ACKNOWLEDGEMENTS

CONNECTICUT STATE UNIVERSITY SYSTEM
Hartford, Connecticut

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PAMELA KEDDERIS, VICE CHANCELLOR FOR FINANCE AND ADMINISTRATION
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Willimantic, Connecticut

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JOSEPH GRIGEREK, STUDENT
ALECIA JOHNSON, STUDENT

Symmes Maini & McKee Associates, Inc.

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ROBERT HICKS, AIA, LEED AP, PROJECT MANAGER/ ARCHITECT
LAURA LECLAIR, RLA, LEED AP, PLANNER
<table>
<thead>
<tr>
<th>CONTENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 INTRODUCTION</td>
</tr>
<tr>
<td>2 SITE ANALYSIS AND INVESTIGATION</td>
</tr>
<tr>
<td>3 BUILDING ASSESSMENT</td>
</tr>
<tr>
<td>4 MASTER PLAN AND DEVELOPMENT PROGRAMS / PROGRAM FIT</td>
</tr>
<tr>
<td>5 CONCEPT ALTERNATIVES</td>
</tr>
<tr>
<td>6 PREFERRED ALTERNATIVE</td>
</tr>
<tr>
<td>7 DESIGN GUIDELINES</td>
</tr>
<tr>
<td>8 LANDSCAPE AND OPEN SPACE</td>
</tr>
<tr>
<td>9 MASTER PLAN</td>
</tr>
</tbody>
</table>
SECTION ONE - INTRODUCTION

Campus Master Plan
SECTION ONE

INTRODUCTION

PLANNING APPROACH

Throughout calendar year 2007, Eastern Connecticut State University engaged in an extensive strategic planning process, focused on developing a vision- and values-driven proposal for Eastern’s future. The resulting plan “A University of First Choice,” is now in preliminary stages of implementation. The Master Plan, a major strategic initiative, supports the goals of the Strategic Plan by updating the University’s physical plant, infrastructure, and campus grounds.

This Campus Plan Update continues an ongoing process that began in 1992 and was revised in 1997. The Master Plan forms the basis of future campus development and funding requests to the Board of Trustees. The educational space requirements of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan Report, developed by Paulien & Associates, Inc.

SMMA has had the opportunity to work with the faculty and administrative staff at Eastern in this phase of the planning process. We have sought to understand the unique qualities of the campus and the University, and to help plan for the challenges of the future. The Campus Plan Update addresses the facility requirements needed to accommodate projected program growth and other University needs through 2017. The plan addresses a number of common challenges facing modern university campuses, including new academic emphases, the needs of a resident population, enrollment growth, parking, pedestrian and vehicular circulation, and building maintenance. The Campus Plan Update for Eastern is a guide for incremental growth, planned expansion, and changing program and facility needs.

The planning process has been grounded in Eastern’s core values and mission, which have served to guide it in evaluating alternatives and the final Master Plan. The plan builds on existing strengths of the campus and works to enhance the identity and image of the University by supporting Eastern’s public liberal arts mission. The core of the campus will increasingly focus on the academic enterprise of the University, with additional residence halls being built on the periphery of the campus to accommodate modest enrollment growth. The Master Plan provides for enhanced green space to promote campus life uninterrupted by roadways, additional construction, such as a Fine Arts Instructional Center, Sports Center expansion, and major renovation projects, and allows for flexibility in meeting future University needs.

Five paramount issues for Eastern have directed SMMA’s planning process: Preservation, Integration, Renewal, Adaptability, and Development. The major sections of the Campus Master Plan update delineate these issues and define a way to address them.

**Preservation** of the architectural scale and character of the best parts of campus is a major consideration in all of our planning recommendations while accommodating the programmatic needs of the entire campus.

**Integration** of existing and proposed campus design elements is addressed in the land use, landscape, and open space portion of the work. Functional areas are unified wherever possible through the use of similar materials—design, texture, and color—that form a cohesive whole for the campus and between the north and south portions of the campus.

**Renewal** of campus facilities is addressed in a renovation plan that prioritizes the need for modern academic programs in a specific plan with both initial and life-cycle costs. A time frame will be established for relocations and renewal of buildings and grounds of the campus.

**Adaptability** of campus space, buildings, and programs are a key ingredient in allowing the University to grow and maintain itself in a changing academic world. The plan supports the nature of change in the continuing evolution of academic programs.

**Development** of new facilities on campus is necessary to meet the current and projected space needs of the University. Renewal and adaptability cannot transform all existing facilities adequately to meet the needs of up-to-date teaching and research requirements. The plan proposes a number of new facilities to support the mission of the University.

GOALS AND OBJECTIVES OF THE MASTER PLAN

Goals and Objectives for Facilities and Campus Development are:

- To provide phased renovation, upgrades, replacement, and expansion of existing facilities;
- To identify functions that should be relocated in existing or new facilities, in coordination with the space utilization study;
- To outline a guide for unification and consolidation of the campus, with an emphasis on reconnecting residential facilities at the south campus to the academic core with a strong pedestrian link;
- To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive images of the University, Community, and State;
- To provide a development strategy that establishes needs, priorities, schedules, and cost-effective solutions;
- To enhance Eastern’s image as Connecticut’s public liberal arts university;
- To reinforce Eastern’s Green Campus Initiative by organizing a cohesive pedestrian circulation system.
Together with focused areas of study, the following broad objectives have formed the basis of the Campus Master Plan:

- A Renovation and Sequencing Plan is provided to allow prioritized upgrading of existing facilities;
- Relocation strategies identify current use of space and functionality, incorporate the Renovation and Sequencing Plan, and include new facilities as required;
- A Development Plan identifies and prioritizes new campus buildings;
- A comprehensive Open Space and Landscaping Plan develops a physical scheme that will unify and consolidate the north and south portions of the campus;
- An outline of a Capital Outlay Plan for new and renovated facilities.

**MASTER PLAN FOCUS**

The Eastern Campus Master Plan update focuses on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
2. Proposed renovations and additions;
3. Capital outlay priorities for new facilities;
4. Mid- and long-range uses of buildings;
5. Landscaping, open space, campus entrances, borders, and planting;
6. Land use;
7. Campus housing;
8. Coordination with the assessment of the general use of space on the north, south, and Mansfield sections of campus;
9. The cost to maintain and renew facilities;

**Proposed Clock Tower Road Quadrangle**
SITE ANALYSIS AND INVESTIGATION

Site Analysis and Investigation is the first stage of a four-part process. The first part is documentation of existing conditions. The work for this included site visits, interviews, data collection, photographic documentation, and research. The information gathered in this section has been interpreted and graphically documented in a series of site analysis diagrams. These site analysis diagrams describe existing conditions and allowed the planning team to identify opportunities and constraints inherent to the campus.

In the second part of this process, the planning team evaluated these opportunities and constraints to illustrate needed improvements for the campus, with interpretation of the Master Plan Program. The third part of this process included evaluation of the collected information as the basis for recommendations to the organization of existing and future development opportunities at Eastern. The final step outlined the conceptual alternatives within the context of the collected physical information.
URBAN CONTEXT

Eastern is located in Willimantic, Connecticut, on one main campus, with a small portion of the campus separated to the south by the Kramer building owned by the Town of Willimantic, and with the Mansfield Campus annex containing most of the University’s athletic fields and facilities. The Mansfield Campus is located approximately one-quarter mile north of the main campus on High Street. The Eastern main campus is accessible from Route 6, between Routes 32 and 66. It is located in an urban residential area with several area schools nearby, approximately one-quarter mile from the center of town.
EXISTING CAMPUS PROPERTY

The Eastern campus currently includes 182 total acres, with the Mansfield Campus making up 73 of those acres. The main portion of the campus is defined by High, Windham and Prospect streets, with three public schools on the south, east and west sides. To the north are a residential neighborhood and an undeveloped woodland with wetland features. There are five internal campus roads for vehicular circulation. The campus is characterized primarily by topography and is north-south in orientation. Access to campus is by car, and around campus is by walking or shuttle bus. The Mansfield Campus is approximately a quarter mile to the north of the main campus. It is characterized by athletic fields with dedicated parking, and undeveloped land that is primarily vegetation and wetlands. Access to the Mansfield Campus is by car or shuttle. Pedestrian access is possible but lacks amenities, such as lighting and signage.

Expansion of the campus is somewhat constrained by the ability to acquire property, and by surrounding natural features including steep slopes and wetlands.
EXISTING FIGURE GROUND

The Eastern Site Plan illustrates the extent of the existing campus as well as building massing and locations. The plan also indicates the layout of existing roadways, parking, walkways, athletic fields, and open space. Shown as a Existing Figure Ground plan, the emphasis highlights the existing buildings against the site.
BUILDING PROFILE

The graphics below illustrate building massing and height relative to each other and location. The Existing Figure Ground plan is rotated with High Street on the bottom running left to right, or south to north. The Building Profile graphic below shows campus buildings in elevation corresponding to their location shown in the plan above. Building profiles show building mass and height relative to each other without taking topography into consideration.
EXISTING LAND USE

The Existing Land Use diagram illustrates groupings of buildings by use category: Academic, Student Life, Facilities, Athletics/Recreation, and Other. The Existing Land Use plan summarizes information contained in the Existing Building Use plan (page 2/8) and includes adjacent areas by use. The Existing Land Use plan is helpful in organizing and visualizing continuous outdoor spaces.

Academic space for Eastern is centrally located. However, Shafer Hall houses all of the fine arts program and is located on the south campus, and the Child and Family Development Center is isolated in the northeast corner of campus. Two residential zones are located adjacent to the academic spaces to the north and south. Athletic and Recreation space is primarily located at the Mansfield Campus with some space located near the parking garage on the northwest part of the main campus. The Facilities building is located on the north side of campus. There are two heating plants on campus, one located adjacent to the main academic space, the other adjacent to Shafer Hall. The land use areas designated as “other” consist of university property for future development and undeveloped land.
SECTION TWO

EXISTING BUILDING USE

The Existing Building Use diagram identifies campus buildings by use: Academics, Administration, Athletics/Recreation, Student Life, Facilities and Student Services. The plan illustrates the locations of uses across campus and the spatial relationships of each use group.

There are nine academic buildings on campus, with plans for a new Fine Arts Instructional Center. Academic buildings are centrally located on campus with the exception of Shafer Hall and the Child and Family Development Resource Center. The main administrative building is centrally located, with many other administrative support spaces located throughout campus in smaller buildings. Indoor athletics facilities are located on the Eastern main campus in one centrally located building. A Facilities building is located on the north side of campus. There are two heating plant facilities, one centrally located, the other located adjacent to Shafer Hall. A parking structure is located on the northwest corner of campus. Five residence halls and a campus dining hall are located in the residential zone north of the academic zone; six residence halls, including the Low Rise Apartments, are located in the residential zone south of the academic zone, and two residence halls are located on the south part of campus. The Student Center and Library are centrally located with other student services, including health services, located in small buildings throughout campus.
EXISTING BUILDING POPULATION

The Building Population diagram identifies the population of each campus building by: Faculty and Staff, Classroom Seats, and Residential. The plan illustrates locations of population types across campus. These numbers are later used in this document as a planning guide for parking distribution based on faculty and staff needs, available classroom seats, available residential beds, and existing parking to be replaced.
SECTION TWO

EXISTING STUDENT HOUSING LOCATIONS

The Existing Student Housing diagram illustrates the locations of all existing student housing on campus, noting destinations and access routes to student services. The Existing Student Housing plan is evaluated to determine the existing pedestrian connections on campus and identify areas for improvement.

Residence halls are concentrated in one area on the north side, and two areas on the southern campus. The area on the north side consists of five halls adjacent to the student center, campus dining hall and parking structure: Mead, Burnap and Crandall halls for first year students, Occum and Niejadlik halls for upper classmen. One area on the south side consists of six residence halls adjacent to the library and academic buildings: Constitution and Winthrop halls for first-year students, Nutmeg and Laurel halls, and High Rise and Low-Rise Apartments for upper classmen. The other area on the south side consists of two residence halls separated from campus by the former Kramer Middle School that is currently used as a pre-school, and large change in elevation: Burr Hall for first-year students and Noble Hall for upper classmen. Little informal open space exists for student activity. Pedestrian access routes to and from residence halls will be evaluated for safety and connectivity. Main activators of student movements from residence halls are indicated as the campus dining hall, student center, administrative support, and the library.
EXISTING PARKING

The Existing Parking diagram illustrates the location and the users of all existing parking on campus. The Existing Parking diagram is evaluated to determine if the amount of existing parking is adequate and optimally located. Currently there are 2,502 parking spaces on campus. Of this inventory, 93 spaces are designated for handicapped drivers. Handicap accessible spaces are designated in 28 parking lots and the parking garage.

Parking is concentrated on the north end of campus, where the only parking structure is located, in combination with a couple of large surface parking lots. Surface parking is dispersed throughout campus in proportions more dominant than open space. The Mansfield Campus has adequate dedicated surface parking. The existing parking diagram is used in combination with the building population diagram to determine if locations of existing parking are in balance with users and their destinations.
EXISTING VEHICULAR CIRCULATION

The Existing Vehicular Circulation diagram illustrates major and minor points of entry to campus, vehicular circulation routes and points of conflict with pedestrians. Vehicular circulation on campus is an extension of the off-campus street system and brings vehicles to major entry points as well as penetrating and dividing the campus.

The campus has many points of vehicular entry. General vehicular circulation within the interior of the campus is necessary to reach selected parking and service areas; however, it creates conflicts with pedestrian circulation and parking. The main entry to campus is from High Street onto Eastern Road, an interior campus road. There are several other points of entry to campus from High Street and Windham Street. Mansfield Campus has one point of entry. Three major conflict points occur along Eastern Road at major pedestrian crossing areas. Another major conflict point occurs at the Sports Center where buses load at the intersection of Eastern and Charter Oak roads. In general, pedestrian crossings at major vehicular circulation routes are areas of conflict. Vehicular circulation internal to the campus is also problematic. Roadways bisect the campus core and separate the residential zones from the academic zone.

Reorganization of major vehicular routes can alleviate points of conflict, making the campus more safe. A common palette of materials, including paving, curbing, planting, lighting, and signage is recommended to differentiate vehicular roadways from pedestrian circulation routes.
EXISTING PEDESTRIAN CIRCULATION

The Existing Pedestrian Circulation diagram illustrates major and minor pedestrian circulation routes, and defines significant activity nodes and building entrances. A close examination of pathways is essential to identify problems and conflicts within the circulation system and make it more efficient.

Existing pedestrian circulation routes have some organization and structure, but lack connectivity and efficiency. Major vehicular circulation routes and steep topography have hindered the development of optimal pedestrian circulation.

Improvements to the pedestrian circulation system are needed to create visual and physical connections between buildings and other campus spaces. The system should provide a major connection through the campus core with a secondary network of pathways to campus destinations. A distinct palette of materials including paving, planting, lighting, signage, and other amenities should distinguish pedestrian routes from vehicular routes and highlight pedestrian crossing zones at vehicular conflict points. Organizing and articulating these elements will improve the overall visual quality and safety of the campus.
EXISTING OPEN SPACE

The Existing Open Space diagram describes the quality and character of open space and the campus edges. Existing campus open space includes plazas/building entrances, quadrangles, athletics/recreation space, and common open space that are linked by pedestrian passageways. Campus edges include streetscape, parking, institutional, environmental and residential edges. These characterizations can describe a hierarchy and ultimately give form to the use of the various spaces. The Proposed Open Space plan development will redefine a hierarchy for interpretation of open space and campus edges, and to identify areas for improvement. Areas of vegetation, steep slopes, wetlands and streams are also illustrated.

The campus has very little defined open space. Common space lacks definition and connectivity while campus edges lack identity and unification. The main campus has some athletic space, but lacks informal recreation space. Most of the athletic space is consolidated at the Mansfield Campus.

To enhance the quality and coherence of open space on campus, selected open space elements need to be strengthened, unified, and redefined creating a connective canvas for a pedestrian circulation framework.
Plazas/Building Entrances – There is some consistency in design approach and palette of materials used for entries and plazas on campus. Building entrances and plazas can be enhanced to further differentiate these areas and direct pedestrians to their destinations.

Quadrangles – There is one true quadrangle on campus located between Nutmeg, Laurel, and Constitution halls, and the Science building. Another quadrangle exists between the Science building and the Library, but loses definition at the north end. Quadrangles help to establish a unique identity for a group of buildings and assist in wayfinding and creating a sense of place within the campus framework. Quadrangles are recommended at the academic core and residential areas.

Athletics/Recreation Space – Athletic space is located primarily on the Mansfield Campus with additional fields on the Eastern main campus. Eastern lacks defined recreational open space.

Campus Edges – Existing campus edges vary by type and adjacent open space use. Visual identification clues or gateways to define entry into the developed portion of the campus can be further enhanced to identify campus boundaries.
SECTION TWO

WALKING DISTANCE

The Walking Distance diagram illustrates the walking distance from the high point at the center of campus to the north and south ends of campus. Because of the topography of the campus, the distance between the dashed lines represents up to 10 minutes of walking. The walking distance diagram is also studied with the building population diagram to help determine if the parking allocation is balanced across campus.

SECTION WALKING THROUGH CAMPUS

The Section Walking Through Campus represents pedestrian travel from the south end of campus to the north end. The section line is illustrated on the walking distance diagram. From Noble Hall to the Library, a pedestrian travels 2400 linear feet, nearly half a mile, and 120 vertical feet. From the Parking Garage on the north end to the Library, a pedestrian travels 1920 linear feet, a third of a mile, and 74 vertical feet.
SECTION ALONG HIGH STREET

The Section Along High Street illustrates distance and topography relative to parking and building population with the context of the walking distance zones.
CAMPUS PLANNING PRECINCT

The Campus Planning Precinct diagram delineates geographic areas of campus. Other factors considered in the delineation of precincts include land use, building use, and topography. The campus planning precinct diagram is useful in later studies of program fit, and concept alternatives, and ultimately in the development of the campus master plan. It is important to understand the unique characteristics and features of each precinct, and how they knit together to make the whole campus.
PARKING ANALYSIS

The Parking Analysis diagram uses the campus precincts diagram as a base, then overlays existing parking and existing building populations. This analysis is helpful in understanding if the number of existing parking spaces available in each precinct is adequate for the current number of corresponding faculty and staff, commuter students, and residents.

Currently, 2,502 parking spaces are available for 3,957 issued permits. Though these numbers suggest a shortage of available parking, when utilization rates are applied, the adjusted delta is smaller. Faculty and staff have 705 permits for 538 spaces. The University documentation suggests that faculty and staff are accommodated by the use of unused commuter and resident spaces. Commuter students have 2,066 permits for 760 spaces. The University documentation suggests that the number of spaces available for commuters is adequate due to each space having a turnover rate of almost three times per day. Student residents have 1,186 permits for 1,028 spaces. The University documentation suggests that the number of resident spaces is adequate based on the practice of some students leaving their cars off-campus during portions of the year. The University documentation also suggests that visitor spaces are inadequate in number and distribution.
PHOTOGRAPHIC SURVEY

Site Features
PHOTOGRAPHIC SURVEY

Lighting and Communications
PHOTOGRAPHIC SURVEY

Signage
PHOTOGRAPHIC SURVEY

Planting
PHOTOGRAPHIC SURVEY

Amenities
PHOTOGRAPHIC SURVEY

Paving
SECTION THREE - BUILDING ASSESSMENT
Campus Master Plan
INTRODUCTION

A facilities condition assessment, evaluating the condition of the building systems for 40 buildings on campus was made by Friar Associates in June of 2006. This was done for Eastern Connecticut State University.

A physical survey of each building was carried out by a team of engineers and architects to describe current conditions of the Architectural, Structural, Site, Electrical, and Mechanical building components, and to evaluate code compliance requirements. Each building was evaluated against the Americans with Disabilities Act (ADA), Building Officials and Code Administrators (BOCA), and National Fire Protection Association (NFPA) codes and regulations to determine conformance with requirements with substantial building renovation, building code, and ADA upgrades would need to be completed for the entire building. Compliance was rated on a scale of 0-4 with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants. Each building was also evaluated on the condition of its individual building components. Conditions of each component were rated on a scale of 0-4 with a 4 rating equating to excellent condition, a 3 rating to good condition, a 2 rating to fair condition, and a 1 rating to poor condition.

Each building evaluation includes an estimate of probable costs for work required to bring each building into compliance with applicable codes, as well as costs associated with meeting suitable campus architectural standards. Estimated costs do not include cost of code upgrades if a building changes use. These estimates are compared to the cost of replacing the existing structure and reported as a Facility Condition Index (FCI), a standard measure used to determine the condition of each building. This is calculated by dividing the sum of the deferred maintenance, i.e., the repairs, replacements, or modifications required, by the current replacement value of the building. The higher the FCI the poorer is the condition of the building systems. An FCI from 0.00-0.10 is considered excellent, 0.11-0.40 good to fair, 0.41-0.75 fair to poor, and 0.76+ poor with recommendation for demolition and replacement.

The detailed assessment of each building on campus can be found in individual volumes of the Facilities Assessment Report. In this section, a one-page summary for each building in this section was developed for easy reference, listing:

- Current Use
- General Facts (Age, Room Types, Date of Last Renovation [if known, etc.])
- Current Condition (Replacement Value, Deficiencies, FCI [with improvements])
- Needed Improvements
- Likely Future Use
- Square Footage

BUILDING INDEX

[FROM FRIAR ASSOCIATES REPORT]

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LIST OF BUILDINGS SLATED FOR DEMOLITION OR RELOCATION

Below is a list of buildings slated for demolition or relocation as listed in the Paulien Report. This space is not included in the target year existing facilities inventory.

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</table>

LIST OF BUILDINGS LISTED AS HISTORIC PLACES

Below is a list of buildings listed as historic places at Eastern or to have historic significance. The Connecticut Environmental Policy Act requires the State Historical Preservation Office to determine whether or not an undertaking sponsored by another agency may have an effect on cultural resources, which include historic, engineering, architectural, archaeological and landscape assets.

<table>
<thead>
<tr>
<th>Building #</th>
<th>Type</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>Knight House</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>182 High Street</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>176 High Street</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Grant House</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Burr Hall</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>Beckert Hall</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>Noble Hall</td>
<td></td>
</tr>
<tr>
<td>333</td>
<td>333 Prospect Street</td>
<td></td>
</tr>
</tbody>
</table>
CURRENT REPLACEMENT VALUES AND DEFICIENCIES

Replacement values, deficiency values, and FCI as reported by Friar Associates represent costs of construction for 2006. To account for ever-increasing costs of construction, these costs have been adjusted to reflect current values for replacement, deficiencies and FCI in 2008. The updated values are listed on the corresponding building assessment summary pages within this section of the Campus Master Plan update.

Current replacement values were calculated using cost data for June 2008 provided by the Connecticut Department of Public Works. The schedule of current replacement values on the opposite page shows a breakdown by building of square footages, square foot costs, owner’s costs, construction and project costs. Buildings with an * next to the building name indicate square foot costs were projected by SMMA.

Deficiency values were adjusted using the original estimates from the Friar Associates report and 3% increasing each for 2007 and 2008. Adjusted FCI values were calculated as described above using the numbers calculated for 2008.

CURRENT REPLACEMENT VALUE SCHEDULE

<table>
<thead>
<tr>
<th>BUILDING #</th>
<th>BUILDING</th>
<th>GSF</th>
<th>MASHF</th>
<th>Square Footage</th>
<th>Est. Const. SF Cost</th>
<th>Const/CRV</th>
<th>Est. Owner’s Cost</th>
<th>Est. Owner’s SF Cost</th>
<th>TPC/CRV</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Alumni Hall</td>
<td>78,617</td>
<td>6,960</td>
<td>Office/Classroom</td>
<td>$2,984,172</td>
<td>45%</td>
<td>$2,984,172</td>
<td>$2,984,172</td>
<td>$2,984,172</td>
</tr>
<tr>
<td>2</td>
<td>Library Reading</td>
<td>26,141</td>
<td>16,160</td>
<td>Library/Recreation</td>
<td>$630,272</td>
<td>45%</td>
<td>$630,272</td>
<td>$630,272</td>
<td>$837,783</td>
</tr>
<tr>
<td>3</td>
<td>State Hall</td>
<td>75,343</td>
<td>36,497</td>
<td>Residence Halls (Low Rise)</td>
<td>$8,138,092</td>
<td>45%</td>
<td>$8,138,092</td>
<td>$8,138,092</td>
<td>$8,138,092</td>
</tr>
<tr>
<td>4</td>
<td>Small Hall</td>
<td>32,977</td>
<td>16,487</td>
<td>Residence Halls (Low Rise)</td>
<td>$2,954,272</td>
<td>45%</td>
<td>$2,954,272</td>
<td>$2,954,272</td>
<td>$2,954,272</td>
</tr>
<tr>
<td>5</td>
<td>Oregon Hall</td>
<td>46,517</td>
<td>20,287</td>
<td>Food Service/Dining Halls</td>
<td>$4,050,092</td>
<td>45%</td>
<td>$4,050,092</td>
<td>$4,050,092</td>
<td>$4,050,092</td>
</tr>
<tr>
<td>6</td>
<td>Laurel Hall</td>
<td>42,173</td>
<td>19,612</td>
<td>Residence Halls (Low Rise)</td>
<td>$3,642,472</td>
<td>45%</td>
<td>$3,642,472</td>
<td>$3,642,472</td>
<td>$3,642,472</td>
</tr>
<tr>
<td>7</td>
<td>North Hall</td>
<td>27,552</td>
<td>12,881</td>
<td>Residence Halls (Low Rise)</td>
<td>$2,667,152</td>
<td>45%</td>
<td>$2,667,152</td>
<td>$2,667,152</td>
<td>$2,667,152</td>
</tr>
<tr>
<td>8</td>
<td>Pierce Hall</td>
<td>79,691</td>
<td>41,687</td>
<td>Residence Halls (Low Rise)</td>
<td>$8,198,208</td>
<td>45%</td>
<td>$8,198,208</td>
<td>$8,198,208</td>
<td>$8,198,208</td>
</tr>
<tr>
<td>9</td>
<td>Smith Hall</td>
<td>78,579</td>
<td>39,179</td>
<td>Residence Halls (Low Rise)</td>
<td>$8,021,472</td>
<td>45%</td>
<td>$8,021,472</td>
<td>$8,021,472</td>
<td>$8,021,472</td>
</tr>
<tr>
<td>10</td>
<td>Atwood Hall</td>
<td>62,068</td>
<td>24,824</td>
<td>Residence Halls (Low Rise)</td>
<td>$4,602,272</td>
<td>45%</td>
<td>$4,602,272</td>
<td>$4,602,272</td>
<td>$4,602,272</td>
</tr>
<tr>
<td>11</td>
<td>Woodburn Hall</td>
<td>39,668</td>
<td>15,754</td>
<td>Residence Halls (Low Rise)</td>
<td>$2,634,272</td>
<td>45%</td>
<td>$2,634,272</td>
<td>$2,634,272</td>
<td>$2,634,272</td>
</tr>
<tr>
<td>12</td>
<td>Case Hall</td>
<td>69,068</td>
<td>25,106</td>
<td>Residence Halls (Low Rise)</td>
<td>$4,990,800</td>
<td>45%</td>
<td>$4,990,800</td>
<td>$4,990,800</td>
<td>$4,990,800</td>
</tr>
<tr>
<td>13</td>
<td>Wood Support Services Center</td>
<td>44,868</td>
<td>20,967</td>
<td>Library/Recreation</td>
<td>$2,984,172</td>
<td>45%</td>
<td>$2,984,172</td>
<td>$2,984,172</td>
<td>$2,984,172</td>
</tr>
<tr>
<td>14</td>
<td>Linehan Hall</td>
<td>27,921</td>
<td>10,601</td>
<td>Residence Halls (Low Rise)</td>
<td>$1,974,060</td>
<td>45%</td>
<td>$1,974,060</td>
<td>$1,974,060</td>
<td>$1,974,060</td>
</tr>
<tr>
<td>15</td>
<td>North Parking Garage</td>
<td>725</td>
<td>372</td>
<td>Office/Admin. Buildings</td>
<td>$125,000</td>
<td>45%</td>
<td>$125,000</td>
<td>$125,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>16</td>
<td>Highland Hall</td>
<td>70,282</td>
<td>36,179</td>
<td>Residence Halls (Low Rise)</td>
<td>$5,002,272</td>
<td>45%</td>
<td>$5,002,272</td>
<td>$5,002,272</td>
<td>$5,002,272</td>
</tr>
</tbody>
</table>

Totals- Buildings in Study | 1,499,829 | 928,245 | $431,446,137 | $625,596,899 |

NOTES:

The Construction Cost CRV represents the estimated "bricks and sticks" cost to build a building (from foundation to roof).

The Total Project Cost CRV represents the estimated costs to replace a building plus the "Owner's Construction Costs".

The GSF = Gross Square Footage.

The TPC = Total Available Square Footage.

Owner's Cost represents the estimated soft costs shown as a percentage of the construction costs.

* Projected SF costs by SMMA.
SECTION THREE

BUILDING #1 BASEBALL FIELD

Current Use:
The Baseball Field includes three structures—two bleacher structures and one service building. This facility houses a concession area, toilet rooms, locker rooms, bleacher areas, dugouts, storage areas, a press box and a video area.

General Facts:
Built: 1998

The main building contains an elevator and one stair tower, both of which serve the press box.

Current Conditions:
The Baseball Field is in good condition.

Replacement Value: $4,535,233
Deficiencies: $704,109

FCI (with improvements): 0.16

Needed Improvements:
Architectural: Replace resilient flooring, paint fence, patch bituminous parking area, repair concrete walkways, paint interiors, repair concrete ramp, upgrade driveways, field amenities, practice fields, maintenance and storage areas.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 1,222 asf
Total: 19,427 gsf
BUILDING #2 FACILITIES BUILDING

Current Use:
The Facilities Building is a three-story administrative/physical plant building, which houses administrative offices, facility workshops, distribution, receiving and support facilities.

General Facts:
Built: 1986
The building contains one elevator and two stair towers.

Current Conditions:
Facilities Building is in fair to poor condition.

Replacement Value: $8,540,964
Deficiencies: $5,367,590
FCI (with improvements): 0.63

Needed Improvements:
Architectural: Repair damaged masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows.
Structural: Replace building control and expansion joints.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 16,386 asf
Total: 24,543 gsf
BUILDING #4 MEAD HALL

Current Use:
Mead Hall is a five-story residential building, which houses dormitories and their support facilities.

General Facts:
Built: 1999
This "U" shaped building contains two elevators and three stair towers.

Current Conditions:
Mead Hall is in good condition.
Replacement Value: $ 46,157,328
Deficiencies: $ 8,325,476
FCI (with improvements): 0.18

Needed Improvements:
Architectural: Replace resilient flooring.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 76,601 asf
Total: 132,636 gsf
BUILDING #5 HURLEY HALL

Current Use:
Hurley Hall is a two-story food services building, home to dining areas, kitchen, serving areas, administrative offices, loading area and associated support facilities.

General Facts:
Built: 1970
Renovated: 2001

This building contains two elevators and two stair towers.

Current Conditions:
Hurley Hall is in fair to poor condition.

Replacement Value: $ 12,921,639
Deficiencies: $ 8,354,933
FCI (with improvements): 0.65

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors and window storefront systems, replace exterior building sealants.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 20,572 asf
Total: 34,675 gsf
SECTION THREE

BUILDING #6 OCCUM HALL

Current Use:
Occum Hall is a four-story building dormitory.

General Facts:
Built: 1984

The “V” shaped building contains one elevator and three stair towers.

Current Conditions:
Occum Hall is in fair condition.

Replacement Value: $27,645,971
Deficiencies: $15,890,077

FCI (with improvements): 0.57

Needed Improvements:
Architectural: Replace resilient flooring, replace exterior doors, replace acoustical tile ceilings, replace entry and bedroom doors, replace casework.

Structural: Provide new built-up roof, replace elevator.

Mechanical: Update mechanical systems, provide air-conditioning.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 43,165 asf
Total: 68,831 gsf
BUILDING #7 CRANDALL HALL

Current Use:
Crandall Hall is a three-story building dormitory.

General Facts:
Built: 1970
This building contains no elevators and two stair towers.

Current Conditions:
Crandall Hall is in fair condition.
Replacement Value: $9,564,101
Deficiencies: $5,437,651
FCI (with improvements): 0.57

Needed Improvements:
Architectural: Clean and paint masonry, remove asbestos containing materials, replace resilient flooring, replace interior and exterior doors and hardware, interior painting, floor finishes, replace ceilings.
Structural: Replace building joints at windows, renovate stairs.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Consider demolition and alternate land use.

Square Footage:
Assigned: 13,824 asf
Total: 22,134 gsf
BUILDING #9 BURNAP HALL

Current Use:
Burnap Hall is a three-story building dormitory.

General Facts:
Built: 1970

This building contains no elevators and two stair towers.

Current Conditions:
Burnap Hall is in fair condition.

Replacement Value: $9,311,755
Deficiencies: $5,268,516
FCI (with improvements): 0.57

Needed Improvements:
Architectural: Clean and paint masonry, remove asbestos containing materials, replace resilient flooring, replace interior and exterior doors and hardware, interior painting, floor finishes, replace ceilings.

Structural: Replace building joints at windows, renovate stairs.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Consider demolition and alternate land use.

Square Footage:
Assigned: 12,780 asf
Total: 21,550 gsf
BUILDING #10 Niejadlik Hall

**Current Use:**
Niejadlik Hall is a four-story building, which houses student apartments, conference areas, and the building’s support facilities.

**General Facts:**
Built: 1998

The "U" shaped building contains one elevator and three stair towers.

**Current Conditions:**
Niejadlik Hall is in good condition.

Replacement Value: $30,401,290
Deficiencies: $4,728,141
FCI (with improvements): 0.16

**Needed Improvements:**
Architectural: Replace resilient flooring.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

**Likely Future Use:**
No change is anticipated.

**Square Footage:**
Assigned: 41,575 asf
Total: 75,691 gsf
**BUILDING #12 SPORTS CENTER**

**Current Use:**
The Sports Center is a two-story building, which houses administrative offices, physical education facilities, locker rooms and support facilities.

**General Facts:**
Built: 1973

This building contains one elevator, one lift and three stair towers.

**Current Conditions:**
The Sports Center is in fair to poor condition.

Replacement Value: $27,709,378  
Deficiencies: $18,712,900  
FCI (with improvements): 0.68

**Needed Improvements:**
Architectural: Replace stucco on CMU surfaces, remove asbestos containing materials, replace resilient flooring, replace exterior doors, windows and curtain wall, replace building sealants, replace dance/aerobics floor at lower level, replace acoustical tile ceiling, interior finishes, new floor finishes in locker rooms.

Structural: Replace roof.

Mechanical: Update mechanical systems, provide air-conditioning system for offices, update HVAC system at pool area.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

**Likely Future Use:**
No change is anticipated; renovations recommended.

**Square Footage:**
Assign: 56,769 asf  
Total: 75,833 gsf
BUILDING #14 MEDIA CENTER

Current Use:
The Media Center is a two-story building, which houses the university Data Center, radio station, television studio, data center, academic offices, laboratories, classrooms, loading area and their support facilities.

General Facts:
Built: 1974

This building is uniquely shaped, contains one elevator, and three stair towers.

Current Conditions:
The Media Center is in fair to poor condition.

Replacement Value: $15,960,281
Deficiencies: $10,747,818

FCI (with improvements): 0.67

Needed Improvements:
Architectural: Repair damaged masonry, remove asbestos containing materials, replace resilient flooring, paint interior, replace ceiling tiles, replace exterior windows.

Structural: Replace exterior building control and expansion joints, replace roof, replace elevator.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system, upgrade fire rated assemblies.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 23,065 asf
Total: 34,290 gsf
BUILDING #15 WOOD SUPPORT SERVICES CENTER

Current Use:
Wood Support Services Center is a three-story building, which was originally constructed in 1967 as a library; its student services have been renovated to house administrative offices and university support facilities.

General Facts:
Built: 1967

This rectangular building contains one elevator and three stair towers.

Current Conditions:
Wood Support Services Center is in fair to poor condition.

Replacement Value: $15,604,320
Deficiencies: $8,930,688

FCI (with improvements): 0.57

Needed Improvements:
Architectural: Repair masonry, remove asbestos containing materials, repair and refinish exterior concrete surface, repair and paint exterior soffits.

Structural: Replace exterior building control and expansion joints.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 25,560 asf
Total: 44,840 gsf
**BUILDING #16 GELSI - YOUNG HALL**

**Current Use:**
Gelsi - Young Hall is a three-story building, which houses administrative offices and conference rooms. This building also houses the president’s office, boardroom, conference room and its support facilities.

**General Facts:**
Built: 2002
This building contains one elevator and two stair towers.

**Current Conditions:**
Gelsi - Young Hall is in good condition.
Replacement Value: $15,460,944
Deficiencies: $3,348,406
FCI (with improvements): 0.22

**Needed Improvements:**
Architectural: Repair masonry (spot locations), repair cracks at concrete patio at east side of President's conference room.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

** Likely Future Use:**
No change is anticipated.

**Square Footage:**
Assigned: 29,548 asf
Total: 44,428 gsf
BUILDING #17 NORTH HEATING PLANT

Current Use:
North Heating Plant is a two-story building, which houses a boiler, distribution, emergency support facilities and fuel supplying.

General Facts:
Built: 1970
This building does not contain an elevator.

Current Conditions:
North Heating Plant is in good condition.

<table>
<thead>
<tr>
<th>Replacement Value</th>
<th>$5,007,720</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiencies</td>
<td>$803,032</td>
</tr>
<tr>
<td>FCI (with improvements)</td>
<td>0.16</td>
</tr>
</tbody>
</table>

Needed Improvements:
Architectural: Repair damaged masonry, remove asbestos containing materials, replace ceramic tile in bathroom, replace exterior doors and windows, paint interior walls and floors, parking lot upgrades, landscaping upgrades.

Structural: Replace building sealants and joints.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated. Heat Plant Capacity Study indicates expansion required prior to Sports Center Addition / Renovation or additional Residence Halls.

Square Footage:
Assigned: 1,526 asf
Total: 5,756 gsf
BUILDING #18 GODDARD HALL

Current Use:
Goddard Hall is a three-story building, which houses science classrooms, science labs, administrative offices, an auditorium and associated support facilities.

General Facts:
Built: 1967

This rectangular building contains one elevator, and three stair towers.

Current Conditions:
Goddard Hall is in fair to poor condition.

Replacement Value: $24,289,356
Deficiencies: $13,021,372
FCI (with improvements): 0.54

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows and doors.

Structural: Replace exterior building control and expansion joints, replace elevator.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 23,333 asf
Total: 46,200 gsf
BUILDING #19 WICKWARE PLANETARIUM

Current Use:
The Wickware Planetarium is a one-story building, which houses academic offices, laboratories, a planetarium and support facilities.

General Facts:
Built: 1972

This triangular building contains no elevator and three stair towers.

Current Conditions:
The Planetarium is in fair condition.

Replacement Value: $2,889,560
Deficiencies: $1,494,628

FCI (with improvements): 0.52

Needed Improvements:
Architectural: Repair masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows.
Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Complete installation of sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 2,914 asf
Total: 4,982 gsf
BUILDING #21 WEBB HALL

**Current Use:**
Webb Hall is a four-story building, which houses administrative offices, laboratories, classrooms and their support facilities.

**General Facts:**
Built: 1992

This “L” shaped building contains one elevator, and three stair towers.

**Current Conditions:**
Webb Hall is in good condition.

Replacement Value: $37,959,562
Deficiencies: $8,849,115

FCI (with improvements): 0.23

**Needed Improvements:**
Architectural: Remove asbestos containing materials, replace resilient flooring, replace ceilings at classroom section corridors, bathrooms and areas with water damage.

Structural: Replace building control and expansion joints, replace roof curved fascia end.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

**Likely Future Use:**
No change is anticipated.

**Square Footage:**
Assigned: 39,886 asf
Total: 73,952 gsf
BUILDING #22 J. EUGENE SMITH LIBRARY

Current Use:
J. Eugene Smith Library is a four-story building, which houses administrative offices, library areas, conference rooms, study rooms, computer laboratory areas, classrooms, a cafe and associated support facilities.

General Facts:
Built: 1998

This rectangular building contains three elevators and three stair towers.

Current Conditions:
J. Eugene Smith Library is in good condition.

Replacement Value: $55,815,221
Deficiencies: $10,798,464

FCI (with improvements): 0.19

Needed Improvements:
Architectural: Replace resilient flooring.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 96,555 asf
Total: 129,172 gsf
BUILDING #23 ADMISSIONS BUILDING

Current Use:
Admissions is a two-story building, which houses administrative offices, conference rooms, and associated support facilities.

General Facts:
Built: 1999

This “L” shaped building contains a dumbwaiter and one stairwell.

Current Conditions:
The Admissions Building is in fair condition.

Replacement Value: $1,890,336
Deficiencies: $605,774
FCI (with improvements): 0.32

Needed Improvements:
Architectural: Repair ceiling and wall areas, paint east side gable end above entrance.
Mechanical: Eliminate water damage from HVAC equipment in attic.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 3,327 asf
Total: 5,432 gsf
BUILDING #24 HEALTH SERVICES

Current Use:
Health Services is a two-story building, which houses examination rooms and support facilities.

General Facts:
Aquired: 1993
This rectangular building contains one central stair.

Current Conditions:
Health Services is in fair condition.
Replacement Value: $2,606,520
Deficiencies: $1,047,297
FCI (with improvements): 0.40

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows, renovate bathroom areas, renovate to provide separate office and exam areas.
Structural: Replace roof.
Mechanical: Update mechanical systems.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition and alternate use of land.

Square Footage:
Assigned: 2,934 asf
Total: 5,600 gsf
BUILDING #25 HIGH RISE APARTMENTS

Current Use:
High Rise Apartments is a nine-story building, which houses student apartments and support facilities.

General Facts:
Built: 1970

This “H” shaped building contains two elevators and two stair towers.

Current Conditions:
The High Rise Apartments building is in fair condition.

Replacement Value: $21,776,217
Deficiencies: $10,496,114
FCI (with improvements): 0.48

Needed Improvements:
Architectural: Replace damaged masonry, remove asbestos containing materials, replace exterior doors and windows, renovate stairwell finishes and handrails, renovate accessible units.

Structural: Replace elevators.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 44,896 asf
Total: 54,192 gsf
BUILDING #26 LOW RISE “A”

**Current Use:**
Low Rise “A” is a three-story building, which houses one-, two-, four- and six-bedroom apartment type living units, and facility workshop.

**General Facts:**
Built: 1972

This “U” shaped building contains three stair towers and an exterior balcony/walkway that is shared with Low Rise “B”.

**Current Conditions:**
Low Rise “A” is in fair condition.

- Replacement Value: $7,207,860
- Deficiencies: $2,342,146
- FCI (with improvements): 0.32

**Needed Improvements:**
Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

**Likely Future Use:**
Recommended for demolition and alternate use of land.

**Square Footage:**
- Assigned: 13,284 asf
- Total: 16,681 gsf
BUILDING #27 LOW RISE “B”

Current Use:
Low Rise “B” is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:
Built: 1972

This “U” shaped building contains three stair towers and an exterior balcony/walkway that is shared with Low Rise “A”.

Current Conditions:
Low Rise “B” is in fair condition.

Replacement Value: $5,221,064
Deficiencies: $1,611,951

FCI (with improvements): 0.31

Needed Improvements:
Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition and alternate use of land.

Square Footage:
Assigned: 9,177 asf
Total: 11,930 gsf
SECTION THREE

BUILDING #28 LOW RISE "C"

Current Use:
Low Rise "C" is a three-story building, which houses two- and six-bedroom apartment type living units.

General Facts:
Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway which is shared with Low Rise "D".

Current Conditions:
Low Rise "C" is in fair condition.

Replacement Value: $5,154,953
Deficiencies: $1,853,081
FCI (with improvements): 0.36

Needed Improvements:
Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition and alternate use of land.

Square Footage:
Assigned: 9,446 asf
Total: 12,083 gsf
BUILDING #29 LOW RISE "D"

Current Use:
Low Rise "D" is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:
Built: 1972

This "U" shaped building contains three stair towers and an exterior balcony/walkway which is shared with Low Rise "C".

Current Conditions:
Low Rise "D" is in fair condition.

<table>
<thead>
<tr>
<th>Replacement Value</th>
<th>$ 5,474,275</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiencies</td>
<td>$ 1,767,957</td>
</tr>
<tr>
<td>FCI (with improvements)</td>
<td>0.32</td>
</tr>
</tbody>
</table>

Needed Improvements:
Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition and alternate use of land.

Square Footage:
Assigned: 9,435 asf
Total: 12,669 gsf
BUILDING #30 LOW RISE “E”

Current Use:
Low Rise “E” is a three-story building, which houses one-, two- and six-bedroom apartment type living units.

General Facts:
Built: 1972
This rectangular shaped building contains two stair towers and an exterior balcony/walkway.

Current Conditions:
Low Rise “E” is in fair condition.

Replacement Value: $4,887,111
Deficiencies: $1,649,313
FCI (with improvements): 0.38

Needed Improvements:
Architectural: Remove asbestos containing materials, clean masonry surfaces, replace resilient flooring and carpeting, replace interior doors and hardware, replace exterior windows, replace exterior wood siding and built-up roofing, replace kitchen cabinetry, resurface exterior concrete walkways.
Mechanical: Update mechanical systems.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition and alternate use of land.

Square Footage:
Assigned: 8,687 asf
Total: 10,153 gsf
BUILDING #31 WINTHROP HALL

Current Use:
Winthrop Hall is a three-story building that houses offices, dormitory rooms and associated support facilities.

General Facts:
Built: 1958

Current Conditions:
Winthrop Hall is in fair to poor condition.
Replacement Value: $10,174,659
Deficiencies: $5,608,498
FCI (with improvements): 0.55

Needed Improvements:
Architectural: Repair masonry, remove asbestos containing materials, replace resilient flooring, replace exterior doors, renovate interior finishes, renovate ceilings, walls, and floors.
Structural: Replace roof, provide elevator, replace building control and expansion joints.
Mechanical: Update mechanical systems, provide air-conditioning.
Plumbing/Fire Protection: Install sprinkler system.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Consider for demolition and alternate land use.

Square Footage:
Assigned: 14,373 asf
Total: 23,547 gsf
SECTION THREE

BUILDING #32 KNIGHT HOUSE

Current Use:
The Knight House is a three-story building which houses administrative offices, a meeting area, kitchen, pantry and support services.

General Facts:
Built: 1946

Current Conditions:
Knight House is in fair condition.

Replacement Value: $1,849,968
Deficiencies: $670,776
FCI (with improvements): 0.36

Needed Improvements:
Architectural: Remove asbestos containing materials, replace interior carpet, refinish hardwood floor, replace exterior front doors, replace windows, patch and paint interior plaster, replace doors at abandoned patio with windows, bathroom renovations.

Structural: Parge and paint foundation walls, renovate entry stair and canopy.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Consider for demolition and alternate use of land.

Square Footage:
Assigned: 2,403 asf
Total: 5,316 gsf
BUILDING #33 192 HIGH STREET

Current Use:
192 High Street, is a two-story administrative services building. This facility houses administrative offices and support facilities.

General Facts:
Built: 1940's

Current Conditions:
The building is in good to fair condition.
Replacement Value: $903,408
Deficiencies: $271,066
FCI (with improvements): 0.30

Needed Improvements:
Architectural: Remove asbestos containing materials (flooring), replace exterior doors, replace building control and expansion joints.

Structural: Chimney repairs.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; consider for demolition and alternate land use.

Square Footage:
Assigned: 1,792 asf
Total: 2,596 gsf
BUILDING #34 182 High Street

Current Use:
182 High Street is a three-story building for administrative services. This facility houses administrative and student offices, meeting room, kitchen, living area and support services.

General Facts:
Built: 1940’s

Current Conditions:
182 High Street is in good to fair condition.
Replacement Value: $964,308
Deficiencies: $270,522
FCI (with improvements): 0.28

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors and windows, replace kitchen cabinets and appliances, upgrade second floor bathroom fixtures and finishes.

Structural: Repair stone foundation, provide one-hour fire separation at boiler room.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 1,530 asf
Total: 2,771 gsf
BUILDING #35 176 HIGH STREET

Current Use:
176 High Street is a three-story building; that houses administrative offices and support facilities.

General Facts:
Built: 1940’s

Current Conditions:
176 High Street is in good condition.

Replacement Value: $1,109,076
Deficiencies: $203,395
FCI (with improvements): 0.18

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior windows, renovate basement, kitchen and bathroom areas, insulate between basement and first floor.

Structural: Repair chimney.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 2,067 asf
Total: 3,187 gsf
BUILDING #36 GRANT HOUSE

Current Use:
Grant House is a three-story building—preserved as an historic residence.

General Facts:
Built: 1800’s

Current Conditions:
Grant House is in good condition.
Replacement Value: $1,784,892
Deficiencies: $344,389
FCI (with improvements): 0.19

Needed Improvements:
Architectural: Remove asbestos containing materials, replace interior flooring, replace exterior doors and windows, paint exterior trim, resurface concrete basement floor, paint floor and foundation walls.
Structural: Repair chimney, mortar basement walls, replace basement stairs, provide exterior ramp.
Mechanical: Update mechanical systems.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use: No change is anticipated.

Square Footage:
Assigned: 1,642 asf
Total: 5,129 gsf
BUILDING #37 EASTERN HALL

Current Use:
Eastern Hall is a one-story administrative/academic building, which houses administrative offices, classrooms and support facilities.

General Facts:
Built: 2001

The “L” shaped building is wood framed modular construction and does not contain an elevator or any interior stair.

Current Conditions:
Eastern Hall is in good condition.

Replacement Value: $3,962,580
Deficiencies: $861,621

FCI (with improvements): 0.22

Needed Improvements:
Architectural: Paint exterior siding, renovate exterior stair, replace resilient flooring, replace concrete walkways from east side stair to parking area, replace damaged siding.

Mechanical: Update mechanical systems.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Recommended for demolition or relocation and alternate use of land.

Square Footage:
Assigned: 5,424 asf
Total: 8,487 gsf
BUILDING #38 BURR HALL

Current Use:
Burr Hall is a four-story residential/administrative building, which houses administrative offices, dormitory rooms and support facilities.

General Facts:
Built: 1919

The "L" shaped building includes a fire escape, and two stair towers but no elevator.

Current Conditions:
Burr Hall is in poor condition.

Replacement Value: $16,024,429
Deficiencies: $14,077,098
FCI (with improvements): 0.88

Needed Improvements:
Architectural: Remove asbestos containing materials, replace resilient flooring, replace exterior doors,

Structural: Repair masonry, replace building control and expansion joints, replace roof, insulate roof, install elevator.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 23,674 asf
Total: 37,085 gsf
BUILDING #40 SOUTH HEATING PLANT

Current Use:
South Heating Plant is a three-story physical plant building, which houses boilers, offices, and support facilities.

General Facts:
Built: 1928
The building does not contain an elevator and has one stair tower.

Current Conditions:
South Heating Plant is in good condition.

Replacement Value: $3,050,220
Deficiencies: $528,324
FCI (with improvements): 0.17

Needed Improvements:
Architectural: Remove asbestos containing materials, parge and paint interiors, replace exterior doors and south wall windows, paint steel trusses.
Structural: Repair masonry in boiler room.
Mechanical: Update mechanical systems.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated, renovations recommended.

Square Footage:
Assigned: 1,328 asf
Total: 3,506 gsf
SECTION THREE

BUILDING #41 BECKERT HALL

Current Use:
Beckert Hall is a two-story administrative office building, which houses administrative offices, conference rooms and its support services.

General Facts:
Built: 1900’s
Acquired: 1946

The building does not contain an elevator and has one open stair well.

Current Conditions:
Beckert Hall is in poor condition.

Replacement Value: $1,445,940
Deficiencies: $972,886
FCI (with improvements): 0.67

Needed Improvements:
Architectural: Remove asbestos containing materials.
Mechanical: Update mechanical systems.
NFPA: Update building to comply with all current applicable codes.
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated; renovations recommended.

Square Footage:
Assigned: 1,389 asf
Total: 4,155 gsf
BUILDING #42 NOBLE HALL

Current Use:
Noble Hall is a three-story residential building, which houses apartment units and support facilities.

General Facts:
Built: 1928
Renovated: 1992 (apartments)

The “L” shaped building contains one elevator and has four stair towers.

Current Conditions:
Noble Hall is in good to fair condition.

Replacement Value: $28,783,042
Deficiencies: $9,555,114

FCI (with improvements): 0.33

Needed Improvements:
Architectural: Replace resilient flooring.

Mechanical: Update mechanical systems.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 43,718 asf
Total: 71,662 gsf
SECTION THREE

BUILDING #43 SHAFER HALL

Current Use:
Shafer Hall is a three-story administrative/fine arts building, which houses administrative offices, classrooms, theater, auditorium, art gallery, and the associated support facilities.

General Facts:
Built: 1946
The "L" shaped building contains one elevator and has three stair towers.

Current Conditions:
Shafer Hall is in poor condition.

Replacement Value: $ 28,019,519
Deficiencies: $ 23,874,207
FGI (with improvements): 0.85

Needed Improvements:
Architectural: Remove asbestos containing materials, replace interior flooring, replace exterior windows, theater and auditorium upgrades, replace ceilings (partial), toilet room renovations, replace interior doors, replace skylights.

Structural: Repair masonry, replace roof, stair renovations.

Mechanical: Update mechanical systems.

Plumbing/Fire Protection: Install sprinkler system.

BOCA: No work required under existing conditions and use. Update building to comply with all current applicable codes if building use changes.

NFPA: Update building to comply with all current applicable codes.

ADA: Update building to comply with all current applicable codes.

Likely Future Use:
Change to residential use considered; renovations necessary.

Square Footage:
Assigned: 43,598 asf
Total: 68,282 gsf
BUILDING #46 CONSTITUTION HALL

Current Use:
Constitution Hall is a six-story residential building, which houses student apartments, associated amenities and the building’s support facilities.

General Facts:
Built: 2004
The "L" shaped building contains two elevators and two stair towers.

Current Conditions:
Constitution Hall is in good condition.
Replacement Value: $26,983,249
Deficiencies: $3,803,405
FCI (with improvements): 0.14

Needed Improvements:
ABA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 40,292 asf
Total: 67,181 gsf
SECTION THREE

BUILDING #47 NUTMEG HALL

Current Use:
Nutmeg Hall is a six-story residential building, which houses student apartments, associated amenities and the building's support facilities.

General Facts:
Built: 2005

The “L” shaped building contains two elevators and two stair towers.

Current Conditions:
Nutmeg Hall is in good condition.

Replacement Value: $33,278,544
Deficiencies: $4,956,382

FCI (with improvements): 0.15

Needed Improvements:
ADA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 59,591 asf
Total: 95,628 gsf
BUILDING #48 LAUREL HALL

Current Use:
Laurel Hall is a seven-story residential building, which houses student apartments, associated amenities and the building’s support facilities.

General Facts:
Built: 2005
The "L" shaped building contains two elevators and two stair towers.

Current Conditions:
Laurel Hall is in good condition.
Replacement Value: $37,861,356
Deficiencies: $6,056,104
FCI (with improvements): 0.16

Needed Improvements:
ABA: Update building to comply with all current applicable codes.

Likely Future Use:
No change is anticipated.

Square Footage:
Assigned: 61,963 asf
Total: 108,797 gsf

Laurel Hall
Location Plan
Typical Floor Plan
SECTION FOUR - MASTER PLAN AND DEVELOPMENT PROGRAMS/PROGRAM FIT

Campus Master Plan
MASTER PLAN PROGRAM

The Master Plan Program for Eastern Connecticut State University is based on the Space Needs Analysis developed by Paulien & Associates, Inc. The tabulated campus-wide and specific academic and administrative space requirements are based on target goals with respect to estimated enrollment, staff increases, and other relevant academic program data. The analysis uses the year 2007 as the base year and 2017 as the target year. The detailed study and analysis may be found in the Program for the Master Plan developed by Paulien & Associates, Inc., dated May 2008.

Program Summary

<table>
<thead>
<tr>
<th>Target Year Population (2017)</th>
<th>2008</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Student Head Count</td>
<td>5,137</td>
<td>5,400</td>
</tr>
<tr>
<td>Parking Count</td>
<td>2,502</td>
<td>3,670</td>
</tr>
<tr>
<td>University Square Footage</td>
<td>990,386</td>
<td>1,337,797</td>
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</tbody>
</table>
CAMPUS-WIDE SPACE NEED ANALYSIS

The projected target year on-campus full-time equivalent (FTE) for Eastern is 4,589 students, a 5.1% increase over the base year, although growth percentages vary by school. The analysis illustrates deficits of varying degrees in most of the academic schools and administrative units during the base year. With the exception of the departments categorized as School of Arts & Sciences, Academic Affairs, and Institutional Advancement, all have deficits in space requirements for the target year.

Eastern had approximately 1,000,000 ASF of existing space in the fall of 2007. The new Science Building, and proposed Fine Arts Instructional Center and Public Safety Building, will allow several departments to relocate, thereby vacating existing space. The space available will be primarily in Goddard Hall, Media Hall, Webb Hall, Winthrop Hall, and Shafer Hall. Several buildings have been proposed for demolition, including the existing Public Safety Building, 372 High Street, 264 High Street, the Low-Rise Apartments and Eastern Hall, which are not included in the target year existing space. Therefore, the target year existing space is approximately 1,110,900 ASF.

The guideline generated a need for 1,252,202 ASF of space in the base year, which includes Inactive/Conversion Space. This is a deficit of 261,816 ASF (26% of existing base year space). The target year guideline illustrates a need of 1,337,797 ASF; a deficit of 241,766 ASF.

### Campus-wide Space Needs Summary

*From Paulien & Associates, Inc. May 2008 Master Plan Program Report*

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>FALL 2007 BASE YEAR</th>
<th>FALL 2017 TARGET YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing ASF</td>
<td>Guideline ASF</td>
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<tr>
<td>Academic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School of Arts &amp; Sciences</td>
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<td>154,984</td>
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<tr>
<td>School of Arts &amp; Sciences</td>
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<tr>
<td>A&amp;S Behavioral Sciences</td>
<td>4,420</td>
<td>6,445</td>
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<td>A&amp;S Humanities</td>
<td>7,307</td>
<td>11,874</td>
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<tr>
<td>A&amp;S Physical Sciences</td>
<td>32,949</td>
<td>56,847</td>
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<tr>
<td>A&amp;S Visual &amp; Performing Arts</td>
<td>30,011</td>
<td>77,199</td>
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<tr>
<td>School of Education &amp; Professional Studies</td>
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<td>34,364</td>
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<tr>
<td>School of Continuing Education</td>
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<td>2,555</td>
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<td>General Use</td>
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<td>69,367</td>
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<td>Academic Total</td>
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<td>Administrative</td>
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<tr>
<td>President</td>
<td>76,544</td>
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<td>Academic Affairs</td>
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<td>Executive Vice President</td>
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<td>Finance &amp; Administration</td>
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<td>Institutional Advancement</td>
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<td>Student Affairs</td>
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<td>Conference &amp; Events</td>
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<td>Administrative Total</td>
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<td>UNIVERSITY SUBTOTAL</td>
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<td>1,252,202</td>
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<tr>
<td>Inactive/Conversion Space</td>
<td>12,282</td>
<td>66,163</td>
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<tr>
<td>UNIVERSITY TOTAL</td>
<td>990,386</td>
<td>1,252,202</td>
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</table>

1. Inactive/Conversion Space consists of space being vacated as the result of new facilities being constructed.
2. Includes General Purpose Classrooms, Lounge Space, and Collaborative Learning Space.
### CAMPUS-WIDE SPACE NEED ANALYSIS: ACADEMIC DIVISIONS

#### Academic Program Detail

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing</th>
<th>Guideline</th>
<th>Surplus/ (Deficit)</th>
<th>Percent</th>
<th>Surplus/ (Deficit)</th>
<th>Percent</th>
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<tr>
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<td>Psychology</td>
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<td>Sociology, Anthropology &amp; Social Work</td>
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<td><strong>A&amp;S Humanities</strong></td>
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<td>English</td>
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<td>309</td>
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<td>History, Political Science &amp; Philosophy</td>
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<td>History</td>
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<tr>
<td>Political Science, Philosophy &amp; Geography</td>
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<td>0</td>
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<td>Modern and Classical Language</td>
<td>1,332</td>
<td>2,080</td>
<td>(748)</td>
<td>(47%)</td>
<td>1,322</td>
<td>2,080</td>
</tr>
<tr>
<td><strong>A&amp;S Physical Sciences</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Biology</td>
<td>16,940</td>
<td>21,232</td>
<td>(4,292)</td>
<td>(25%)</td>
<td>25,012</td>
<td>23,273</td>
</tr>
<tr>
<td>Environmental Earth Science</td>
<td>5,219</td>
<td>10,890</td>
<td>(5,671)</td>
<td>(109%)</td>
<td>15,000</td>
<td>13,709</td>
</tr>
<tr>
<td>Mathematics &amp; Computer Science</td>
<td>3,704</td>
<td>14,965</td>
<td>(11,261)</td>
<td>(304%)</td>
<td>13,649</td>
<td>13,954</td>
</tr>
<tr>
<td>Physical Science</td>
<td>6,478</td>
<td>8,212</td>
<td>(1,734)</td>
<td>(21%)</td>
<td>13,902</td>
<td>12,801</td>
</tr>
<tr>
<td>Sustainable Energy Studies</td>
<td>409</td>
<td>1,149</td>
<td>(740)</td>
<td>(179%)</td>
<td>3,094</td>
<td>2,470</td>
</tr>
<tr>
<td><strong>A&amp;S Visual &amp; Performing Arts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts</td>
<td>7,063</td>
<td>10,130</td>
<td>(3,067)</td>
<td>(43%)</td>
<td>6,961</td>
<td>10,170</td>
</tr>
<tr>
<td>Visual Arts</td>
<td>11,823</td>
<td>17,575</td>
<td>(5,752)</td>
<td>(49%)</td>
<td>20,049</td>
<td>19,376</td>
</tr>
<tr>
<td><strong>School of Arts &amp; Sciences total</strong></td>
<td>32,949</td>
<td>56,847</td>
<td>(23,898)</td>
<td>(73%)</td>
<td>70,257</td>
<td>66,287</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>School of Education &amp; Professional Studies</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School of Education &amp; Professional Studies, Dean</td>
<td>1,430</td>
<td>1,385</td>
<td>45</td>
<td>4%</td>
<td>1,430</td>
<td>1,385</td>
</tr>
<tr>
<td>Business Administration</td>
<td>1,726</td>
<td>3,991</td>
<td>(2,265)</td>
<td>(131%)</td>
<td>1,317</td>
<td>4,652</td>
</tr>
<tr>
<td>Center for Educational Excellence</td>
<td>1,105</td>
<td>975</td>
<td>130</td>
<td>12%</td>
<td>1,105</td>
<td>975</td>
</tr>
<tr>
<td>Center for Early Childhood Education</td>
<td>2,341</td>
<td>2,035</td>
<td>306</td>
<td>13%</td>
<td>2,341</td>
<td>2,035</td>
</tr>
<tr>
<td>Chafee Free Enterprise Institute</td>
<td>357</td>
<td>510</td>
<td>(153)</td>
<td>(43%)</td>
<td>357</td>
<td>510</td>
</tr>
<tr>
<td>Communication</td>
<td>7,063</td>
<td>10,130</td>
<td>(3,067)</td>
<td>(43%)</td>
<td>7,061</td>
<td>10,170</td>
</tr>
<tr>
<td>Economics</td>
<td>1,319</td>
<td>1,390</td>
<td>(71)</td>
<td>(5%)</td>
<td>1,212</td>
<td>1,430</td>
</tr>
<tr>
<td>Education</td>
<td>5,088</td>
<td>5,177</td>
<td>(89)</td>
<td>(2%)</td>
<td>5,088</td>
<td>7,419</td>
</tr>
<tr>
<td>Health and Physical Education</td>
<td>6,253</td>
<td>8,733</td>
<td>(2,480)</td>
<td>(49%)</td>
<td>6,253</td>
<td>8,811</td>
</tr>
<tr>
<td>School of Education &amp; Professional Studies total</td>
<td>26,639</td>
<td>34,364</td>
<td>(7,725)</td>
<td>(29%)</td>
<td>26,021</td>
<td>37,606</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>School of Continuing Education</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School of Continuing Education, Dean</td>
<td>2,530</td>
<td>2,355</td>
<td>(175)</td>
<td>(7%)</td>
<td>2,530</td>
<td>2,355</td>
</tr>
<tr>
<td>School of Continuing Education total</td>
<td>2,530</td>
<td>2,355</td>
<td>(175)</td>
<td>(7%)</td>
<td>2,530</td>
<td>2,355</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>General Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Purpose Classrooms</td>
<td>10,602</td>
<td>46,250</td>
<td>(35,648)</td>
<td>(75%)</td>
<td>38,250</td>
<td>49,823</td>
</tr>
<tr>
<td>Collaborative Learning Space</td>
<td>0</td>
<td>15,611</td>
<td>(15,611)</td>
<td>(100%)</td>
<td>0</td>
<td>16,200</td>
</tr>
<tr>
<td>General Purpose Lounge Areas</td>
<td>3,509</td>
<td>7,708</td>
<td>(4,201)</td>
<td>(55%)</td>
<td>7,721</td>
<td>8,300</td>
</tr>
<tr>
<td>General Use total</td>
<td>14,101</td>
<td>68,607</td>
<td>(54,506)</td>
<td>(81%)</td>
<td>46,807</td>
<td>75,325</td>
</tr>
</tbody>
</table>
# Administration Program Detail

## FALL 2007 BASE YEAR

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing ASF</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
<th>Diff/ (Deficit)</th>
<th>Percent Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>President</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletics</td>
<td>90,049</td>
<td>114,220</td>
<td>(24,171) (27%)</td>
<td>70,171</td>
<td>78%</td>
</tr>
<tr>
<td>Institute for Sustainable</td>
<td>1,530</td>
<td>905</td>
<td>(625) (100%)</td>
<td>750</td>
<td>66%</td>
</tr>
<tr>
<td>Equity &amp; Diversity</td>
<td>787</td>
<td>3,140</td>
<td>(2,353) (300%)</td>
<td>2,353</td>
<td>30%</td>
</tr>
<tr>
<td>Office of the President</td>
<td>4,355</td>
<td>4,520</td>
<td>165 (4%)</td>
<td>165</td>
<td>4%</td>
</tr>
<tr>
<td>Information Technology</td>
<td>10,134</td>
<td>10,192</td>
<td>(68) (1%)</td>
<td>68</td>
<td>1%</td>
</tr>
<tr>
<td>Media Services</td>
<td>2,176</td>
<td>2,771</td>
<td>(595) (28%)</td>
<td>595</td>
<td>28%</td>
</tr>
<tr>
<td>Telephone Services</td>
<td>575</td>
<td>96</td>
<td>(489) (830%)</td>
<td>489</td>
<td>83%</td>
</tr>
<tr>
<td><strong>Total President</strong></td>
<td>70,844</td>
<td>144,617</td>
<td>(73,773) (104%)</td>
<td>(73,773)</td>
<td>104%</td>
</tr>
</tbody>
</table>

## FALL 2017 TARGET YEAR

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing ASF</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
<th>Diff/ (Deficit)</th>
<th>Percent Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Executive Vice President</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Affairs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Achievement</td>
<td>1,862</td>
<td>1,170</td>
<td>692 (37%)</td>
<td>692</td>
<td>37%</td>
</tr>
<tr>
<td>Academic Affairs</td>
<td>2,682</td>
<td>2,528</td>
<td>154 (6%)</td>
<td>154</td>
<td>6%</td>
</tr>
<tr>
<td>Admissions</td>
<td>3,327</td>
<td>3,470</td>
<td>(143) (4%)</td>
<td>(143)</td>
<td>4%</td>
</tr>
<tr>
<td>Center for Health Studies</td>
<td>5,225</td>
<td>5,308</td>
<td>(83) (1%)</td>
<td>(83)</td>
<td>1%</td>
</tr>
<tr>
<td>Financial Aid</td>
<td>3,627</td>
<td>3,550</td>
<td>77 (2%)</td>
<td>77</td>
<td>2%</td>
</tr>
<tr>
<td>Learning Center</td>
<td>2,830</td>
<td>3,550</td>
<td>(720) (20%)</td>
<td>(720)</td>
<td>20%</td>
</tr>
<tr>
<td>Library</td>
<td>70,827</td>
<td>77,171</td>
<td>(6,344) (9%)</td>
<td>(6,344)</td>
<td>9%</td>
</tr>
<tr>
<td>Registrar</td>
<td>5,383</td>
<td>5,230</td>
<td>153 (3%)</td>
<td>153</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Executive Vice President</strong></td>
<td>70,991</td>
<td>98,106</td>
<td>(27,115) (35%)</td>
<td>(27,115)</td>
<td>35%</td>
</tr>
</tbody>
</table>

## Student Affairs

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing ASF</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
<th>Diff/ (Deficit)</th>
<th>Percent Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Student Affairs</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Admissions</td>
<td>3,327</td>
<td>3,470</td>
<td>(143) (4%)</td>
<td>(143)</td>
<td>4%</td>
</tr>
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<td>5,308</td>
<td>(83) (1%)</td>
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</tr>
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<td>2%</td>
</tr>
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<td>Learning Center</td>
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<td>3,550</td>
<td>(720) (20%)</td>
<td>(720)</td>
<td>20%</td>
</tr>
<tr>
<td>Library</td>
<td>70,827</td>
<td>77,171</td>
<td>(6,344) (9%)</td>
<td>(6,344)</td>
<td>9%</td>
</tr>
<tr>
<td>Registrar</td>
<td>5,383</td>
<td>5,230</td>
<td>153 (3%)</td>
<td>153</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Executive Vice President</strong></td>
<td>70,991</td>
<td>98,106</td>
<td>(27,115) (35%)</td>
<td>(27,115)</td>
<td>35%</td>
</tr>
</tbody>
</table>

## Finance & Administration

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing ASF</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
<th>Diff/ (Deficit)</th>
<th>Percent Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finance &amp; Administration</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Affairs</td>
<td>1,862</td>
<td>1,170</td>
<td>692 (37%)</td>
<td>692</td>
<td>37%</td>
</tr>
<tr>
<td>Academic Affairs</td>
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<td>2,528</td>
<td>154 (6%)</td>
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<tr>
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<td>3,470</td>
<td>(143) (4%)</td>
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</tr>
<tr>
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<td>5,225</td>
<td>5,308</td>
<td>(83) (1%)</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Learning Center</td>
<td>2,830</td>
<td>3,550</td>
<td>(720) (20%)</td>
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<td>20%</td>
</tr>
<tr>
<td>Library</td>
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<td>(6,344) (9%)</td>
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</tr>
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<td>5,230</td>
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</tr>
<tr>
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<td>70,991</td>
<td>98,106</td>
<td>(27,115) (35%)</td>
<td>(27,115)</td>
<td>35%</td>
</tr>
</tbody>
</table>

## Total Administration

<table>
<thead>
<tr>
<th>College/Unit</th>
<th>Existing ASF</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
<th>Diff/ (Deficit)</th>
<th>Percent Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Executive Vice President</strong></td>
<td>70,991</td>
<td>98,106</td>
<td>(27,115) (35%)</td>
<td>(27,115)</td>
<td>35%</td>
</tr>
</tbody>
</table>

---

**Surplus/ (Deficit)**: The difference between the existing and guideline values, indicating whether the existing value is above or below the guideline.

**Percent Surplus/ (Deficit)**: The percentage difference between the existing and guideline values, showing the extent of the surplus or deficit relative to the guideline.
## CRITICAL ISSUES

### LAND USE

<table>
<thead>
<tr>
<th>Image Issues</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identification of available expansion space (aggressively obtaining contiguous space)</td>
<td>From a partnership with Windham Public Schools, use that institution as a learning lab while in return utilizing WPS classroom space to supplement Eastern's space needs</td>
</tr>
<tr>
<td>Quadrangles are important to students (Quadlets)</td>
<td>Identify community issues</td>
</tr>
<tr>
<td>What's being done to look at the future of the surrounding area?</td>
<td>This includes connections to Main Street, acquisitions of adjacent properties, and development in the surrounding neighborhoods</td>
</tr>
<tr>
<td>Green space created from new and future acquisitions</td>
<td></td>
</tr>
<tr>
<td>Green space created by elimination of central roadway through campus</td>
<td></td>
</tr>
<tr>
<td>Green space and/or new housing on area currently occupied by Low Rise Housing</td>
<td></td>
</tr>
<tr>
<td>Need open space for intramural sports and informal recreation</td>
<td></td>
</tr>
<tr>
<td>Desire to feel like a small private New England college</td>
<td></td>
</tr>
</tbody>
</table>

### Parking Issues

<table>
<thead>
<tr>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inadequate parking in general, especially for visitors</td>
</tr>
<tr>
<td>Access to unused parking by students can create problems</td>
</tr>
<tr>
<td>A number of students and faculty leave the campus during the day, and it is difficult to find a parking space upon their return</td>
</tr>
<tr>
<td>If faculty leave their space during the day, they are not likely to get it back again</td>
</tr>
<tr>
<td>Faculty are reluctant to park in the parking garages, or spaces are not available</td>
</tr>
<tr>
<td>Majority of parking spaces are at one end of the campus</td>
</tr>
<tr>
<td>There is a conflict between the desire for green space and the need for parking</td>
</tr>
<tr>
<td>Concentration of housing on campus exacerbates the parking problem</td>
</tr>
<tr>
<td>Culture of driving between places on campus runs counter to the desire to be a pedestrian centered campus</td>
</tr>
</tbody>
</table>

### Circulation Issues

<table>
<thead>
<tr>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main entrance is becoming a traffic problem – too much traffic</td>
</tr>
<tr>
<td>There is a conflict between pedestrian and vehicular circulation</td>
</tr>
<tr>
<td>Consider eliminating vehicular traffic on Eastern Road between Library and Webb Hall</td>
</tr>
<tr>
<td>Lack of sidewalk between Heating Plant and Sports Center</td>
</tr>
<tr>
<td>Student Center access – no easy way to get there by car without pedestrian conflict</td>
</tr>
<tr>
<td>East to West Campus connections</td>
</tr>
<tr>
<td>Mansfield Athletic Fields – there is no clear path to the athletic facilities in Mansfield</td>
</tr>
<tr>
<td>How to handle busloads of visitors must be addressed – Entry road is not suitable for bus traffic</td>
</tr>
</tbody>
</table>

### New Outdoor Facilities Already Planned

<table>
<thead>
<tr>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Near term</td>
</tr>
<tr>
<td>Softball field relocation</td>
</tr>
<tr>
<td>Parking Garage II (750-900 spaces)</td>
</tr>
<tr>
<td>Track Phase II – artificial turf field, added lighting</td>
</tr>
</tbody>
</table>
LAND USE

OUTDOOR FACILITIES

- Concert shell(s)
- Outdoor facilities
  - Definitions of existing residence halls?
  - Green space between new buildings

- Recycling Center – recycling currently takes place at each building

- Wireless networks allow access anywhere on campus
  - Providing a centralized recycling center would reduce local storage requirements

- What potential locations for outdoor recreation at main campus and Sports Complex?
  - Courts for pick-up sports (non-organized)
  - Intramural fields
  - Casual recreation (whiffle ball, Frisbee golf, etc.)
  - Work-out stations

- Outdoor “hang-out” space
  - There is very limited outdoor areas for students to gather informally

NOTES

- What to do with small houses on perimeter?
  - 333 Prospect Street
  - 306 High Street
  - 372 High Street

PROPERTY ISSUES

- What to do with small houses on perimeter?

ACADEMIC

CLASSROOM / MEETING ROOM ISSUES

- Quadrangles are important to students (Quads)
- With the completion of the construction of the new Science Building, classroom needs must be reassessed and confirmed
- To affirm the Liberal Arts mission of Eastern, the classroom space should be conducive to non-traditional classroom set-up – More space / fewer chairs.
- Classroom space should be determined by programming – space needs to be flexible.
- Classrooms tend to be too big or too small – there is a lack of variety of classroom size and seating capacity.
- Classrooms are not always appropriate for the types of classes being taught – Freshman Colloquium given an example
  - Irregular shaped rooms can be beneficial
- Space is needed for team meetings
- Faculty needs to be near any specialized equipment required by their discipline (media labs, editing rooms, technology labs, etc.)
- Consolidation of departmental faculty offices
- Additional flexible office space for full time, part-time / adjunct faculty is needed
- Conference Rooms – There are no centrally located conference rooms available for faculty meeting, symposia, or group meetings
  - It is not possible to centrally schedule conference rooms
  - There is no place suitable for “executive in training” meetings – formal meeting space, other than the President’s Conference Room
  - No group space suitable for training
- Space for large group events, dinners, etc.
- For groups or 500 or more, the gymnasium must be used – it is not suitable or appropriate
- Group Study Space – there is little or no group study space on campus
- Space concerns – a partnership with Windham Public Schools, use that institution as a learning lab while in return utilizing WPS
  - This would require building a replacement school somewhere in Willimantic

CLASSROOM / MEETING ROOM ISSUES

- Classroom space to supplement Eastern’s space needs
- Space Scheduling – scheduling of conference rooms can be a problem

VACANT SPACE

- Burr/Shafer complex renovation needs
- Goddard/Media renovation needs
- Future extra classrooms in Shafer, Goddard, Media, Fine Arts, and Library ground floor
- Large halls
  - Shafer Auditorium
  - Lecture halls in Science, Goddard
  - IT skills and classrooms
  - Harry Hope Theater
  - For groups or 500 or more, the gymnasium must be used – it is not suitable or appropriate
  - Largest lecture hall seats 175. New Science building lecture hall will seat 150.
ACADEMIC

Library

- Hard collection - size
- New IT wing to IT
- Add IT wing to IT?
- Convert PC classrooms?

Planned New Facilities

- Near term
  - Fine Arts Instructional Facility (133,000 square feet)
- Others: longer term
  - Media renovation
  - Goddard renovation
  - Shafer Hall renovation
  - Winthrop Hall
  - Technology Building (7)

Moves / Re-use / So-Use

- What is the long-term future for small halls?
  - Winthrop Hall (office section)
  - Burr Hall (offices on ground floor)
  - Honors House (High Street)
  - Institute of Sustainable Energy (High Street)
  - Eastern Hall (approximately 25 offices and 2 classrooms)
  - 192 High Street (Counseling)
  - Backen Hall
  - Student Health Center
  - 333 Prospect Street

- Create appropriate classroom space in Sports Center

- What is the long-term future for big facilities?
  - Shafer Hall (76,000 square feet), classrooms, offices, studio, Harry Hope Theater, and Auditorium after Fine Arts is built on north side of campus
  - Goddard Hall (46,000 square feet) after classrooms, labs, and offices close and faculty move to new Science Building
  - Media Building (4,300 square feet) after some spaces are vacated for relocation to Science Building
  - Science Building 9th floor shelled space (approximately 9,000 square feet)
  - Offices (number?) vacated in Webb when Math and Computer Science faculty move to Science
  - North Heat Plant – location and size (double capacity)

- What destinations for:
  - 5 full-time faculty and 80 adjuncts at Nasin House
  - BANNER (IT) staff in Hurley ground floor
  - HPE faculty and Athletics staff from Sports Center when University Center Phase II occurs
  - Environmental Health and Safety staff, coaches, and faculty in Eastern Hall offices
  - Communication faculty

- Adequacy or appropriateness of current space?
  - Continuing Education offices in Shafer
  - Student health and related wellness/alcohol programs in Student Health Center
  - 172 facilities in Media and CIT in Library
  - Counseling Services in 192 High Street
  - Property and equipment (pestic) and storage areas for Facilities
  - HPE faculty and support
  - Communication
  - Business Administration faculty not centrally located

HOUSING

Residence Halls

- Quadrangles are important to students (Quads)
- Increase percentage of full-time residents
- Take down Low Rise housing units
  - (330 beds): renovate or replace in part or in whole
  - Burnup (85 beds)
  - Crandall (85 beds)
  - Burr (70 beds)
  - Winthrop (75 beds)

- Make "house" within residence halls
- Create addition casual / "hang out" space within residence halls
- Assure accessibility to all residence halls
- Provide parking proximate to the majority of residence halls
- What to do with small houses on perimeter?
  - 333 Prospect Street
  - 306 High Street
  - 372 High Street

- Is housing an option?
## HOUSING

- Sites for new housing?
  - Winthrop
  - Burnap
  - Crandall
  - Shafter
  - Kramer (owned by Town of Windham)
  - Sports areas on main campus or at Sports Complex

- The type of new housing required / desired must be determined

- Housing finance – next phase in CHEFA-funded renovations and/or new residence units
  - Campus currently has a high percentage of apartment / suite-style units, with kitchens

## OUTDOOR FACILITIES

- What potential locations for new open space?
  - “Quiet Study Corners”
  - Landscaped pedestrian walkways
  - Landscaped landmarks
  - Lawn areas designed for outdoor events (electricity for audio, lighting, etc.)
  - Concert shell(s)
  - Demolition of existing residence halls?
  - Green spaces between new buildings

- What potential locations for outdoor recreation at main campus and Sports Complex?
  - Courts for pick-up sports (non-organized)
  - Intramural fields
  - Sport and recreation (whiffle ball, Frisbee, golf, etc.)
  - Work-out stations

## BUILDING AND TECHNOLOGY DESIGN STANDARDS

- Sustainability and LEED standards
- Recycling
- Geothermal in selected site(s)
- Fuel cell technology
- Wi-Fi
- Active and passive solar (panel) power

## ATHLETICS / RECREATION

### ATHLETICS / RECREATIONAL ISSUES

- What is being done to look to the future of the surrounding area?
  - This includes connections to Main Street, acquisitions of adjacent properties and development in the surrounding neighborhoods

- Sports Center needs an addition and/or renovation

- Space is needed for intramural, as well as both indoor space and outdoor fields for recreation sports

- Green space created from new and future acquisitions

- Mansfield Campus – what goes there other than Women’s Softball

### PLANNED NEW FACILITIES (NEAR TERM)

- Softball field relocation
- Track Phase II – artificial turf field, added lighting
- Sports Center addition/renovation (142,000 square feet) or new facility

## OUTDOOR FACILITIES

- What potential locations for new open space?
  - “Quiet Study Corners”
  - Landscaped pedestrian walkways
  - Landscaped landmarks
  - Lawn areas designed for outdoor events (electricity for audio, lighting, etc.)
  - Concert shell(s)
  - Demolition of existing residence halls?
  - Green spaces between new buildings

- What potential locations for outdoor recreation at main campus and Sports Complex?
  - Courts for pick-up sports (non-organized)
  - Intramural fields
  - Casual recreation (whiffle ball, Frisbee, golf, etc.)
  - Work-out stations

### NOTES

- These need to be developed in conjunction with the housing master plan

- These need to be developed in conjunction with the housing master plan

- These need to be developed in conjunction with the housing master plan

## NOTES

- What potential locations for outdoor recreation at main campus and Sports Complex?
DEVELOPMENT PROGRAM

The compiled Development Program table below lists the projects by priority from present to prior years as defined in discussion with the Master Plan Committee. The list is created to group projects together that are integral to each other and directly impact each other.

The projects ultimately will be prioritized by funding type and by funding availability. Each project is either a capacity, special purpose, or infrastructure project. The projects range from new and renovated Academic, Campus Support, and Student Life spaces to Health, Safety, and/or ADA Code Compliance projects. This list of projects includes minor capital projects, but not projects currently in design or construction.

Analysis of the existing campus outlines zones or precincts of similar functions. Most academic functions are located in the Central Campus. Residential buildings are located in three zones, north, central and south. Indoor varsity athletics is centered around the Sports Center. Student Services are centered in Wood Hall within the academic core. This zoning of functions strengthens and supports the anticipated growth of required support facilities to combine resident life functions within their appropriate campus precinct.

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**Capital Projects Summary**

<table>
<thead>
<tr>
<th>Capital Projects List Summary</th>
<th>ASF</th>
<th>GSF</th>
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</thead>
<tbody>
<tr>
<td>Residential Housing- 448 Beds (Mead and Niejadlik)</td>
<td>208,327</td>
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<tr>
<td>Facilities Management Expand Student Center</td>
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<td></td>
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<tr>
<td>Fine Arts Instructional Center (+ 1500 Seat Theater) and New Open Space Quad Renovate Library Administration New Library</td>
<td>88,614</td>
<td>135,560</td>
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<tr>
<td>New Science Building New Academic Technology/ Classroom Building Replace Low-Rise Apartments</td>
<td>78,286</td>
<td>63,876</td>
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<tr>
<td>Renovate Burr Hall (partial)</td>
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<tr>
<td>Three Parking Garages (one completed) New Gateway (in design)</td>
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<tr>
<td>New Admissions Building Early Childhood Center Field House at Mansfield Campus (now called new sports center expansion)</td>
<td>5,432</td>
<td>39,407</td>
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<tr>
<td>Campus Police Station Softball Field Relocation (out to bid)</td>
<td>4,977</td>
<td></td>
</tr>
<tr>
<td>Sports Center Renovation/ Addition Temporary Athletic Building New Warehouse</td>
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<tr>
<td>Goddard Renovation Media Renovation Heat Plant Upgrade</td>
<td>20,585</td>
<td>46,020</td>
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<tr>
<td>Shafter Renovation Data Center Residual Housing- potentially 4 new buildings</td>
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**ECSU Capital Development Program**

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<td>2008</td>
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<td>118,500</td>
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</table>
PROPOSED CONSOLIDATION / EXPANSION

Academic
- The results of the Space Need Analysis from the May 2008 Program for the Master Plan Report indicated a need for general classroom space and collaborative learning space both now and in the future. The strength of the Visual Arts and Performing Arts programs coupled with the inadequate space of Shafer Hall identified a need for a new Fine Arts Instructional Center. This is further reinforced by the need for specialized teaching and support space, faculty offices, and performance and gallery spaces.
- Consolidation of Physical Science programs and faculty into the new Science Building is indicated by the Program for the Master Plan Report and is further emphasized by the current faculty and administration.
- A space deficit for Behavioral Sciences, Psychology, Humanities and miscellaneous classroom space is a result of the planned demolition of Eastern Hall. An approved program split within Humanities with the History Department splitting from the Political Science, Philosophy, and Geography Department, has also added to the space deficit.
- The Program for the Master Plan Report also indicates a space deficit for Education & Professional Studies resulting from office space needed by a growing faculty with a need for specialized studios, labs, and support spaces.

Administration
- The Sports Center includes gymnasiums, a pool, and related support spaces for Athletics. The Program for the Master Plan Report indicates a current and future space deficit, justifying the need for a field house.
- The Akus Gallery has a current space deficit that will be accommodated by relocation to the new Fine Arts Instructional Center.
- Finance & Administration has a current and future space need deficit, Facilities space need results in expansion of office space and a new Warehouse facility, and the expansion of Dining Services.
- Current and future space deficit for Student Affairs can be attributed to a lack of facilities starting with a new Student Wellness Center to house Health Services and Counseling/Psychological Services. In addition, new residence halls are required to accommodate new beds needed as well as relocation of existing beds in residence halls planned for demolition.
- The space guideline suggests current and future need for new or additional space for Conference and Event facilities.

Infrastructure
- University documentation suggests that additional parking is required for events on campus, and to address relocation of surface parking from the campus core to the campus perimeter. Structured parking is required to provide spaces close to the academic core of the campus within the available area. A future traffic study is required to further verify and coordinate the parking needs outlined in this report.
- Indicated in the previously completed “Heat Plant Capacity Study,” the North Heating Plant is scheduled for an expansion to accommodate campus needs.

Future Buildings – Approved Funding Identified in CSUS 2020 Legislation
- Public Safety Building: Construction to commence in 2008;
- 850- Car Garage: Construction planned for Spring 2009;
- Fine Arts Instructional Center: Design approved for 2009, final location recommendation to be included in this Campus Master Plan update;
- Facilities Warehouse: Design and Construction approved for 2010;

FINE ARTS INSTRUCTIONAL CENTER PROGRAM
Currently, the departments of Visual Arts and Performing Arts are located in Shafer Hall on the south campus with a small amount of space in Beckert Hall. The departments currently have 30,011 existing ASF, with a deficit of 45,683 ASF according to guidelines established in the Program for the Master Plan Report. The Akus Gallery, currently has 3,417 existing ASF located in Shafer Hall, with a deficit of 2,163 ASF. Shafer Hall does not provide an adequate amount or quality of space required for the programs in these departments. Renovation and expansion are not feasible for this type of space.

A new Fine Arts Instructional Center is proposed to house all the space for both departments in the target year space guidelines. The new building will be centrally located along High Street and will enhance Eastern as a public liberal arts university. Location of the Fine Arts Instructional Center near the Student Center provides additional amenities and structured parking.

The Fine Arts Instructional Center program was developed by Hardy Holtzman Pfeiffer Associates. It includes program for General Purpose space, Akus Gallery, Performing Arts space and Visual Arts space totaling 88,593 ASF. General Purpose space includes a lobby, a 900-1,000 seat auditorium, instructional space, administration and building services. Performing Arts space includes a 350-seat theater, black box for 150, theater instructional support, and music instructional support. Visual Arts space includes studios and computer labs.
The Space Relocation Opportunities table illustrates current space use by school and by department, and projects future department moves. Academic departments are concentrated in the central part of campus with the exception of some academic space located in Shafer Hall on the south end of campus, and in the Child and Family Development Center on the north end of campus. The new Science building and the proposed Fine Arts Instructional Center accommodate the consolidation of many academic programs to the central campus. These moves provide swing space in other buildings for current and projected growth needs with the reconfiguration of buildings and consolidation of departments over the next decade.

Relocation of the Department of Physical Sciences to the new Science Building has recently been completed. The projected space relocations reflect the existing assignable square footage as the basis of department moves. These projections may vary to some extent based on the actual reprogramming of spaces.

### Space Relocation Opportunities

<table>
<thead>
<tr>
<th>School/Building</th>
<th>ASF Existing</th>
<th>ASF Proposed</th>
<th>Classroom Space</th>
<th>Office Space</th>
<th>Library Space</th>
<th>Conference Space</th>
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<td><strong>SURVEY OF CAMPUS UTILIZATION</strong></td>
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</tbody>
</table>
Opportunities

- Relocation of departments of Visual Arts and Performing Arts to new Fine Arts Instructional Center
- Vacant space in Goddard, Media, Shafer, Webb, and Wood Halls for interim moves and department relocations
- Potential for new construction with the demolition of Low-Rise Apartments and Eastern Hall

**Proposed Space Relocation/ Reconfiguration**

- Relocation of Department of Physical Sciences into new Science Building, Fall 2008
- Relocation of departments of Visual Arts and Performing Arts and Akus Gallery into new Fine Arts Instructional Center
- Relocation of Learning Center and Academic Advising from Wood Hall to the Library
- Renovation of Goddard and Media Halls for relocation of Health & Physical Education, Communication, and Media Services
- Renovation and expansion of Sports Center for Department of Athletics
- Expansion of Facilities Management Planning & Maintenance Building and new Warehouse
- Renovation and expansion of Hurley Hall for the Department of Dining Services
- New Student Wellness Center to accommodate needs of Departments of Health Services and Counseling/Psychological Services
- New residence halls to accommodate for new beds and demolition of outdated residence halls
- Establish Conference and Event Space
- New parking structures to accommodate future parking demand
SPACE RELOCATION OPPORTUNITIES

Academic

School of Arts & Sciences

Biology, Environmental Earth Science, Math & Computer Science, Physical Science, and Sustainable Energy Studies departments are all moving out of their current spaces into the Science Building. The exception to this, the physical sciences will maintain space in the Wickware Planetarium.

The Arts & Sciences Dean will remain in Webb Hall, and the departments of Psychology, Sociology, and Anthropology & Social Work will consolidate from their spaces in 372 High Street and Eastern Hall to Webb Hall.

English, History, Modern & Classical Language, Political Science, and Philosophy & Geography will move out of their current homes located in 372 High Street, Beckert, Eastern, Goddard, Media, and Shafer Halls into a new academic building, which also adds much needed classroom space.

Proposed Space Relocation

<table>
<thead>
<tr>
<th>Building</th>
<th>Existing</th>
<th>Proposed</th>
<th>Existing</th>
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<th>Proposed</th>
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<tbody>
<tr>
<td>Data Center</td>
<td>Academic Building</td>
<td>Math &amp; Computer Science</td>
<td>Public Library</td>
<td>Student Life</td>
<td>Data Center</td>
<td>Academic Building</td>
<td>Math &amp; Computer Science</td>
<td>Public Library</td>
<td>Student Life</td>
<td></td>
</tr>
<tr>
<td>Info Tech/</td>
<td>33,332</td>
<td>14,362</td>
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<td>39,268</td>
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<td>21,840</td>
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<tr>
<td>Instructional Center</td>
<td>Public Safety</td>
<td>Residence Halls</td>
<td>New Science Center</td>
<td>Student Wellness Center</td>
<td>Instructional Center</td>
<td>Public Safety</td>
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<td>14,582</td>
<td>6,996</td>
<td>14,844</td>
<td>21,840</td>
</tr>
</tbody>
</table>

The following departments will remain in their current spaces: Chase Free Enterprise Institute, Center for Educational Excellence, Business Administration, School of Education & Prof. Studies, School of Arts & Sciences, Sustainable Energy Studies, Political Science, Philosophy & Geography, Physical Science, and Performing Arts.

The following departments will consolidate from their spaces in 372 High Street and Eastern Hall to Webb Hall.

Biology, Environmental Earth Science, Math & Computer Science, Physical Science, and Sustainable Energy Studies departments are all moving out of their current spaces into the Science Building. The exception to this, the physical sciences will maintain space in the Wickware Planetarium.

The Arts & Sciences Dean will remain in Webb Hall, and the departments of Psychology, Sociology, and Anthropology & Social Work will consolidate from their spaces in 372 High Street and Eastern Hall to Webb Hall.

English, History, Modern & Classical Language, Political Science, and Philosophy & Geography will move out of their current homes located in 372 High Street, Beckert, Eastern, Goddard, Media, and Shafer Halls into a new academic building, which also adds much needed classroom space.
Visual Arts and Performing Arts will both move into a new Fine Arts Instructional Center which includes a new Akus Gallery, performance space, studio space, classroom space, and exhibit space for the students.

School of Education & Professional Studies

Business Administration, Communications, and Economics departments all have some space in existing Eastern Hall. Business Administration and Economics will move to Webb Hall, with Business Administration gaining space to meet growth demand. The Education Department will leave the Library and consolidate any space not in Child and Family Development Resource Center into Webb as well.

The Chase Free Enterprise Institute will add to its current space in Beckert to meet growth demand.

The Center for Educational Excellence is leaving the Library to make room for Library department expansion and moving into Goddard Hall. Once other departments have left the Media Building, the Communication Department will take over all of the space not dedicated to General Classroom use.

The Department of Health and Physical Education will relocate from the Sports Center to Goddard Hall, gaining much needed space in the process while staying close to needed program resources.

Administrative

President

The Office of the President, and the Equity & Diversity program will both expand in their current space in Gelsi-Young.

Academic Affairs

The Office of the Vice President of Academic Affairs will expand in Gelsi-Young, and the Office of the Registrar will expand its current space in Wood.

Executive Vice President

Akus Gallery will move out of Shafer Hall into an expanded space in the new Fine Arts Instructional Center. The Executive Vice President's Office will expand a small amount in Gelsi-Young.

Finance & Administration

The Office of the Vice President of Finance & Administration will expand in existing Gelsi-Young space. Auxiliary Services and Bursar expand in Wood. Food Services will expand with the Conference Center addition to Hurley Hall.

Student Affairs

All spaces occupied by Student Affairs in 192 High Street, Burnap Hall, Crandall Hall, the Health Services Building, the Low Rise Apartments, and Winthrop Hall will be vacated. Health, Counseling/Psych, and Substance Abuse Prevention Services will all relocate to a new Student Wellness Center.

Career Services will gain additional office space in Wood Hall. In addition to new residence halls, Shafer Hall will be renovated into student housing.

Outside Organizations

The Connecticut Library Consortium will move from the Library to Webb Hall. Knight House and Winthrop Hall will be demolished. The Interfaith Ministry and SUOAF will need space in another location adjacent to the main campus.
EXISTING SPACE USE

The Existing Space Use Floor plans represent how the schools or units and departments within Education and Professional Studies, Physical Science, General Purpose, Finance and Administration, Student Affairs, and Academic Affairs are spread across the Sports Center, Media Hall, Goddard Hall and Wood Hall.

**Sports Center**

**Media Hall**

---

**LEGEND**

- Purple: Education and Professional Studies
- Blue: President's Office
- Green: Finance and Administration
- Tan: Unassigned
- Yellow: General Purpose
- Brown: Arts and Sciences
- Blue: Media Services
- Green: Finance and Administration
- Yellow: General Purpose

---
CONVERSION SPACE PLANS

The Conversion Space plans represent proposed space relocations illustrated by color on the floor plans below. Most of the department moves are a result of backfilling vacated space. The exception is the Sports Center renovation and expansion. Media and Goddard Halls may be used as swing space during renovations and construction of other new facilities.

The Sports Center will house the Department of Athletics and its space needs in the target year. The Department of Health & Physical Education will consolidate and relocate to portions of Media and Goddard Halls, adjacent to the Sports Center for access to the facilities. The Department of Media Services will remain in its existing space in Media Hall, with the Department of the Learning Center relocating from Wood Hall to the Library. Media and Goddard Halls will also house general purpose classroom space. Goddard and Wood halls contain vacated space currently listed as unassigned. Moves to unassigned space are to be determined.
A ‘program fit’ study was developed to better understand the architectural implications of the Development Program on the campus and circulations systems. It is a snapshot from which to begin evaluating alternatives.

Based on space needs analyses from the Paulien Report and Eastern’s current capital plan, the diagram illustrates a first pass at a campus configuration incorporating proposed program elements into the existing campus layout. Target year space needs to be accommodated include the creation of a 135,580 GSF Fine Arts Instructional Center, a 108,350 GSF addition to the existing Sports Center with renovation of existing space, and three or four new residence halls to accommodate replacement of 573 existing beds and 126 new beds. The additional academic and residential spaces/buildings/facilities will require associated parking. Initially, the new Fine Arts Instructional Center will require a 850-car expansion to the existing parking structure on the north end of campus, proposed for construction in 2008. In addition, as surface parking is displaced by the creation of new buildings, quadrangles, and roadway realignments, it will have to be relocated to new parking structures located at central areas and the south end of campus. Other programs defined by the Paulien Report and current capital plan include a new facilities warehouse, Heat Plant upgrade, upgrades to Infill/Conversion space, a Student Wellness Center, expansion and renovation of recreation and athletic facilities, relocation of the softball field to the Mansfield Campus, and additional support buildings at the Mansfield Campus for storage and locker rooms.

**Program Fit**

![Diagram of program fit study](image)

**Legend**
- Existing Building
- Target Year Building
- Building Renovation
- Campus Gateway
- Vehicular Node
- Major Vehicular Circulation
- Service
- Major Pedestrian Circulation
- New Open Space

**Key**
- 1. Fine Arts Instructional Center
- 2. Parking Garage Expansion
- 3. Sports Center Renovation and Expansion
- 4. New Residence Hall
- 5. Academic Technology Building
- 6. New Residence Hall
- 7. New Parking Garage
- 8. New Parking Garage
- 9. Shafer Hall Renovation to Residence Hall
- 10. New Parking Garage
SECTION FIVE - CONCEPT ALTERNATIVE

Campus Master Plan
SECTION FIVE

OVERVIEW

Conceptual Design Alternatives have been developed for the Eastern campus primarily based on locations of the Fine Arts Instructional Center and circulation patterns, as well as elements of the existing site conditions analysis, existing building assessment, the Paulien Report, program-fit studies and comments from Eastern faculty and staff. Each alternative or conceptual design seeks to address the needs and aspirations of the entire campus community, while providing a viable, buildable plan for the future growth and development of Eastern.

Campus Planning Precincts

The Campus Planning Precinct diagram delineates geographic areas of campus. Other factors considered in the delineation of precincts include land use, building use, and topography. It is important to understand the unique characteristics and features of each precinct, and how they knit together to make the whole campus. The Campus Planning Precincts diagram is one tool used in the development of concept alternatives. Architectural elements of the program including the Fine Arts Instructional Center, Housing, Sports Center Addition, and Parking have been studied in the various campus precincts.
Precincts 1 and 2 - Fine Arts Instructional Center Option A

Precincts 1 and 2 - Fine Arts Instructional Center Option B
Precincts 1 and 2-Housing Option A

Precincts 1 and 2-Housing Option B
Precincts 3 and 4-Fine Arts Instructional Center Option

Precinct 5-Fine Arts Instructional Center Option

LEGEND
- Existing Building
- Target New Building
- Building Renovation
- Open Space
Concept Alternative 1A

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating a system of external loops.
- New Fine Arts Instructional Center along High Street adjacent to student center with drop-off plaza (1).
- New Residence Halls on north campus adjacent to existing residence halls with associated recreation space (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building space with connection to library and new building on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- Proposed parking structures (P).
SECTION FIVE

Concept Alternative 1B

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating a system of external loops.
- New Fine Arts Instructional Center along High Street adjacent to the student center (1).
- New Residence Halls on north campus adjacent to existing residence halls with associated recreation space (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building with connection to library and new building on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- Proposed parking structures (P).
Concept Alternative 1B: View 1

Concept Alternative 1B: View 2
Concept Alternative 2

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower and a section of Charter Oak Road from the Sports Center to Occum Hall, creating a continuous internal loop system around campus.
- New Fine Arts Instructional Center on south campus adjacent to the renovated Kramer Middle School (1).
- New Residence Quad on north campus adjacent to existing residence halls (2).
- Sports Center renovation and addition (3).
- New Academic Technology Building space on Windham Street view corridor (4).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for south campus residents (6).
- New recreation fields associated with new residence quad on north campus (7).
- Proposed parking structures (P).
Concept Alternative 2: View 1

Concept Alternative 2: View 2
Concept Alternative 3

- Reorganization of vehicular circulation, including removal of Eastern Road from the campus interior from the point of the clock tower, creating modified loop system around campus maintaining continuous vehicular circulation from one end of campus to the other.
- New Fine Arts Instructional Center on Windham Street view corridor (1).
- New Residence Quad on North Campus adjacent to existing residence halls (2).
- Sports Center renovation and addition (3).
- Shafer Hall renovation from academic space to housing (5).
- Conversion of surface parking to open space/recreation for South Campus residents (6).
- New recreation fields associated with new residence quad on North Campus (7).
- Proposed parking structures (P).
Concept Alternative 3: View 1

Concept Alternative 3: View 2
SECTION SIX - PREFERRED ALTERNATIVE
Campus Master Plan
SECTION SIX

PREFERRED ALTERNATIVE PLAN

The preferred plan is derived from the concept alternatives. After reviewing the concept alternatives, the elements and configurations that best reflect campus needs and goals are compiled in the preferred plan.

Similar to the concept alternatives, the preferred plan proposes major vehicular circulation reorganization. This reorganization allows for creation of formal campus spaces and the development of a pedestrian circulation system. Portions of Eastern Road and Charter Oak Road are proposed for removal to allow for uninterrupted green space and pedestrian circulation. Vehicular circulation is organized around the perimeter of the campus.

New quadrangles and recreation space are proposed within the campus core. This involves relocating surface parking, strategically placing new buildings and building expansions to define a series of connected green spaces for a pedestrian-friendly campus.

Preferred Alternative Plan
SECTION SIX

Preferred Alternative-FAIC

Preferred Alternative-North Campus

Preferred Alternative-Library Quad

Preferred Alternative-Sports Center
PREFERRED ALTERNATIVE-MANSFIELD CAMPUS

The Preferred Alternative for the Mansfield Campus includes Home and Visitor Locker Facilities, Storage, and replacing a natural grass field with synthetic turf inside the existing track facility.
PREFERRED LAND USE PLAN

The Preferred Land Use plan expands the academic functions at the campus core with the location of the new Fine Arts Instructional Center and renovated and expanded Sports Center. The location of the Fine Arts Instructional Center allows for renovation of Shafer Hall into housing, making south campus primarily for student life. Athletics and Recreation space is integrated across campus associated with student life spaces.
PREFERRED BUILDING PLACEMENT PLAN

The Preferred Building Placement plan illustrates the location of new buildings, building expansions, and building renovations. The primary buildings featured in the preferred alternative plan include the new Fine Arts Instructional Center, Sports Center Renovation and Expansion, a new parking garage on north campus, and renovated Media, Goddard and Shafer halls. Additionally, the plan locates new residence halls, a renovation and expansion of the dining hall, a new Academic Technology Building, expansion of the Facilities and Maintenance Building with a new Warehouse, a new Student Wellness Center, renovated Burr Hall, and the location of future potential parking structures.

HOUSING PROGRAM

Eastern has 2,524 existing beds on campus for student housing. Of those, the 2008 Program for the Master Plan Report recommends 573 beds in Low Rise Apartments, and Burnap, Crandall, and Winthrop halls be replaced due to lack of accessibility and high renovation costs. The report also projects a need for 126 new beds totaling 2,650 beds for campus housing in the target year. Replacement of 573 beds and the projected need of 126 new beds creates a demand of 699 beds to be built by the target year. The renovation of Shafer Hall into residential suites accommodates 292 beds. The remaining 407 beds are provided for in three new residence halls of approximately 135 beds each.

Housing Program Schedule

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<td>Demolition of Burnap and Crandall</td>
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<td>TOTAL</td>
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</table>
PREFERRED VEHICULAR CIRCULATION AND PARKING PLAN

The Preferred Vehicular Circulation and Parking plan reorganizes vehicular circulation in a configuration with an internal loop system. In the preferred plan, vehicles do not continue from Gelsi-Young Hall north toward Charter Oak Road. Instead a turnaround is provided at the Fine Arts Instructional Center, thus maintaining continuous green space and pedestrian circulation within the campus core and eliminating major points of conflict.

Much of the existing surface parking is removed from the campus core, relocated into new parking structures around the edges of campus. A majority of the structured parking is located on north campus conveniently near the Sports Center, Student Center, housing and Fine Arts Instructional Center. Additional parking structures are located in the central and south parts of campus near the academic core and housing quads. Handicap accessible parking spaces will be provided at each new building site including the Sports Center and Fine Arts Instructional Center for events, and within the new parking garage. As demand for parking increases, administrative decision will form future parking policies at Eastern.

Preferred Vehicular Circulation and Parking
PREFERRED PEDESTRIAN CIRCULATION PLAN

The Preferred Pedestrian Circulation plan concentrates major pedestrian circulation within the campus core, and incorporates interior passages into the system. Campus activity nodes are connected in an efficient manner allowing pedestrians to take more direct routes. An improved pedestrian streetscape is recommended along Windham Street to make a stronger connection from south campus to the academic core. Though topography remains a factor, pedestrian circulation routes are better defined, enhanced with appropriate amenities, and make direct connections to major destination points.
The Preferred Open Space plan provides many previously undefined open spaces and highlights campus nodes along the major pedestrian circulation system. The relocation of surface parking from the campus core to campus edges and parking structures allows for the development of campus quadrangles. Likewise, removal of portions of Eastern and Charter Oak roads and reorganization of major vehicular circulation is required to enhance campus open space. The plan also proposes plazas to be installed or improved at building entrances. The major design elements of the pedestrian circulation system will coordinate with plaza fixtures to indicate importance in the pedestrian circulation hierarchy. The reorganization of athletics and recreational areas improves the existing facilities and provides additional space. The improved open space plan provides a green canvas on which the major pedestrian circulation is structured.
PREFERRED AMENITIES PLAN

The Preferred Amenities plan shows the location of new and renovated formal and informal recreation spaces. Most recreation spaces are located near campus housing giving students convenient access. Amenities include tennis courts, basketball courts, and open fields for activities such as intramurals, pickup games, frisbee games, and more.

Preferred Amenities

Legend

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<tr>
<th>Building Key</th>
<th>Description</th>
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<td>1</td>
<td>Tennis Courts</td>
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<tr>
<td>2</td>
<td>Recreation</td>
</tr>
<tr>
<td>3</td>
<td>New Athletic Field</td>
</tr>
<tr>
<td>4</td>
<td>Renovated Athletic Field</td>
</tr>
</tbody>
</table>
PROPOSED LANDSCAPE AND OPEN SPACE

The Proposed Open Space plan highlights open space consolidated through the core of campus as a result of reorganizing the vehicular circulation. The open space provides a canvas for which pedestrian circulation connects campus destinations. The primary pathways are strengthened and better defined by creating wide, lighted, and landscaped pathways that culminate at terminal nodes. These may be distinct plazas at building entrances or informal student spaces defined by seating and other site features. Visual cues along the pathways clarify distances, and destinations to improve wayfinding.

The Central and Clock Tower Road quadrangles are wide green spaces with a backdrop of campus buildings. These provide a place for informal active and passive recreation by the students and create a cohesive campus image. They are traversed by secondary pathways with plazas for informal interaction. Playing fields near the residential areas provide additional areas needed for practice and recreational sports.

The peripheral campus open space will be landscaped with a preferred palette of trees and shrubs. There will be streetscape development along High Street and Windham Street, and preservation of existing vegetated buffer along residential edges.

Proposed Landscape and Open Space Plan
A - Student Center/Fine Arts Quadrangle

B - Central Quadrangle

C - Clock Tower Road Quadrangle
SECTION SEVEN

INTRODUCTION

This section of the Campus Master Plan update details specific guidelines for site design components proposed for Eastern Connecticut State University. It includes suggested updates and improvements to the existing Campus Planning & Development Guidelines prepared by New England Design, Inc. in 2002, available at Eastern’s Department of Facilities Management and Planning, with a planting guide listing various species and appropriate uses. The intent of both the original and updated guidelines is that they be applied to future campus developments.

CAMPUS STANDARDS

A family of site amenities, including lighting, signage, paving, site furniture, and planting, is used to establish a campus standard. This campus standard should unify the landscape, and various types of open space and routes of circulation, define campus edges, and provide uniformity to campus. A consistent design vocabulary will create and distinguish the identity of the campus.

LIGHTING STANDARDS

Eastern Connecticut State University has established standard lighting fixtures that complement its setting. Light fixtures display similar campus banners reinforcing campus identity. Recent development has strengthened the current light fixture standard. An implementation strategy for site lighting should encompass three parts. Part one is to add lighting in areas that may have safety issues. Part two consists of implementing the established lighting standards (0.2 foot candles along pedestrian routes and 0.5 foot candles for parking lots) with respect to new projects. This would require a determination of where to use appropriate fixtures, due to image, design, cost, and availability, and how to integrate them within the overall site standard. Part three would be to replace any fixtures not in compliance with the campus standard. Refer to Campus Planning & Development Guidelines for standard lighting fixtures.

LIGHTING TYPOLOGY

Major types of campus lighting that could be incorporated over time include the following:

- Parking lot and roadway lights
- Pedestrian pathway lights/security lighting
- Bollard lights at drop-off zones
- Specialty lights for accent at buildings, signs, and plantings
SIGNAGE STANDARDS

Comprehensive signage at Eastern Connecticut State University is integral to the application of the Campus Master Plan. Signage allows for overall campus identity, distinction, and identification of each campus and respective elements. In addition, it provides wayfinding throughout each campus in conjunction with the design of the master plan. Eastern has developed a comprehensive wayfinding program, which establishes sign standards including sign style, colors, sizes, and typology.

SIGNAGE TYPOLOGY

Major types of signage that should be incorporated into a signage family include the following:

- Campus Identification signs
- Vehicular Direction signs
- Pedestrian Directory sign
- Pedestrian Direction/Wayfinding signs
- Building Identification signs
- Campus banners
- Information boards/Sign boards

Existing Campus Identification and Wayfinding Signs
ROADWAYS AND PARKING AREAS

Roadways and parking areas will be paved with bituminous concrete. This material is durable, cost efficient, and easy to maintain. At pedestrian crossings with heavy foot traffic, raised table-top crosswalks with pavers should be used.

Major pedestrian pathways that also serve as emergency and service access should prevent common vehicular circulation from entering while preserving the primary purpose of pedestrian circulation. Selection of paving materials and the addition of other furnishings and plantings will emphasize pedestrian use.

Pathways and plazas should consist of concrete, color concrete, and unit paving. Plaza areas, courtyards, and building entrances should have special paving distinguished by color, material, and pattern.

Granite or concrete curbing may be used along roadways, in parking areas, and along primary pedestrian pathways. Curbing directs storm water, defines edges, and signifies dual use areas for uses both vehicular and pedestrian.
Eastern Connecticut State University has developed a standard for site furnishings that includes benches, picnic tables, trash receptacles, and the use of seat walls. This consistency should be maintained and enhanced with the replacement of non-conforming furnishings. The use of coordinated site furniture should be expanded to include tables and chairs, bike racks, kiosks, and other special features. Using slightly different furnishings in plaza areas, including paving, can signify arrival at a special destination within an overall cohesive campus vocabulary.

Outdoor sculpture and art installations play a role in making spaces interactive and should be encouraged. Picket fences and brick piers are space defining elements throughout portions of campus. An edge treatment vocabulary should be developed and installed where it does not exist at present.

Refer to Campus Planning & Development Guidelines for standard furnishings.
PLANTING GUIDELINE

Objectives of the Eastern Connecticut State University Campus Master Plan include enhancing the campus image and meeting current and future goals for recreation and open space. Goals for open space are preserving existing mature vegetation, enhancing the native plant palette, improving spatial quality with hierarchical plantings, and establishing design continuity. This section provides a planting application guideline and a selected plant palette to help Eastern Connecticut State University achieve these goals.

Planting design should be aesthetically pleasing, provide identity to areas within the campus and to the campus overall, while improving spatial quality. The elements that define spatial quality at Eastern Connecticut State University are requirements for formality of space, site elements, and preferred land use. Preferred land use refers to who will use a space, when it will be used and for what purpose it will be used. Site elements help to define land use and enhance the space’s design for users. Such elements might include small buildings, furnishings, vegetation, lighting, and special features. The type, number, and organization of elements in a space determine its measure of formality.

Eastern is set in an urban residential zone. The campus is less dense than the surrounding residential zone due to its open space and structured building arrangement. The goal of the planting guideline is to provide the campus with a framework for consistent species selection to enhance open space quality, parking areas, and pedestrian circulation systems.

Listed below are descriptions of open space and edge types, and planting strategies for each. Plantings should be specific to the needs of individual spaces and enhance the overall quality of each campus.

Common Open Space /Transition Space: This space is the backdrop for other open spaces, pedestrian circulation, buildings, and special features. Plantings should be informal while complementing the elements set within the space.

Quadangle: Spaces typically set within a group of academic and/or residential buildings characterized by open lawn and canopy trees. By nature, this space is slightly more formal than common open space and a planting structure should emphasize the geometry.

Plazas and Building Entrances: These types of spaces are small relative to common space and quads. They also are the most formal and intensely used spaces. Plantings in plazas should identify the space as special, provide a sense of intimacy, and shade as needed.

Parking Areas should provide shade as well as seasonal interest. Trees planted at building entrances should draw focus to entry points and accent building features. Foundation plantings are not typically used for security reasons, but may be desirable for some locations.

Preserved Spaces and Special Features: Existing planting at designated spaces should be preserved and maintained in their current state. Additional planting may be used to help integrate these landmarks into the overall campus plan.

Athletics/Recreation Areas: Plantings in these areas are specific to the needs of the various fields or courts. Functions that plantings can provide are shade for game attendants, screening from adjacent roads or properties, and incorporation of recreation space into the overall campus plan.

Campus Entry Points, Edges, and Circulation: Plantings for campus entry points and edges should distinguish the campus from its surrounding context and direct traffic through a circulation sequence. Plantings should be tolerant of possible conditions such as air pollution and road salt.

• Major Campus Entrance - Primary entrances to the campus are the points at which the campus is recognizable are located on highly traveled roadways. Vehicles are visually chused to entry points by intensity of planting.
• Minor Campus Entrance - Secondary entrances to the campus that carry traffic to garages or remote areas. Planting should be similar to primary entrance, using the same material, but less intense.
• Streetscape Edge - The campus perimeter is characterized by a streetscape edge that is informal and creates continuity. For an improved campus image, street trees should be set within a sidewalk adjacent to the roadway. The streetscape edge is a response to the surrounding residential context.
• Parking Edge - There are two types of parking edges on campus, one adjacent to roadways and the other adjacent to residential properties. Roadway parking edges should be similar to streetscape edges with a screening element incorporated to remove cars from view of passing vehicles and pedestrians. Parking edges adjacent to neighboring residents need screening elements to minimize visual impact.
• Major Vehicular Circulation within Campus - The Major circulation should receive a streetscape planting treatment to identify it, and to distinguish it from pedestrian circulation, while integrating it with the campus edges.

Major Pedestrian Circulation: Planting along major pedestrian circulation routes should enhance the framework of the system. The planting should acknowledge reduced scale of site elements relating to pedestrian use. This will aid pedestrians in finding destinations and identifying the most direct route.

Parking Areas: There are two types of parking areas, proposed on-grade parking and parking structures. Plantings should screen both types of parking from direct view of campus buildings, open space, adjacent roadways, and neighbors. Trees planted at on-grade parking areas should provide shade as well as seasonal interest.

Plant Specifications: Plantings should conform to standards found in the most recent edition of American Standard for Nursery Stock as sponsored by the American Association of Nurseryman, Inc. Recommended sizes for new plantings are: deciduous trees, 2'-2 1/2' caliper minimum; evergreen trees, 4'-5' minimum height; shrubs, 18'-21' minimum height for spreading and 3'-4' minimum height for upright.
Plant Palette: A recommended palette of plant material for Eastern Connecticut State University has been selected and organized into a selection matrix. The information contained in the matrix is organized by plant function and category of open space and/or edge. Below is a description of plant types and their functions as delineated in the selection matrix.

- **Canopy**: A canopy is created by large trees whose branches eventually meet high above pedestrian scale height. A tree canopy provides shade and gives scale to large elements such as buildings, parking areas, and vehicular circulation.

- **Understory**: Ranging from all size shrubs to small trees, the understory adds a layer of vegetation beneath the canopy and provides and intimate scale to pedestrians.

- **Accent**: A shrub, small tree, or accent plants can provide a point of interest and direct focus to a specific area or object.

- **Screen**: Screen plantings provide visual barriers, noise barriers, and windbreaks. Plant material can be evergreen, densely branched deciduous, a vine or climbing groundcover on a structure, and is a minimum of six feet in height.

- **Groundcover**: Groundcovers are plants that typically remain below two feet in height and have a tendency to spread. Groundcovers add color and texture to the ground plane, help prevent erosion, and provide an alternative to lawn plantings.

- **Grasses**: Ornamental grasses have several functions. The two main functions that grasses will serve on campus are adding interest to accent plantings and screening.
### PLANT CATEGORY

#### Plant Category - Canopy

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<th>Scientific Name</th>
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BUILDING DESIGN GUIDELINES

BUILDING HEIGHT AND MASSING
Eastern’s campus is made up of low to medium height buildings, not exceeding seven stories. The campus is surrounded by institutional and residential development. New construction should recognize the scale of the current campus and neighborhood and not exceed the height of existing buildings. If additional height is required, care should be taken to site the building, by taking advantage of existing topography to mitigate perceived visual impact.

EXTERIOR MATERIALS
There is a mix of exterior materials on campus. Brick is the predominate building skin material, with stone or cast stone lintels, sills, and ornamentation. New campus construction should continue to use brick, with light colored cast stone and/or metal panels. Metal and glass can be used in conjunction with masonry materials. Existing masonry and grout used on the Library is to be utilized as a University standard for size, color and texture.

SUSTAINABILITY
All new construction and significant renovations must be designed to equal or exceed the energy conservation, systems performance, and sustainability objectives outlined by the USGBC LEED “Silver” certification program.

ROOFS
There are currently a variety of roofing systems used on campus. The campus standard for new, renovated and re-roofed facilities shall be a sloped metal roofing system. Goddard Hall roof is to be used as a campus standard. Where metal roofing systems are not feasible, new and replacement low slope roofs shall be either a built-up or single ply roofing system with final selection determined by the project requirements. Positive roof drainage is required, achieved either by sloping the roof framing or through the use of tapered insulation. Wherever possible, the roof color will be a light tone consistent with direction towards LEED compliance.
SECURITY

Building security systems must address both interior and exterior security needs. Exterior security includes entrances, adjacent pathways, loading dock areas, and emergency egress points. Interior security focuses primarily on building access control and surveillance of public areas.

Exterior Security: Entrance ways must be clearly identifiable, with adequate nighttime light levels and clear directional signage. All building entrances must include provision for proximity and/or swipe card readers that unlock the doors. Allowable access times can be programmed into the card. Nighttime lighting shall be provided at all pathways, loading dock, and emergency egress points on all buildings. Light levels at loading docks and emergency egress points shall be automatically increased when necessary through the use of motion detectors. Lighting levels at emergency egress points shall also be immediately increased during alarm conditions. Building mounted cameras, with fixed focus and/or pan and zoom capabilities will be installed to monitor building entrances, with installation priority given to residential buildings. Each camera will be capable of being monitored via Eastern’s network, with the campus police and administration determining final monitoring locations.

Interior Security: All building entrances must include provision for proximity and/or swipe card access to unlock doors. In addition, residence halls may have a secondary line of security demarcation inside the building that further limits access to the residential units. Where deemed necessary and/or desirable by the University, interior cameras with pan and zoom capabilities will be located in public areas and areas requiring additional security or monitoring. Each camera will be capable of being monitored via Eastern’s network, with the campus police and administration determining final monitoring locations.

FIRE ALARM SYSTEMS

The campus currently uses a Simplex Corporation fire alarm system. All new work should be fully interoperable with the existing system.

DOORS/HARDWARE

All doors frames should be welded hollow metal with a paint finish. Doors with a natural wood finish are preferred. All classroom doors should have vision panels that allow a clear view from both sides of the door. Brushed aluminum, ADA compliant, lever handled hardware is recommended throughout. ASSA is the preferred lockset manufacturer. Keying standards for all buildings on campus are provided as required.

ELEVATORS

Hydraulic or Otis Gen2 type elevators are recommended for use on both campuses. Cab finishes should include textured or patterned stainless steel wall panels, with vinyl composition or rubber flooring.

FLOORING

There currently is a wide range of finish flooring on campus. All new construction and renovation projects should use flooring from easily renewable or recyclable materials. No VOC adhesives should be used, and all floors should be maintained with “green” cleaning practices as outlined by the United States Environmental Protection Agency.

GLASS

On new construction and renovations, all windows should use thermally broken metal or metal clad frames with LowE glass.

CLASSROOM EQUIPMENT

Classrooms should be able to adapt to as wide a range of pedagogical styles as possible. Furniture should be durable but lightweight, to facilitate alternate arrangement of tables and chairs. All classrooms should include a permanently mounted digital LCD projector and roll down projection screen operable by a consistent set of controls. Lighting controls and window shading should allow for appropriate light levels to provide good visibility of projected images, while maintaining adequate light levels for note taking and teacher/student interaction. All classrooms should have Internet and campus data network access. Provisions for wireless networking are encouraged.
SECTION EIGHT - LANDSCAPE AND OPEN SPACE
INTRODUCTION

The Landscape and Open Space portion of the Campus Master Plan report describes the proposed organization of open space based on the site analysis, proposed circulation systems, and the development of the preferred campus alternative.

PROPOSED OPEN SPACE PLAN

The Proposed Open Space plan illustrates four types of open space on campus. Common Space and Quadrangles are large areas of open space defined by a group of buildings in a formal manner, or space between buildings, providing opportunities for informal recreation. Plazas and Courtyards are located at building entrances or other points of interest and are typically characterized by a high level of landscape materials. Peripheral Open Space is found along the edges of campus, generally as a streetscape or buffer. Athletics and Recreation spaces are dedicated space for Eastern’s athletic programs, and organized or formal recreation activities.

Proposed Open Space Plan
MAJOR CAMPUS SPACES

Major campus spaces include quadrangles, plazas, common spaces, athletic facilities, campus entrances or gates, drop-off zones, and pedestrian crossing zones. The following graphics and descriptions outline some major campus spaces proposed for Eastern.

A. Additional Campus Recreation

There is a lack of formal and informal student recreation space on campus, space for students to participate in unstructured activities such as frisbee throwing and pick-up games of soccer or football. Currently formal outdoor recreation is located on the main campus consisting of a soccer field and tennis courts. The Campus Master plan proposes incorporating formal recreation fields and courts throughout campus adjacent to the residence hall clusters on the north, central and south campuses. Reorganization of vehicular circulation also allows for consolidation of common open space, providing many opportunities for informal recreation. Though the Mansfield Campus is dominated by athletic facilities, there is an opportunity to create a recreational fitness trail on the site.

B. Enhanced Central Quadrangle

The Central Quadrangle should be the focus of the campus and include connections to the residential quadrangle. The south end of the quad is defined by the library, the proposed Academic Technology Building, Constitution Hall, the Science Building, and Webb Hall. Currently Eastern Road cuts across the open space between Webb Hall and the North Heat Plant. When Eastern Road is removed, the quadrangle can be extended to Goddard Hall and terminated by the Sports Center addition. This strategy is essential to reconnecting open space fabric for the campus and providing safe and continuous pedestrian circulation. The Central Quadrangle is a formal open space defining Eastern’s academic core.

C. Future Clock Tower Road Quadrangle

The Clock Tower Road Quadrangle is a potential open space made possible by the relocation of Eastern Hall, demolition of Winthrop Hall, and realignment of Clock Tower Road. A new residence hall adjacent to Laurel Hall will become the new focal point of the Windham Street entrance. A new academic building mirrors the residence hall defining the corners of the quad. A new Academic Technology Building located adjacent to the library is the focal point of the quad from Clock Tower Road. The service dock for the library and Academic Technology Building is accessed through the quad along a major pedestrian route. The tiered open space in the quad provides an opportunity for informal and passive recreation.
OPEN SPACE AND PEDESTRIAN CIRCULATION

The proposed system of primary pedestrian circulation is fully integrated with vehicular circulation and falls mainly within the campus open space. This provides pedestrians safety and more efficient routes of travel to activity nodes, such as building entrances and parking garages. Although general vehicular traffic is prohibited from this system, it will accommodate emergency and service vehicles, as well as providing handicap parking access to buildings.

PATHWAY HIERARCHY

The Pathway Hierarchy diagram illustrates how the pedestrian circulation system is organized by a hierarchy of paths. Pathway widths of fifteen, eight, and four feet visually indicate the specific use of each type to the pedestrian. Primary pathways are the framework of the pedestrian circulation system. These pathways connect major campus destinations and accommodate emergency and service vehicles. This framework of pathways also includes such amenities as lighting, planting, special paving and curbing, site furniture, and signage. Secondary pathways provide circulation between major routes, for pedestrians only. These pathways include planting, paving and lighting. Tertiary pathways are pedestrian connections between larger pathways and to minor building entrances.

Proposed Pathway Hierarchy
PATHWAY HIERARCHY - SECTIONS

Primary Path-Pedestrian Link

- 15’ width for major pedestrian circulation, and service/emergency circulation.
- Connects major campus destinations on campus shuttle system route; framework of system.
- Pedestrian lighting.
- Planting hierarchical framework.
- Concrete or unit paving; may have curbed, decorative, or planted edges.
- Directional signage to various campus destinations.
- Site amenities include seat walls, benches, trash receptacles, and sculptural elements.

Secondary Path

- 8’ width for minor pedestrian circulation.
- Circulation between major pedestrian routes.
- Pedestrian lighting.
- Planting scheme.
- Concrete and unit paving.

Tertiary Path

- 4’ width for minor pedestrian circulation between larger paths.
- Minor building entrances to paths.
- Concrete paving.
- Pedestrian lighting as required.
CAMPUS PRECINCTS GUIDELINES

The Campus Precincts Guidelines and diagram define major campus spaces by predominant land use and building massing, and outline design considerations for development of open space.

Precinct 1 - North Campus Residential

The North Campus Residential Precinct is defined primarily by residence halls, a student dining facility, athletic and recreation fields, and courts, and two parking structures. Preservation of the buffer along residential edges is encouraged with development of the streetscape along High Street. Several pedestrian links connect major destination points from precinct one to precinct two and should be developed to provide clear, safe, and pleasant pedestrian movement on north campus.

Precinct 2 - North Campus Academic

The North Campus Academic Precinct is characterized by a number of uses including academic, administrative, student life, and athletics. The new Fine Arts Instructional Center will become Eastern’s landmark building in projecting its image as the state’s public liberal arts university. Streetscape along High Street should acknowledge the Fine Arts Instructional Center, and the main campus entry. Open space adjacent to the Fine Arts Instructional Center will provide opportunities to display outdoor sculptures. Pedestrian links from parking facilities in precinct one and from the Student Center should provide continuity for pedestrians going to the Fine Arts Instructional Center for public events.

Precinct 3 - Central Campus Academic

The Central Campus Academic Precinct is made up of several academic buildings including the Science Building, the Library, Webb Hall and Goddard Hall. These buildings form an enhanced Central Quadrangle. The quadrangle is bookended to the north and south by the Sports Center expansion and Constitution Hall, along with the new Academic Technology Building, respectively. Eastern Road is removed in this precinct to reinforce the development and reconnect the quadrangle. The quadrangle and complimentary open spaces in this precinct have a formal quality and should reinforce cross campus pedestrian links. Streetscape along High Street should be developed similar to precinct one.

Precinct 4 - Central Campus Clock Tower Quad

The Clock Tower Quadrangle Precinct is a new space developed by the reorganization of buildings and vehicular circulation. Relocation of Eastern Hall, demolition of Winthrop Hall, mitigation of historic Knight House and realignment of Clock Tower Road make the new quadrangle development possible. The new quad is defined by a residential building adjacent to Laurel Hall and mirrored by a new academic building. These buildings frame a new Academic Technology Building that will be the focal point of the quad from Clock Tower Road. Open space provides opportunity for informal open space. A parking deck located at the end of Windham Street, and the new residence hall create a backdrop for a pedestrian link from precinct five. Streetscape should be developed along High Street and Windham Street.

Precinct 5 - South Campus Residential

The South Campus Residential Precinct is separated from the main campus by the former Kramer Middle School currently occupied by a preschool in the Town of Willimantic owned building. This precinct will become primarily residential with the conversion of Shafer Hall into housing. A new parking deck connected to Shafer Hall will provide parking while allowing surface parking at Noble Hall to be converted to a green area for recreation for south campus residents. Streetscape should be developed along High Street and along Windham Street, strengthening the pedestrian connection back to precinct four.

Precinct 6 - Central Campus Residential

The Central Campus Residential Precinct contains an existing residential quadrangle comprised of Constitution, Laurel, and Nutmeg halls, with the High Rise residential building nearby. The Low Rise residential buildings will be demolished to provide for redevelopment that includes a recreational field, basketball courts, a new Student Wellness Center, and a parking garage. Realignment of the Windham Street Extension minimizes vehicular conflict. Open spaces should be developed to enhance student life for use as formal and informal recreational open spaces.

Mansfield Campus

The Mansfield Campus is comprised of the baseball field and stadium, 400 meter track with soccer field, area for throwing events, lacrosse field, and dedicated surface parking. The softball field relocation is proposed for the Mansfield Campus, as well as a recreational fitness trail. Future development should take into consideration: neighboring context, existing environmental conditions, and strengthening visual and pedestrian connections back to the main campus.
Campus Precincts Diagram

Legend:
- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4
- Precinct 5
- Precinct 6
- Mansfield Campus

Mansfield Campus
INTRODUCTION

The Eastern Connecticut State University Campus Master Plan is the second part of an update to the master plan first prepared in 1992 and revised in 1997. The Campus Master Plan is a baseline for future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations were made in the May 2008 Program for the Master Plan report, developed by Paulien & Associates, Inc. The Campus Master Plan update addresses the facilities required to accommodate the program and requirements of the University in 2017.

SMMA has had the opportunity to work with the faculty and administrative staff of Eastern, to understand the unique qualities of the campus and institution, and to help plan for the challenges of the future. The Campus Master Plan update for Eastern is a guide for incremental growth that responds to stated needs, planned expansions, and changes in facilities needs.

GOALS AND OBJECTIVES OF THE MASTER PLAN

The Goals and Objectives for Facilities and Campus Development were:

• To provide a plan for prioritized renovation, upgrades, replacement, and expansion of existing facilities;
• To identify functions that should be relocated to existing or new facilities in coordination with the space utilization study;
• To outline a guide for unification and consolidation of the campus;
• To act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the University, community, and State;
• To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions. Together with focused areas of study, these broad objectives formed the basis of the Master Plan;
• To provide a renovation and sequencing plan that allows for prioritized upgrading of existing facilities;
• To outline relocation strategies identifying current use of space and functionality and incorporating these strategies in the renovation and sequencing plan, including the identification of new facilities as required;
• To provide a Development Plan to identify and prioritize new campus buildings;
• To illustrate the comprehensive open space and landscaping plan, and develop a physical plan that will unify and consolidate the east and west portions of the campus;
• To outline a capital outlay plan for new and renovated facilities that establishes need, priority, and schedule within cost-effective solutions.

MASTER PLAN FOCUS AND EMPHASIS

The planning process included evaluations and review of alternatives and the final plan. Although the plan has a “big” idea—reorganizing vehicular circulation to consolidate open space and provide pedestrian friendly circulation—it also allows for realistic future growth within the existing campus boundaries. The plan builds on existing strengths of the campus and works to enhance its image and identity and to provide a central focus supporting its mission in becoming Connecticut’s leading public liberal arts university.

A new Fine Arts Instructional Center located along High Street will promote Eastern’s strength in liberal arts. The Eastern Campus Plan Update focused on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
   The development program outlined in the master plan program (page 4/10) are translated into buildings on the Capital Development Program budget (page 9/10).

2. Proposed renovations and additions;
   Projects are listed (page 9/8).

3. Capital outlay timeline for new facilities;
   The CSUS 2020 ECSU Projects and Master Plan Projects Timeline (page 9/12).

4. Mid- and long-range uses of buildings;
   A space relocation summary (page 4/12) lists potential space changes during the master plan implementation.

5. Landscaping, open space, campus entrances, borders, and planting;
   Planting guidelines are described (page 7/6).

6. Land use on campus;
   Land Use proposals for campus (page 6/6).

7. Campus housing;
   Future housing locations for the campus have been designated in the final master plan (page 9/4).

8. Coordination with the assessment of the general use of space on campus;
   The determinations were made in the master plan program report and used as the basis for the capital projects list (page 9/8).

9. The cost to maintain and renew facilities;
   Project costs (for bricks and sticks) are listed with the Capital Program Budget (page 9/10).

10. Parking and pedestrian / vehicular movement;
    Changes are outlined for the campus master plan (pages 6/7, 6/9).
SECTION NINE

CAMPUS MASTER PLAN FOR THE YEAR 2017

176H 176 High Street
182H 182 High Street
192H 192 High Street
333P 333 Prospect Street
ACAD New Academic Building
ADMIN Administration Building
ADMN Admissions Building
BBC Baseball Field
BECK Becker Hall
BLRR Barr Hall
CGNS Construction Hall
FAC Facilities Management and Planning (w/ Addition)
FAIC New Fine Arts Instructional Center
GDH Goddard Hall
GRANT Grant House
HFP1 Heating Plant, North (w/ Addition)
HFP2 Heating Plant, South
HR High Rise Apartments
HRWY Huskey Hall/Dining Services (w/ Addition)
LALR Lath Hall
LIB J. Eugene Smith Library
MEAD Mead Hall
MEDIA Media Building

NIE Neujfld Hall
NOM Noble Hall
NJFM Nutmeg Hall
OCC Oakes Hall
NPG North Parking Garage
PS Future Police Station
POK Knight Parking Deck
POD South Parking Deck
PG2 Parking Garage 2
PGW West Parking Garage
RES1 New Residence Hall 1
RES2 New Residence Hall 2
RES3 New Residence Hall 3
SHAF Shaler Hall
SCI Science Building
SFB Softball Field
SPTC Sports Center (w/ Addition)
STCTR Student Center
SWC New Student Wellness Center
TECH Academic Technology Building
TRK Track
WFHS New Facilities Warehouse
WEBB Webb Hall
WFNT Wildlife Planetarium
CFRDC Child & Family Development Resource Center
WOOD Wood Support Services Center

Mansfield Campus
A - Fine Arts Instructional Center

B - Sports Center

C - Clock Tower Road Quad
View of Central Quadrangle: Existing

View of Central Quadrangle: Proposed
View of Clock Tower Road Quadrangle: Existing

View of Clock Tower Road Quadrangle: Proposed
PROJECT LOCATION

New construction is proposed for both the Main and Mansfield campuses. New building locations and massing seek to enhance the existing campus and to create new quadrangles and linked exterior spaces throughout the university. Circulation, parking and infrastructure improvements are emphasized with new development.

Projects

1. Softball Facility Relocation - The Softball Field Facility is relocated from Main campus to Mansfield campus to consolidate athletic facilities and to make room for the North Parking Garage expansion.
2. 400 Meter Track (Phase II) - Interior natural field is upgraded to synthetic turf field surface with remaining bleacher and lighting installations.
3. Fine Arts Instructional Center - New Visual Arts and Performing Arts Facility to house academic programs and galleries.
4. Athletic Support Building - Locker rooms, training facilities, and storage at the Mansfield campus.
5. Facilities Warehouse - New facilities warehouse located near the Facilities Building across from the tennis courts.
7. Shafer Hall Renovation - Conversion of academic space to residence hall.
8. Goddard Hall and Media Hall Renovations Phase I - Renovations for programs to occupy space in interim phase of space relocation plan.
9. Hurley Hall and Conference/Events Expansion - Renovation of student dining area and expansion for Conference and Events program.
10. Wood Support Services Center and Webb Hall Renovations - Minor renovations for program changes.
11. North Heating Plant Expansion - Central facilities expansion as indicated in the Heat Plant Capacity Study.
12. Sports Center Renovation and Expansion - Preservation and renovation of gymnasium; with possible demolition/renovation and additions of the rest of the facility resulting in an expansion of the Sports Center.
13. Recreation Field/Recreation (at next to Occum Hall) - New recreation field and basketball courts near residence halls on north campus.
14. South Campus Parking Deck, Recreation Field, and Recreation (at Noble Hall) - 500-car parking deck at Shafer Hall, replace Noble surface lot with recreation field for south campus residents.
15. New Residence Hall 1 (next to Occum) - New residence hall for 135 beds near Occum Hall on north campus and site related modifications.
16. Remove Eastern Road - Remove Eastern Road from entry rotary to the Sports Center to reconnect open space, and reconstruct surface parking lots.
17. New Residence Hall 2 (replaces Burnup and Grunwell) - New residence hall for 135 beds adjacent Niejadlik Hall.
18. Facilities Building Expansion - Expansion of Facilities Building to accommodate program space need.
19. Goddard Hall and Media Hall Renovations Phase II - Renovations for programs to occupy space in final phase of space relocation plan.
20. Student Wellness Center, Recreation Field and Basketball Courts (at Low Rise site) - New Student Wellness Center, recreation field, and basketball courts located near residence halls on central campus, and site related modifications.
21. Academic Technology Building - New facility to house the IT department and data center located near the library.
22. Soccer Field Upgrades - Upgrade of existing soccer field to synthetic turf field surface and addition of second recreation field.
23. Storage Facility at Soccer Fields - New building at site of soccer fields for storage.
24. Realign Windham Street Extension to Birch Road - Realign Windham Street Extension for development at Low Rise site and safer vehicular circulation.
26. New Residence Hall 3 (at Clock Tower Road Quad) - New residence hall for 135 beds at the end of Windham Street. Realign Clock Tower Road to create new quadrangle for new residence hall, academic building and Academic Technology Building.
27. Academic Building - New academic building to accommodate additional space needed for academic programs and general classroom space, reconstruct surface parking lots.
28. *Knight House Parking Deck - 200-car parking deck at the end of Windham Street at the Knight House site. Prior to additional planning and resolution to the status of relocating, demolition or no effect of Knight Street would need to be coordinated with the State Historic Commission. Knight Street is listed on the State Historic Register.

*Prior to scheduling a design and construction time frame for parking deck and garage (# 25 and 28), a traffic study should be conducted to verify projected parking needs and parking policies.
### CSUS 2020 ECSU PROJECTS

#### Phase I - Fiscal Years 2009, 2010 and 2011

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<td>New Warehouse (design and construction)</td>
<td>2,366,000</td>
</tr>
</tbody>
</table>

**TOTAL Phase I**: $35,381,175

#### Phase II - Fiscal Years 2012, 2013 and 2014

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Cost (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Compliance/Infrastructure Projects *</td>
<td>3,025,000</td>
</tr>
<tr>
<td>Fine Arts Instructional Center (construction)</td>
<td>71,888,000</td>
</tr>
<tr>
<td>Goddard Hall Renovation</td>
<td>10,229,000</td>
</tr>
<tr>
<td>- Goddard Hall Renovation (design)</td>
<td></td>
</tr>
<tr>
<td>- Goddard Hall Renovation (construction)</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL Phase II**: $85,144,000

* Includes funds for minor capital projects.

#### Phase III - Fiscal Years 2015, 2016, 2017 and 2018

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Cost (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Compliance/Infrastructure Projects *</td>
<td>6,900,000</td>
</tr>
<tr>
<td>Fine Arts Instructional Center (expansion)</td>
<td>4,115,000</td>
</tr>
<tr>
<td>Goddard Hall Renovation (expansion)</td>
<td>1,095,000</td>
</tr>
<tr>
<td>Sports Center Addition and Renovation (design)</td>
<td>11,048,000</td>
</tr>
</tbody>
</table>

**TOTAL Phase III**: $22,188,000

* Includes funds for minor capital projects.

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**Mansfield Campus**
PHYSICAL DEVELOPMENT PROGRAM BUDGET

The Master Plan is a ten-year comprehensive physical development plan to enhance the academic, residential, and community life of the campus. It identifies new building and renovation projects that ideally should be made by the target year 2017, but understanding that not all projects can be accomplished over this ten-year period. However, the Master Plan should not be confused with the capital improvement plan or budget. Projects listed herein are in a sequence considered to be most advantageous to the University’s future over the next decade and beyond. At the same time, the Master Plan’s advantage is that it provides the University flexibility to make shifts in the priorities of the projects or their related sequence of construction if unexpected fluctuations in state bond funding and CHEFA financing occur or if new public, grant, or private funding sources for specific projects were to be secured in the future.

Physical Development Program for Eastern Connecticut State University

<table>
<thead>
<tr>
<th>PROJECT PRIORITY</th>
<th>Priority</th>
<th>Category</th>
<th>Project Type</th>
<th>Project</th>
<th>ASF/ GSF</th>
<th>Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New</td>
<td>AT</td>
<td>Softball Facility Relocation</td>
<td></td>
<td>10 acres</td>
<td>Mansfield</td>
</tr>
<tr>
<td>2</td>
<td>Demo</td>
<td>I</td>
<td>Demolition - Police Building 264 High Street</td>
<td></td>
<td>3,577</td>
<td>Main</td>
</tr>
<tr>
<td>3</td>
<td>Demo</td>
<td>I</td>
<td>Demolition - 372 High Street</td>
<td></td>
<td>3,131</td>
<td>Main</td>
</tr>
<tr>
<td>4</td>
<td>New</td>
<td>AT</td>
<td>Athletic Support Building</td>
<td></td>
<td>10,000</td>
<td>Mansfield</td>
</tr>
<tr>
<td>5</td>
<td>New</td>
<td>AD</td>
<td>Facilities Warehouse</td>
<td></td>
<td>10,000</td>
<td>Main</td>
</tr>
<tr>
<td>6</td>
<td>Reno</td>
<td>S</td>
<td>Burr Hall Renovation</td>
<td></td>
<td>23,674</td>
<td>South</td>
</tr>
<tr>
<td>7</td>
<td>Reno</td>
<td>S</td>
<td>Shafter Hall Renovation</td>
<td></td>
<td>43,598</td>
<td>South</td>
</tr>
<tr>
<td>8</td>
<td>Reno²</td>
<td>AC</td>
<td>Goddard Hall and Media Hall Renovations - Phase I</td>
<td></td>
<td>46,398</td>
<td>Mansfield</td>
</tr>
<tr>
<td>9</td>
<td>Add/Reno</td>
<td>S/AD</td>
<td>Hurley Hall and Conference Events Expansion</td>
<td></td>
<td>38,281</td>
<td>Main</td>
</tr>
<tr>
<td>10</td>
<td>Reno</td>
<td>S</td>
<td>Wood Support Services Center Renovations</td>
<td></td>
<td>2,384</td>
<td>Main</td>
</tr>
<tr>
<td>11</td>
<td>Reno</td>
<td>AC</td>
<td>Webb Hall Renovations</td>
<td></td>
<td>1,267</td>
<td>Mansfield</td>
</tr>
<tr>
<td>12</td>
<td>Add/Reno</td>
<td>AT</td>
<td>Sports Center Renovation and Expansion</td>
<td></td>
<td>104,500</td>
<td>Mansfield</td>
</tr>
<tr>
<td>13</td>
<td>New</td>
<td>S</td>
<td>Recreation Field/ Recreation (next to Occum Hall)</td>
<td></td>
<td>8 acres</td>
<td>Mansfield</td>
</tr>
<tr>
<td>14</td>
<td>New</td>
<td>I</td>
<td>South Campus Parking Deck</td>
<td></td>
<td>50,000</td>
<td>South</td>
</tr>
<tr>
<td>15</td>
<td>New</td>
<td>S</td>
<td>Recreation Field/ Recreation (replaces Noble Parking Lot)</td>
<td></td>
<td>8 acres</td>
<td>Mansfield</td>
</tr>
<tr>
<td>16</td>
<td>Demo</td>
<td>I</td>
<td>Remove Eastern Road and Reconstruct Surface Parking Lots</td>
<td></td>
<td></td>
<td>Mansfield</td>
</tr>
<tr>
<td>17</td>
<td>New</td>
<td>S</td>
<td>New Residence Hall II (next to Occum Hall)</td>
<td></td>
<td>46,875</td>
<td>Main</td>
</tr>
<tr>
<td>18</td>
<td>New</td>
<td>I</td>
<td>Site Related Modifications</td>
<td></td>
<td></td>
<td>Main</td>
</tr>
<tr>
<td>19</td>
<td>Reno²</td>
<td>AC</td>
<td>Goddard Hall and Media Hall Renovations - Phase II</td>
<td></td>
<td>46,398</td>
<td>Mansfield</td>
</tr>
<tr>
<td>20</td>
<td>New</td>
<td>S</td>
<td>Student Wellness Center</td>
<td></td>
<td>8,434</td>
<td>Main</td>
</tr>
<tr>
<td>21</td>
<td>New</td>
<td>S</td>
<td>Recreation Field/ Basketball Courts (at Low Rise site)</td>
<td></td>
<td></td>
<td>Main</td>
</tr>
<tr>
<td>22</td>
<td>Reno</td>
<td>AC</td>
<td>Academic Technology Building</td>
<td></td>
<td>33,322</td>
<td>Main</td>
</tr>
<tr>
<td>23</td>
<td>Demo</td>
<td>I</td>
<td>Demolition - Eastern Hall</td>
<td></td>
<td>5,424</td>
<td>Main</td>
</tr>
<tr>
<td>24</td>
<td>Reno</td>
<td>AT</td>
<td>Soccer Field Uplands</td>
<td></td>
<td>1,500</td>
<td>Main</td>
</tr>
<tr>
<td>25</td>
<td>Demo</td>
<td>I</td>
<td>Realignment of Windham Street Extension to Birch Road</td>
<td></td>
<td></td>
<td>Main</td>
</tr>
<tr>
<td>26</td>
<td>New</td>
<td>S</td>
<td>New Residence Hall III (at Clock Tower Road Quad)</td>
<td></td>
<td>46,875</td>
<td>Main</td>
</tr>
<tr>
<td>27</td>
<td>Reno</td>
<td>I</td>
<td>Realign and Extend Clock Tower Road and Reconstruct Surface Parking Lots</td>
<td></td>
<td></td>
<td>Main</td>
</tr>
<tr>
<td>28</td>
<td>Demo</td>
<td>I</td>
<td>North Heating Plant Expansion</td>
<td></td>
<td>1,526</td>
<td>Main</td>
</tr>
</tbody>
</table>

Total Projects: 642,764, 1,494,654

Note:
1. Estimated Construction GSF Cost 06-2008 adapted from Connecticut DPW Budget Projections, 5% added for LEED.
2. GSF Cost for New is calculated by blending new construction costs proportionately to the scope of work by building type.
3. GSF Cost for Reno is calculated by blending renovation construction costs proportionately to the scope of work by building type.
4. GSF Cost for Add/Reno is calculated by blending new construction and renovation construction costs proportionately to the scope of work.
5. TPC for CSUS 2020 ECSU Projects have been included.
6. Established Estimate costs compiled by SMMA.
7. Coordinate with future traffic study and the State Historic Preservation Office at the Knight House site.
## Master Plan Funding

**Master Plan Total Projects:** $496,821,590

**2020 Plan: Phases 1, 2 and 3 (debit):** $144,139,115

**Previously funded G.O. (debit):** $4,826,623

**CHEFA Projects (debit):** $192,867,265

**Additional General Obligation Funds to complete unfunded and non-CHEFA:**

**Master Plan Requests:** $154,985,589

---

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Est. Constr. GSF Cost 06-2008</th>
<th>Construction Cost</th>
<th>Est. Owner’s GSF Cost</th>
<th>Total Project Cost</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Established Estimate</td>
<td>$3,000,000</td>
<td>$65</td>
<td>$72</td>
<td>$4,350,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>$65</td>
<td>$232,505</td>
<td>$72</td>
<td>$255,796</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>$65</td>
<td>$203,515</td>
<td>$72</td>
<td>$233,867</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td></td>
<td></td>
<td></td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>New Building with consolidated School of Visual and Performing Arts</td>
<td>N/A</td>
<td>$71,668,000</td>
<td>N/A</td>
<td>$87,671,000</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td></td>
<td></td>
<td></td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>New construction</td>
<td>N/A</td>
<td>N/A</td>
<td>$2,290,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Renovations to Housing</td>
<td>$792</td>
<td>$13,110,144</td>
<td>$19,009,709</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>Renovations for Interim Use</td>
<td>N/A</td>
<td>N/A</td>
<td>$20,304,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Renovation of reprogrammed space</td>
<td>N/A</td>
<td>N/A</td>
<td>$19,693,000</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>Minor program changes</td>
<td>$174</td>
<td>$505,308</td>
<td>$1,037,994</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Minor program changes</td>
<td>$174</td>
<td>$374,796</td>
<td>$543,454</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate: Fuss and O'Neill, Inc., December 3, 2007</td>
<td>$397</td>
<td>$4,500,500</td>
<td>N/A</td>
<td>$5,661,575</td>
</tr>
<tr>
<td></td>
<td>Renovation and Upgrades, established estimate for design $11,048,000 (included in TPC)</td>
<td>N/A</td>
<td>N/A</td>
<td>$69,701,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$860,000</td>
<td></td>
<td>$1,760,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>300 cars @ 350 GSF/space</td>
<td>$70</td>
<td>$7,350,000</td>
<td>$10,657,500</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$860,000</td>
<td></td>
<td>$1,760,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>120 beds @ 375 ASF/bed</td>
<td>$291</td>
<td>$23,189,208</td>
<td>$33,624,352</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$1,200,000</td>
<td></td>
<td>$1,740,000</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>120 beds @ 375 ASF/bed</td>
<td>$291</td>
<td>$23,189,208</td>
<td>$422</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$1,200,000</td>
<td></td>
<td>$1,740,000</td>
<td>CHEFA</td>
</tr>
<tr>
<td></td>
<td>New Addition to existing building</td>
<td>$220</td>
<td>$2,072,290</td>
<td>$2,939,513</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Renovations for Phase II Use</td>
<td>N/A</td>
<td>N/A</td>
<td>$3,625,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$337</td>
<td>$4,831,839</td>
<td>$7,006,166</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$250,000</td>
<td></td>
<td>$3,625,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$1,500,000</td>
<td></td>
<td>$2,775,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Includes 14,000 for data center + 19,322 for IT</td>
<td>N/A</td>
<td>N/A</td>
<td>$32,880,000</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>Established Estimate</td>
<td>$65</td>
<td>$581,655</td>
<td>$806,821</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>New building for storage at soccer fields</td>
<td>$86</td>
<td>$97,500</td>
<td>N/A</td>
<td>$141,375</td>
</tr>
<tr>
<td></td>
<td>Established Estimate: Fuss and O'Neill, Inc., December 3, 2007</td>
<td>$200</td>
<td>$1,250,000</td>
<td>N/A</td>
<td>$2,537,500</td>
</tr>
<tr>
<td></td>
<td>Includes 12,914 General classroom space + 12,396 Academic space</td>
<td>$320</td>
<td>$14,543,126</td>
<td>$21,087,500</td>
<td>General Obligation</td>
</tr>
<tr>
<td></td>
<td>200 cars @ 350 GSF/space</td>
<td>$70</td>
<td>$4,900,000</td>
<td>$7,105,000</td>
<td>General Obligation</td>
</tr>
</tbody>
</table>

$496,821,590