EASTERN CONNECTICUT STATE UNIVERSITY

MASTER PLAN

FACULTY SENATE

DECEMBER 1, 2015

DRAFT

PERKINS+WILL
AGENDA

1. Introduction
2. Presentation
   – Master Plan Goals
   – The Campus Today
   – Space Needs
   – Scenarios Considered
   – Draft Recommendations
3. Q&A
UNIVERSITY MASTER PLAN
ADVISORY COMMITTEE MEMBERS

President - Elsa Núñez

James Howarth – Vice President for Finance & Administration – Committee Chair

Ken Bedini – Vice President Student Affairs

Dr. Dimitrios Pachis – Interim Provost and Vice President for Academic Affairs

Steve Nelson – Interim Chief Information Officer

Ken DeLisa – Vice President Institutional Advancement

Dr. Stacey Close – Associate Vice President for Equity and Diversity

Keith Epstein – Vice President Facilities, Real Estate and Infrastructure Planning CSCU

Dr. Carmen Cid – Dean – School of Arts & Sciences

Dr. Jacob Easley – Dean – School of Professional Studies

Dr. Darren Robert – Health & Physical Education

Dr. Niti Pandey – Business Administration

Dr. Dickson Cunningham – Environmental Earth Science

Dr. Paul Torcellini, -Environmental Earth Science

Dr. Eunice Mathews-Armstead – Sociology

Lynn Stoddard – Director Institute for Sustainable Energy

Chief Garewski – Director of Public Safety / Chief of Police

Renee Theroux-Keech – Interim Director of Facilities Management & Planning

Ed Figiela – Facilities Operations

James Fielding – Coordinator of University Construction

Erin Drouin – Vice President Student Government Association

Tyler Mack – Treasurer Student Government Association
MEETINGS / ENGAGEMENT

University Master Plan Advisory Committee

Project Management Team

Program Interviews

Work Sessions and Follow up Meetings

Student Input / Mind Mixer

• Online engagement Apr 1-May 15
• Announced on electronic boards on campus, Twitter and Facebook
• 27 topics including instant polls, survey questions, map pins and photo shares
• 327 participants / 14,200 interactions

Meetings

7

8

26

21
WHAT IS A MASTER PLAN?

• A road map for growth and renewal of campus facilities
• Physical planning to address institutional needs
• Evaluates needs across CSCU
• Informs future capital investment
• Eastern is the second of the four universities
WHY A MASTER PLAN UPDATE?

- The Master Plan last updated 2008
- ECSU has changed significantly since
- Re-align facilities to needs
- Anticipate change over next 10 years
- Support Eastern’s 2013 Strategic Plan
MASTER PLAN GOALS

• Optimize use of existing facilities
• Provide needed expansion
• Enhance the setting
• Improve access and connectivity
• Strengthen community
• Promote sustainability

• Support the University’s Mission
THE MASTER PLAN UPDATE

Timeframe
• Define 10-year capital needs and beyond

Elements
• Academic, Research and Support Areas
• Student Life
• Recreation and Athletics
• Access, Parking, Landscape, Open Space
• Infrastructure and Energy

Scope
• Renovate / Repurpose
• Replace Temporary / Obsolete
• Expand
MASTER PLAN TIMELINE / PHASES OF WORK

1. Initiation  March – April
2. Assessment  April - June
3. Scenarios  June – September
4. Recommendations  September – December
THE CAMPUS TODAY
## THE CAMPUS TODAY

<table>
<thead>
<tr>
<th>Area</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus</td>
<td>82.7</td>
</tr>
<tr>
<td>Arboretum</td>
<td>20.3</td>
</tr>
<tr>
<td>Town Blocks</td>
<td>7.6</td>
</tr>
<tr>
<td>Mansfield</td>
<td>73.2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>183.8</td>
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<table>
<thead>
<tr>
<th>Development</th>
<th>GSF</th>
<th>%</th>
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</thead>
<tbody>
<tr>
<td>Academic /Support</td>
<td>1,128,825</td>
<td>58.1%</td>
</tr>
<tr>
<td>Temporary</td>
<td>8,305</td>
<td>0.4%</td>
</tr>
<tr>
<td>Housing</td>
<td>807,367</td>
<td>41.5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,944,497</td>
<td></td>
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</tbody>
</table>

[Map of the campus with a 5 minute walk (0.4 mile radius) shown.]
EXISTING PARKING

Spaces

Population

NORTH  SOUTH  TOWN  MANSFIELD

2015  357  266  301

NORTH  SOUTH  TOWN

Population

North  South  Town

PARKING
- Parking Lot
- Parking Garage

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CLASSROOM UTILIZATION

- < 30 hours in use
  - < 60% filled
  - > 60% filled
- > 30 hours in use
  - > 80% filled
  - > 60% filled
EXISTING SPACE ASSESSMENT
Academic and Support (excluding Residential)
SPACE NEEDS
ENROLLMENT PROJECTIONS

Student Headcounts & FTEs

- Fall Existing 2015
- Fall Need 2020
- Fall Need 2025

- Student FTEs
- Student Headcount
Space Assessment

Need by Shared Space & Schools

- Classroom Space
- School of Arts & Sciences
- School of Education & Professional Studies

Existing vs. Need 2025
“OUTSIDE IN”

ASF per Student FTE

- Eastern Connecticut State University (Current)
- Eastern Connecticut State University (Proposed)
- Evergreen State College
- Keene State College
- Median
- Plymouth State University
- Ramapo College
- Sonoma State College
- SUNY Geneseo
- UNC Asheville

<table>
<thead>
<tr>
<th>College</th>
<th>ASF per Student FTE</th>
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</thead>
<tbody>
<tr>
<td>Eastern Connecticut State</td>
<td></td>
</tr>
<tr>
<td>University (Current)</td>
<td></td>
</tr>
<tr>
<td>Eastern Connecticut State</td>
<td></td>
</tr>
<tr>
<td>University (Proposed)</td>
<td></td>
</tr>
<tr>
<td>Evergreen State College</td>
<td></td>
</tr>
<tr>
<td>Keene State College</td>
<td></td>
</tr>
<tr>
<td>Median</td>
<td></td>
</tr>
<tr>
<td>Plymouth State University</td>
<td></td>
</tr>
<tr>
<td>Ramapo College</td>
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</tr>
<tr>
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<tr>
<td>SUNY Geneseo</td>
<td></td>
</tr>
<tr>
<td>UNC Asheville</td>
<td></td>
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</tbody>
</table>
## STUDENT HOUSING PROGRAM

<table>
<thead>
<tr>
<th>Program</th>
<th>Total Need</th>
<th>2,600 Beds</th>
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</thead>
<tbody>
<tr>
<td>Supply /</td>
<td>Existing (no triples)</td>
<td>2,510</td>
</tr>
<tr>
<td>Plus Shafer conversion</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Total Available</td>
<td>2,600 Beds</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Replacement /</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Rise Apartments</td>
<td>314</td>
<td></td>
</tr>
<tr>
<td>Winthrop Hall (semi suites)</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>389 Beds</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Master Plan Need /</th>
<th>389 Beds /</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>119,000 GSF</td>
</tr>
</tbody>
</table>
**SPACE NEEDS SUMMARY**

**Expansion Component**

- **Academic and Support**
  - Existing: 645,400 ASF, 1,128,800 GSF
  - Expansion (21%): 141,000 ASF, 242,000 GSF

- **Residential**
  - Existing: 2,600 Beds, 807,400 GSF
  - Expansion 0%: 389 Beds (15%)

- **Parking**
  - Existing: 2,939 Spaces
  - Expansion (6.8%): 200 Spaces (at south)

*Detripled + Shaefer*
### MASTER PLAN EXPANSION PROGRAM

<table>
<thead>
<tr>
<th>Facility</th>
<th>GSF</th>
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</thead>
<tbody>
<tr>
<td>Sports Center</td>
<td>132,000</td>
</tr>
<tr>
<td>Academic Building</td>
<td>80,000</td>
</tr>
<tr>
<td>Field House</td>
<td>75,000</td>
</tr>
<tr>
<td>Facilities / Maintenance Exp.</td>
<td>12,000</td>
</tr>
<tr>
<td>Health and Counseling Center</td>
<td>14,000</td>
</tr>
<tr>
<td>Dining Hall</td>
<td>40,000</td>
</tr>
<tr>
<td>Student Housing (multiple buildings)</td>
<td>119,000</td>
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</tbody>
</table>
## Program Recommendations

### New Academic Building

**Professional Studies**
- Dean of Education and Professional Studies
- Business Administration
  - Incl. Accounting, Business Information Syst., Finance
- Economics
- Education
- Graduate Programs
- Classrooms
- Academic Computing Center
- GIS Lab
- Multipurpose / Incubator Space
- Student Lounge
  - BIS Lab

### Webb Hall Renovation

**Humanities + Social Sciences**
- Dean of Arts and Sciences
- English
- History
- Anthropology, Social Work, Sociology
- Political Science, Philosophy, Geography
- World Languages and Cultures
- Classrooms
- Computer Lab
- Student Lounge
## Program Recommendations

### New Sports Center
- 132,000 GSF
- Gymnasium / Athletics + Academic
  - 3 basketball courts, retractable seating
- Swimming Pool (25 yard, 8 lanes)
- Weight Training, Strength and Conditioning
- Training and Rehab
- Locker Rooms
- Multipurpose
- Athletics / Classrooms, Meeting Rooms
- Offices and Support
- Social Area and Lobby
- Hall of Fame

### Recreation Center
- 23,400 GSF
- Repurpose North Wing Existing Sports Center
- Gymnasium / Recreation + Academic
  - 2 basketball courts
- 2-3 Multipurpose / Dance Spaces
- Fitness, Wellbeing
- Changing Rooms

### Field House
- 75,000 GSF
- 6 lane 200 meter track
- Artificial turf infield
- Offices, Restrooms, Storage
PROGRAM RECOMMENDATIONS

STUDENT HOUSING
- New 75-bed Residence Hall
- 19,000 GSF
- Semi-suites to replace Winthrop
- Common areas to include lounge / kitchen / game room, group study area, laundry

- New 215 and 109 Bed Student Apartments 69,000 GSF and 35,000 GSF
- To replace Low Rise Apartments
- Common areas to include lounge / kitchen / game room, group study area, laundry

HEALTH AND COUNSELING CENTER
- 14,000 GSF
- New purpose-built construction to replace current facilities in former houses
- 8,000 GSF for Health Clinical Areas
- 6,000 GSF for Counseling Areas

DINING HALL
- Near term: Expand and renovate Hurley Hall

- 10-Year Plan: Replace with new 40,000 GSF facility
- Repurpose Hurley for Events, Study, Multipurpose
SCENARIOS
SCENARIOS CONSIDERED: LAND USE

Scenarios 1 & 2
- Main Campus
- Mansfield

Scenario 3
- Main Campus
- Mansfield
- Windham Tech
SCENARIO MAIN COMPONENTS

- DH: Dining Hall
- R: Recreation Center
- Ac: Academic Building
- P: Expanded Parking
- Ath: Sports Center
- Res: Residential / Student Housing
- FH: Field House
SCENARIO 1
Scenarios Considered

Mansfield

FH

P

Res

Ac

R

Ath

DH
SPORTS CENTER SCENARIO 1: ELEVATION AND MASSING STUDY

View from High Street

BIRDS EYE FROM HIGH STREET

BIRDS EYE FROM QUAD
SCENARIO 2
Scenarios Considered
SPORTS CENTER SCENARIO 2: EXPANSION ON CURRENT SITE

BIRDS EYE FROM QUAD

CAMPUS VIEW LOOKING SOUTH
A BULKY BUILDING THAT CONSTRAINS PEDESTRIAN CIRCULATION AT WEST SIDE
SCENARIO 3
Scenarios Considered

Mansfield

FH

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SPORTS CENTER STUDY AT:
WINDHAM TECH HIGH SCHOOL

A: New Sports Center
B: Renovated Recreation Center
C: New Dining Hall
D. Additional Student Housing (long-term)
MASTER PLAN DRAFT RECOMMENDATIONS
MASTER PLAN RECOMMENDATION
Location of Expansion Projects

Alternative location for Sports Center if WTHS site can be acquired.
CIRCULATION: RECOMMENDATIONS

- Major Circulation
- Minor Circulation
- Main Entrance
- Secondary Entrance
MASTER PLAN RECOMMENDATIONS

New Construction Projects
1. Sports Center
2. Residence Hall, 75 beds
3. Facilities / Maintenance
4. Adaptive Reuse: Event / Study
5. New Dining Hall
6. Recreation Center
7. Academic Building and new Quad
8. Health and Counseling Ctr.
9. New Apartment Building, 215 beds
10. New Apartment Building, 109 beds

Landscape, Road, Parking, Infrastructure Projects
A. Remove Eastern Road South
B. Loop Road Improvements, Extension to Prospect
C. Library South Quadrangle
D. Eastern Road North to Pedestrian Mall
E. Relocate Windham Ext to east
F. Parking Deck, Low Rise site
G. Relocated Entry Circle
H. Expand Lots at High Street
I. Expand North Central Plant
J. Upgrade Transformers, North Loop

Labels are not in sequential or priority order
MASTER PLAN RECOMMENDATIONS
AERIAL VIEW SOUTH CAMPUS

Key
- Existing
- New Construction
MASTER PLAN RECOMMENDATIONS
AERIAL VIEW NORTH CAMPUS

Key
- Existing
- New Construction
MANSFIELD CAMPUS / NEW FIELD HOUSE

Mansfield Campus

Field House: 375’ x 200’

Main Campus, West Side

New Practice Field: 330’ x 180’

Nevers Field

WTHS
RENOVATION PROJECTS

Wood Hall

Science Building

Burr Hall

Library

Hurley Hall

Noble Hall

Webb Hall

Recreation Center
EXISTING CONDITIONS: EASTERN ROAD, SOUTH
EASTERN ROAD NORTH TO PEDESTRIAN MALL

Site Plan

Precedent Image
EXISTING CONDITIONS: ACADEMIC BUILDING SITE
SUSTAINABILITY
RECOMMENDATIONS

Buildings:
Required: CT High Performance Building Standards

Land:
Compact Development
Minimize need for additional parking

Stormwater:
Harvest
Retain / Treat / Infiltrate

Landscape:
Reduce mown and irrigated areas
Manage meadows of native flowers and grasses

Transportation:
Shuttle, Bike Accommodations
Improve Pedestrian Connections,
Manage Parking Demand

Energy:
High performance new buildings
Remove temporary buildings
Energy Master Plan supplement
IMPLEMENTATION CONSIDERATIONS

• Phasing / Swing Space
• Logistics
• Preliminary Cost Estimating / Budgets
• Priority Categories
• Documentation / The Report
Q&A
MASTER PLAN RECOMMENDATIONS

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