
– Review path system functionality and concentrate critical roadway crossings.
– Insure comfortable and aesthetically pleasing transit stops.
INTRODUCTION

Campus pathways are the pedestrian movement systems throughout the campus, connecting housing, parking, building and activity use areas. From the stand point of primary campus form and scale they are subordinate to the elements of buildings and major mature trees. The optimum spatial organization of paths is similar to a wheel spoke where an exterior ring feeds interior rings and spaces. The exterior ring at ECSU is comprised of High Street to the east as well as Eastern and Charter Oak Road to the north and west. It is anticipated that with the implementation of new parking garages and residence halls in the south of campus, that the Eastern Road connection between parking garages will become a more important connection than it is currently, and as such will require appropriate pedestrian treatments.

Paths should highlight the geometry of spaces in a generally rectilinear fashion, have recognizable terminal views, accommodate sitting and gathering areas, be organized generally on the perimeter of quad systems and their layout and location should tie together buildings in a geometrically formal and simple configuration. They should be designed on a campus wide basis rather than project by project basis. At ECSU, buildings have been erected over a long period of time and exhibit a variety of architectural styles and scales. The landscape systems, particularly the paths and open spaces, should be a common element which visually ties the campus together. To that end, a number of recommendations go beyond the elements of planting and suggest a few key structural changes to the existing campus system.

GUIDING PRINCIPLES

- Insure high quality focal points and terminal views (clock tower, library, etc). This will insure recognizable directional clarity
- Concentration on internal core connectivity as primary paths with well landscaped connections to exterior rings.
- Insure high quality design and diversified programming for path nodes (see also open space framework)
- Pathways should end at defined terminal nodes
- Pathways should connect all campus activity nodes
- Landscape should be supportive more of space than path.
- Provide visual cues along pathways for recognizability and wayfinding familiarity
- Insure adequate safe and aesthetically consistent lighting at a pedestrian scale
- In general, focus paths along edges of primary open spaces. Provides optimum active recreational potential.
- Provide adequate seating/resting points
- Develop uniform walk pavement “theme” with consistent elements throughout campus.
- Develop supporting landscape to strengthen open space form and define designated nodes.
OVERALL ASSESSMENT

POSITIVE FACTORS

– Future initiatives (road closures)
– Wide primary uses paths allow for large volume foot traffic and emergency access.
– Recent construction projects exhibit good walkway scale and connectivity.
– Existing building massings not a substantive deterrent to pathway clarity and direct connectivity.
– Beginnings of campus motif (brick, concrete, black aluminum fences and railings etc.)
– Pedestrian scale lighting at student union, new entry at high street, and new science building. Carry motif throughout campus.
– Newer construction sets positive image for future effects.

NEGATIVE FACTORS

– Cell tower, roadways and parking lots dominate views in many parts of campus.
– “Path overload” in many areas of campus. Often ruins integrity of space particularly at residence halls in the north campus.
– Walk widths appear arbitrary and should be reviewed with the intent of reduction of paths and path widths in many areas.
– Primary path intersection treatments are inconsistent (circles, tree triangles, etc)
– Path nodes are generally undefined and lack aesthetic quality (see also open space framework)
– Excessive roadway pavement widths visually poor and unsafe for pedestrian crossings.
– Numerous low quality focal point areas including dumpsters, cell tower, utility areas.
– Mitigation required for pedestrian / vehicular conflicts (see also vehicle circulation)
– Walks adjacent to drives / roads are auto dominant and in disrepair and provide no pedestrian buffering.
– Insufficient spaces for socializing / sitting / resting / congregation.
– In some areas landscape obstructing critical landmark views along pathways.
– Varying motifs-walkway material inconsistency.
– Path lighting inconsistent.
– Lack of strategically placed bike racks and designations for bike paths.
**Path from garage to resident halls. Good treatment/repair / replace deteriorated walks**

**Awkward transition through barren plaza. Redesign transition and plaza**

Curb sidewalk triangles with raised cobble curbing and mulch / plantings or remove vegetation and create intersection node to match others (typ)

Finest campus example. Continue motif for other path systems.

Poor focal point arrival area. Redo bus shelter area.

Provide minimum 10' wide walks on primary paths

Reduce walk width across quad

Consider tree belt treatment. Aging walks, replacement required (typ)

Provide walkway and parking lot buffering.

Establish new pedestrian connection

Deter pedestrian access through parking lot with streetscape elements. Direct to specific entrance points

*Items in **bold** are specific to landscape suggestions.*

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**Photo number (see following pages)**

1. Path from garage to resident halls. Good treatment/repair / replace deteriorated walks
2. Awkward transition through barren plaza. Redesign transition and plaza
3. Curb sidewalk triangles with raised cobble curbing and mulch / plantings or remove vegetation and create intersection node to match others (typ)
4. Finest campus example. Continue motif for other path systems.
5. Poor focal point arrival area. Redo bus shelter area.
6. Provide minimum 10' wide walks on primary paths
7. Reduce walk width across quad
8. Consider tree belt treatment. Aging walks, replacement required (typ)
9. Provide walkway and parking lot buffering.
10. Establish new pedestrian connection
11. Deter pedestrian access through parking lot with streetscape elements. Direct to specific entrance points

*Items in **bold** are specific to landscape suggestions.*
Walkway motifs vary north and south. Narrow driveway and provide wider walk and trees. Move fence west and create new path with street trees to future south garage. Replace fence with aluminum to match high street section. Replace fence with aluminum to match high street section. Buffer parking / satellite dish and lot. Focus view on path with street trees and lighting. Poor façade detailing. Install trees - place focus on path and student union. Eliminate spaces for wider walk and trees. Narrow driveway and provide wider walk and trees. Extends north side sidewalk, lose spaces / buffer lot. Walkway motifs vary north and south. Provide street trees both sides of walk. Further separate parking lot by wide tree belt with large and small mixed trees. (Short term). Focus view on path with street trees / lighting. Extend north side sidewalk, lose spaces / buffer lot. Future quad redesign options / path realignments. Poor visual - create sitting plaza. Future fine art center pedestrian connection. Reorient walk. Wall work required. Walkway focal points inappropriate. Realign to focus on library landmark. Better define path edge and quad space. Future secondary path. Reduce pavement / define entrances / pedestrian oriented. Future fine art center pedestrian connection. # Items in bold are specific to landscape suggestions.
Flanking trees to match opposite side

Future road closure - income of space with student union focus - textured pavement plazas

Trees to buffer garage scale

Formalize path connection with street trees / lighting

Ranking trees to match opposite side

*Items in **bold** are specific to landscape suggestions.

Priority recommendations
OVERALL RECOMMENDATIONS

– Insure high quality focal points and terminal views (clock tower, library, et) by rearranging some path orientation and removing / pruning vegetation.

– Study path geometry, destination, hierarchy and access requirements focused on reinforcing spatial form and logical connectivity for a variety of uses (pedestrian, bike, emergency, maintenance)

– Paths at future fine arts center should be rethought to reinforce new quad space in a geometrically simple fashion.

– Provide pedestrian friendly intersections, crosswalks / bump-outs at critical and organized crossing points.

– Study new major pedestrian connection and repair work along Eastern Ave. on the west campus.

– Provide consistent visual cues along pathways for recognizability and wayfinding familiarity. (Lighting, landscape, sitting areas)

– Increase designed hierarchy of gathering spaces with seating along primary path systems.

– Insure adequate safe light levels at pedestrian scale consistent throughout campus.

– In general, focus paths along edges of primary open spaces. Provides optimum active recreational potential.

– Study the development of a uniform walk pavement “theme”. Define use of special paving areas and campus motifs.

– Locate more bike racks near resident halls and primary campus destinations. General location should be on the periphery of primary spaces.
INTRODUCTION
Campus open spaces are the heart and soul of campus life. These areas provide both the active and passive recreational opportunities critical to students and faculty alike. These spaces help organize the campus and illustrate campus theme and image, particularly amongst a diverse architectural background. The open space framework should include a hierarchy of spaces from large open areas to intimate gathering spaces, be consistently well landscaped and maintained and be connected by a simple yet strong system of pathways directly connecting destination points. Accommodations for both passive and active recreation should be built into the open space system. These programmed spaces should provide large unobstructed areas for active recreational opportunities with smaller nodes and gathering spaces located along the periphery. Landscape generally reinforces the form and function of the space / spaces and provides visual continuity often amongst a diverse architectural background.

GUIDING PRINCIPLES
– Insure adequate programmed passive and active recreation areas throughout the system
– Insure adequate safe light levels with fixtures common throughout the system.
– Nodes shall be attractive and comfortable and accommodate the opportunity for a variety of passive activities (sitting, gathering, reading, board games, etc.)
– Sitting areas should be provided and spaced appropriately along the perimeter of the primary open space system.
– Overall landscape shall strengthen the form of the spaces without impacting function.
– Open space landscape should exhibit a common theme throughout, providing clarity and strengthening sense of place.
– Primary and secondary nodes and building entrances may exhibit landscape individuality within a defined overall landscape theme.
– Landscape shall not block critical views to landmark elements and shall block views to undesirable elements.
– In general, nodes shall be provided with adequate shading and indigenous landscape, while the central larger spaces remain generally unobstructed.
– Primary open spaces and nodes should have definable entrances and exits.
– Pathways across larger central spaces should be minimized to those necessary for direct primary destination connections.
OVERALL ASSESSMENT

POSITIVE FACTORS

– Open space “bones” are present. Must capitalize.
– Sitting plaza outside science center is a well sited node adjacent to primary circulation and potential active recreation.
– Future campus initiatives strengthen internal open space system.
– Open quad west of library offers a site for active recreation.
– Future master plan implications on open space form and function.
– Certain newer areas display appropriate scale and materials.

NEGATIVE FACTORS

– Poorly defined and in many cases uninviting gathering / plaza node areas. These areas generally lack common theme, individual definition and human comfort / scale.
– Landscape does not support primary quad form in many cases.
– Some larger quad areas contain too many trees and reduce opportunities for active recreation.
– Landscape often blocking views to critical campus landmarks or terminal focal points.
– Views from open spaces and nodes to undesirable elements.
– Lack of overall motif / theme.
– Lighting is inconsistent in campus wide open spaces.
– Lack of identity and recognizability of primary building entrances.

– Walkways bisect spaces and walkway widths appear uncoordinated and arbitrary.
– Roads bisect campus core / quad spaces.
– Lacking diversity of activity spaces.
Re-landscape building entrances (typ). Exhibit individuality with common themes.

3. Thin / trim landscape - open views to feature

4. Remove dying tree - reinforce edge with new trees

Preserve continuous open spaces - landscape edges only

5. Poor pedestrian gathering space scale. Add trees to perimeter and center - add more seating / tables. Possible trellis structure

Investigate quad regrading to provide more level recreation surface

Quad walkways should be straight / strengthen form. Provide entrance node and terminal view focal point

6. Reuse stones as benches with in new node / focal point. Flowering trees and shrub beds to defined space

Future building to 'enclose' quad and provide hardscape plazas

7. Revise landscape - remove shrub bed and replace with low grasses and shade trees

Add stone terraced seating wall

8. Lacks spatial definition - library dominates quad. Shade trees for structure and western shade - continue ornamental lighting throughout all primary quads

Library plaza node lacks scale and focus. Remove center planter and redesign - provide inviting sitting node. Integrate with terraced sitting area.

*Items in bold are specific to landscape suggestions.

Priority recommendations

1. Additional shaded seating - shrub island

Remove failing lawn slope - replace with low grasses and streetscape extension (see vehicular circulation)

Eroding / visually unattractive - develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.

2. Poor circulation transition and plaza. Reconstruct as flow through node with art installation focus - continue quad shaded pathways

3. Library plaza node lacks scale and focus. Remove center planter and redesign - provide inviting sitting node. Integrate with terraced sitting area.
Circular form wall inconsistent - maintain and expand fieldstone wall enclosure along entire frontage.

Future roadway removal.

BUFFER PARKING LOT VIEWS (see paths and vehicular circulation).

Terminal dumpster view - enclose.

Sterile node - redesign with seating/landscape that strengthens path form/student union views.

Uninviting nodes - add shape and intimacy and strengthen quad form.

Opportunity for softscape extension of student union node.

Existing and future landscape unsupportive of form. Redesign.

Consolidate quads and define edges with landscape/walks.

Transfer walk to edge of quad. Remove grading/walls focus views to library and through quad space.

Develop pedestrian plaza consolidating all walkways and resolve drainage problems. Insure views to clock tower area.

Strengthen quad terminus. Plant understory of flowering trees to buffer lot and road.

Opportunity for softscape extension of student union node.

Reduce parking - consider flanking entrance greens.

*Items in bold are specific to landscape suggestions.

**Priority recommendations**
Node neither human nor auto. Check codes—augment with pedestrian friendly elements and landscape.

Reduce pavement to only what is required for everyday vehicles. Buffer area from adjacent node.

No definition or variety of quad uses. Provide passive and active program spaces and landscape to enhance form and scale.

Look at ways to enlarge quad and consolidate walks. Too much pavement / too small space.

*Items in bold are specific to landscape suggestions.*

Priority recommendations
OVERALL RECOMMENDATIONS

– In general, on primary quads and open spaces, limit large tree planting to edges in a form that strengthens spatial definition and maintains active recreational opportunities.
– Develop campus wide lighting concept for all spaces. Provide fixture continuity.
– Develop a building entrance concept and implement.
– Review walkway alignments and widths that bisect primary quad areas.
– Provide additional seating / gathering areas at key locations.
– Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility.
– Prune / remove trees to maintain good terminal views and views to important campus landmarks.
INTRODUCTION
This section seeks to analyze the quality, condition and image of the campus’s site furnishings (benches, trash receptacles, kiosks, signage / wayfinding, bus shelters), site fixtures (lighting and bollards) and materials (fencing, walks, crosswalks, walls, stairs and railings, lawns and general shrub beds. Many of the newer elements on campus have been selected predicated on previous master plan recommendations and are a stately addition to the image of the campus overall. The continuity and overarching theme of these various elements should be supportive of the overall theme and visual image of the campus in general. There are a few newer areas of campus which exhibit many if not all of the installation of well thought out common elements.

GUIDING PRINCIPLES
– Site furnishings, fixtures and materials should be supportive of overall campus theme and exhibit visual continuity throughout campus.
– There should be a defined use of materials throughout the campus predicated on a common brand / image.
– Plant material and lawn species selection should be predicated on draught tolerance, minimal maintenance and aesthetic appeal.
– Shrub beds should be generally avoided in open spaces. Shrub beds are maintenance intensive and should be utilized at nodes, as buffers and sparingly used for building foundations and entrances.
– Avoid small shrub installations. Plant in mass with limited species selections.
– Shrub and landscape material shall not result in security / visibility issues.
– The use of concrete, brick and fieldstone shall be the dominant materials.
– Shrub bed maintenance should be standardized.
OVERALL ASSESSMENT

POSITIVE FACTORS
– Ornamental pedestrian lighting, steel benches, trash bins, and black aluminum fence begin to set precedence for overall campus motif.

NEGATIVE FACTORS
– Lack of uniformity and consistency between site furnishings and lighting.
– Inconsistency of paving materials and design.
– Numerous lighting variations create a disconnect from campus unity.
– Planning guidelines report lists too many species. Campus will not support all of these species without jeopardizing common theme and image.
– Use of fieldstone for site walls is sporadic.
– West campus brick banded walkways in poor repair.
– Maintenance of shrub beds “the gum drop” effect. Shrub massings reading as individual shrubs rather than masses.
– Bus shelters are unattractive and uninviting.
– Stone versus mulch in shrub beds is not consistent throughout campus.
OVERALL RECOMMENDATIONS

- In general, on primary quads and open spaces, limit large tree planting to edges in a form that strengthens spatial definition and maintains active recreational opportunities.
- Develop campus wide lighting concept for all spaces. Provide fixture continuity.
- Develop a building entrance concept and implement.
- Review walkway alignments and widths that bisect primary quad areas.
- Provide additional seating / gathering areas at key locations.
- Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility.
- Prune / remove trees to maintain good terminal views and views to important campus landmarks.
Recommendations

Overall Priority Recommendations

**VEHICULAR CIRCULATION AND PARKING LOTS**

- Insure high quality focal points by rearranging drives to service areas, installing and landscaping dumpster enclosures, creating shrub massings at selected focal points and insuring visual access to campus landmarks.
- Develop and implement gateway designs at the northern High Street entrance and the Prospect Street entrance.
- Develop strong consistent High Street image with new streetscape designs reflective of established campus and neighborhood motifs.
PEDESTRIAN CONNECTIONS

- Insure high quality focal points and terminal views (clock tower, library, etc) by rearranging some path orientation and removing / pruning vegetation.
- Paths at future fine arts center should be rethought to reinforce new quad space in a geometrically simple fashion.
- Study new major pedestrian connection and repair work along Eastern Ave. on the west campus.
- Study the development of a uniform walk pavement “theme”. Define use of special paving areas and campus motifs.

OPEN SPACE FRAMEWORK

- Develop campus wide lighting concept for all spaces. Provide fixture continuity.
- Develop a building entrance concept and implement.
- Provide additional seating / gathering areas at key locations.
- Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility
Priority Recommendations

VEHICULAR CIRCULATION AND PARKING LOTS

- Poor visual entry point excess pavement / lack of entrance expression. Formalize entrance landscape. Use fencing etc. to match main entrance.

- Poor image arrival focal point. Re-landscape and replace shelter. Reduce pavement create plaza. Develop textured crosswalk entry features.

- Poor image focal point - dumpster and cell tower. Reorient enclosure and develop landscape edge.

- Lack of perimeter definition. Plant tightly spaced columnar trees.

- Focal point poor - realign drive and landscape.

- Develop consistent streetscape image with sidewalks.

- Develop new streetscape - eliminate street side spaces, buffer lot and heating plant building.

- Formalize entrance landscape. Use fencing etc. to match main entrance.

- Develop new streetscape along High Street to tie entire campus frontage together.
PEDESTRIAN CONNECTIONS

Finest campus example. Continue motif for other path systems.

Path from garage to resident halls. Good treatment-repair / replace deteriorated walks.

Awkward transition through barren plaza. Redesign transition and plaza.

Move fence west and create new path with street trees to future south garage. Replace fence with aluminum to match High Street section.

Remove pine to open terminal view to student union and quad.

Narrow driveway and provide wider walk and trees.

Extend north side sidewalk, lose spaces / buffer lot.

Eliminate spaces for wider walk and trees.

Poor visual - create sitting plaza.

Trees to buffer garage scale.

Flanking trees to match opposite side.

Poor focal point arrival area. Redo bus shelter area.
OPEN SPACE FRAMEWORK

Poor circulation transition and plaza. Reconstruct as flow through node with art installation focus - continue quad shaded pathways.

Eroding / visually unattractive - develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.

Library plaza node lacks scale and focus. Remove center planter and redesign - provide inviting sitting node. Integrate with terraced sitting area.

Lacks special definition - library dominates quad. Shade trees for structure and western shade - continue ornamental lighting throughout all primary quads.

Buffer parking lot views (see paths and vehicular circulation).

Transfer walk to edge of quad. Remove grading / walls focus views to library and through quad space.

Reduce parking - consider flanking entrance greens.

Node neither human nor auto. Check codes - augment with pedestrian friendly elements and landscape.

Look at ways to enlarge quad and consolidate walks. Too much pavement / too small space.

Consolidate quads and define edges with landscape / walks.

Sterile node - redesign with seating / landscape that strengthens path form / student union views.

Thin / trim landscape - open views to feature.

Remove dying tree - reinforce edge with new trees.

Eroding / visually unattractive - develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.
Concept Landscape Master Plan
Existing Conditions
Proposed Road and Walk Modifications

Enhance drive as primary pedestrian / vehicular gateway. Gateway elements / walks / streetscape

Primary pedestrian / vehicular - adjacent property agreements required

New roads / lot realignment (typ)
- Total proposed spaces ±45
- Net loss of 21 spaces

Proposed landscape islands - see alternative parking option

Realign drive for directional clarity (low priority)
- Total proposed spaces ±22
- Net loss of 9 spaces

Open space (typ)

Reconfigure existing parking area
- Total proposed spaces ±64
- Net gain of 18 spaces

Reconfigure existing parking area
- Total proposed spaces ±64
- Net gain of 18 spaces

New quad open space

New pedestrian access

Narrow travel lanes and add new walks (low priority - drive relocation part of campus master plan)
Alternative Parking Options - Facilities Building

Retaining wall

10' landscape buffer

Existing parking lot

Proposed crosswalk

Proposed street tree

Proposed walk

Existing parking count: 67 spaces
Proposed parking count: 60 spaces

Relocated parking lot entrance - add new parking

Proposed walk

Facilities building

Existing parking lot

0 25 50
Alternate Turnaround Options
- Facilities Building

**Single Unit Turnaround**

- Existing access alignment
- Loading area
- Decorative screen fence
- Focal landscape
- Evergreen and ornamental buffer

**Note:**
- Consider limiting upper loading area to box trucks / vans, or close all together.
- Consider long term implications of truck access once Eastern Drive is closed.
Pathway Analysis and Recommendations

- Perimeter brick or stamped concrete banded pathway
- Concrete pathways
- Future primary walk connection brick or stamped concrete banded

Primary node locations
- Bike rack locations (may also be located at residential buildings)
Walk Intersection Configuration Typologies

Preferred Triangle Situation

Avoid grass triangle situations

10’ minimum length (typ)

Raised curbing

Landscape

Concrete walk

Concrete walk (typ)

Asymmetrical intersection

Colored concrete “ECSU blue” (typ)

Standard intersection 1

Standard intersection 2

Primary Walk Intersection

Treatment Options

(Application of concept will vary based on intersection alignments)

JUNE 30, 2012

CONCEPT LANDSCAPE MASTER PLAN

EASTERN CONNECTICUT STATE UNIVERSITY

Walk Intersection Configuration Typologies
Lawn Assessment and Recommendations
EXISTING CONDITIONS
– Large continuous lawn spaces generally in good shape
– Lawn deterioration areas (see lawn assessment graphic)
– General deterioration areas associated with the following:
  1. Limited lawn areas (between walks and buildings and drives and walks etc.)
  2. Areas impacted by snow removal (road / lot edges and islands)
  3. Compacted via desire lines (including path edges and intersections)
  4. Western facing slopes (sun exposure)
  5. Predominantly shaded areas
  6. High Street (deterioration around utility poles)

DETERIORATION AREA RECOMMENDATIONS
Limited Lawn Areas
– Landscape with low maintenance woody materials
– Must be salt and sand tolerant
Snow Removal Areas
– Consider perennials / grasses/ groundcover and salt tolerant seed mixes
Compacted Desire Lines
– Implement path intersection recommendations
– Implement path width recommendations
– Additional desire line treatment may include modular type paving system
– Realign walk system where necessary

Western Facing Slopes
– Provide shade with appropriate trees or reseed with sunseed mixes
Predominantly Shaded Areas
– Where applicable prune existing canopy tree to provide additional ground lighting, or seed with shade tolerant mixes
High Street Area
– Implement streetscape recommendations including wider sidewalks and grass strips
LAWN MAINTENANCE RECOMMENDATIONS

Early Spring
– Remove debris and unmat lawn by light raking / leaf blowing (avoids disturbing soil in fragile moist state).
– Apply pre-emergent herbicide to prevent weeds from germinating.
– Core aerate in areas where soil compaction is an issue. (Note if pre-emergent herbicide is complete aeration will disturb herbicide barrier)

Late Spring to Early Summer
– Fertilize with proper nutrient levels (to be determined from prior years test results). Refer to product information for proper application rate.
– Apply post-emergent herbicide to control weed population.

Summer
– Mowing is recommended at 3” or higher on a regular basis. Increases photosynthesis process and promotes healthy growth.
– Should never remove more than 1/3 of grass blade.

Late Summer to Early Fall
– Perform soil test to determine nutrient requirements. Upon receipt of test results the appropriate lime/sulfur amounts to be applied.
– Core aerate to areas where soil compaction is an issue.

Late Fall
– Optional fertilization before winter months. To be applied when grass ceases to grow but still holds its green color.
Shrub Massing and Open Space
AESTHETIC LANDSCAPE
- Mixture of deciduous and evergreen material
- Seasonal interest
- Generally larger in rear and smaller in front
- Mixed blooming times, concentration on material blooming when school is in session.
- Low maintenance, drought tolerant, minimize irrigation need
- Consistent with other campus planting motifs
- Avoid creating unsecure / hiding areas

FOUNDATION LANDSCAPE
- Minimize foundation planting outside primary quads and open spaces
- Maximum mature material height not to exceed window sills
- Focus on fewer species in mass
- Where building fenestration is void of detail wider plant beds and taller material to be utilized
- Where building fenestration is appropriately detailed maintain consistent low landscape profile

BUFFER LANDSCAPE
- Predominately evergreen material
- Height dependent of view to be buffered
- Do not impede visual focal points / vistas
- Material height generally 5’-10’
- For windbreaks, plant trees a minimum of 10’ from walk and 20’ from buildings

OPEN SPACE LANDSCAPE
- Primarily trees
- Locate plant material along perimeter of space in spaces where active recreation is achievable
- For nodes and sitting areas see ornamental landscape
Utility Buffer Options

OPTIONS
A) Paint structure dark green or black
B) Hard screening - 4'-5' white fencing including ± 18” lattice
   (use in areas where utility is space restricted)
C) Landscape buffer - evergreen material ± 2' from structure
   - Informal plant bed
   - Combine with adjacent plant beds where possible
   - Optional ornamental landscape in and around hedge
D) Combination of option B and C
   - Landscape to be ornamental material
New Tree Locations

- Proposed deciduous trees
- Proposed flowering trees
- Proposed evergreen trees

Open space connectivity (typ)
Future perimeter road alignments
New / realigned walks (typ)
New roads/ lot realignment (typ)

High street streetscape improvements including new trees, lighting, benches, fencing etc.
Future gateway enhancements

Proposed deciduous trees
Proposed flowering trees
Proposed evergreen trees
Future Initiatives

- Open space connectivity (typ)
- Streetscape enhancements
- Pedestrian / limited vehicular
- Future perimeter road alignments
- Realign drive
- New / realigned walks (typ)
- New roads/ lot realignment (typ)
- Proposed deciduous trees
- Proposed flowering trees
- Proposed evergreen trees
- High street streetscape improvements including new trees, lighting, benches, fencing etc.
- Proposed residence hall
- Reorient lot for new quad
- Future gateway enhancements
Priority Near Term Recommendations

- **Prospect Street Entry Gateway**
  - Poor visual entry point: excess pavement/lack of entrance expression. Formalize entrance landscape. Use fencing etc. to match main entrance.

- **Entry Streetscape into Campus**
  - Develop consistent streetscape image with sidewalks.

- **Realign Parking Lot at Occum Hall**
  - Realign parking lot and new resident quad at Occum Hall.

- **High Street Streetscape**
  - Develop new streetscape along High Street to tie entire campus frontage together (*requires municipal approval).
Landscape assessment and recommendations

PRIORITY NEAR TERM RECOMMENDATIONS

Remove pine to open terminal view to student union and quad

Reorient walk. Wall work required. Walkway focal points inappropriate. Realign to focus on library landmark

Reorient Walkway - Visual Connection to Library
LANDSCAPE ASSESSMENT AND RECOMMENDATIONS

DETAILED PRIORITY RECOMMENDATIONS

Node neither human nor auto. Check codes- augment with pedestrian friendly elements and landscape.

Wooded Sitting Area

Eroding / visually unattractive- develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.

Redesign Plaza At Webb Hall

Poor circulation transition and plaza, Reconstruct as flow through node with art installation focus- continue quad shaded pathways.

Main Quad Improvements

Main quad upgrade and landscape lacks special definition- library dominates quad. Shade trees for structure and western shade- continue ornamental lighting throughout all primary quads

New Terrace / Walks At Hurley Hall

Look at ways to enlarge quad and consolidate walks. Too much pavement/ to small space.
Composite Master Plan
Concept Quad Sketch