EASTERN CONNECTICUT STATE UNIVERSITY
MASTER PLAN UPDATE
JANUARY 15, 2016
– Introduction
– The Campus Today
– Space Needs
– Scenarios Considered
– Draft Recommendations
UNIVERSITY MASTER PLAN

ADVISORY COMMITTEE MEMBERS

President - Elsa Núñez

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

Ken Bedini – Vice President Student Affairs

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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

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Dr. Jacob Easley – Dean – School of Professional Studies

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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
WHAT IS A MASTER PLAN?

• A road map for growth and renewal
• Physical planning to address institutional needs
• Informs future capital investment
• Evaluates needs across CSCU
• 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
PROJECT TEAM

UMPAC
University Master Plan Advisory Committee

Project Management Team

Master Planners / Architects

Perkins+Will
Bill MacIntosh – Senior Campus Planner
Mike Aziz – Project Manager
David Dymecki – Sports Facility Specialist
Yanel deAngel – Student Life Specialist

Specialist Consultants

Space Programming
Scott B. Page

Landscape
Hargreaves

Civil/Transp./Parking
Nitsch

Energy/MEP
ARUP

Cost
VJ Assoc.
MASTER PLAN TIMELINE / PHASES OF WORK

1. Initiation
   March – April
2. Assessment
   April - June
3. Scenarios
   June – September
4. Recommendations
   September – January
THE CAMPUS TODAY
## The Campus Today

<table>
<thead>
<tr>
<th>Area</th>
<th>Acres</th>
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<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>
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EXISTING PARKING

Spaces

<table>
<thead>
<tr>
<th></th>
<th>NORTH</th>
<th>SOUTH</th>
<th>TOWN</th>
<th>Mansfield</th>
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<tbody>
<tr>
<td>2015</td>
<td>2000</td>
<td>357</td>
<td>266</td>
<td>301</td>
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Population

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>South</th>
<th>Town</th>
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<tr>
<td></td>
<td>2500</td>
<td>3500</td>
<td>1000</td>
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</table>

PARKING

- Parking Lot
- Parking Garage
CLASSROOM UTILIZATION

- Hours in Use per Week (Fall)
- Average Fill Rate

- < 60 hours in use
  - > 80% filled
  - > 60% filled
  - < 60% filled
- > 30 hours in use
  - > 60% filled
  - < 60% filled

- Average Fill Rate:
  - 0%
  - 20%
  - 40%
  - 60%
  - 80%
  - 100%
  - 120%
  - 140%

- Hours in Use per Week (Fall):
  - 0
  - 5
  - 10
  - 15
  - 20
  - 25
  - 30
  - 35
  - 40
  - 45
  - 50
EXISTING SPACE ASSESSMENT

- Classroom Space
- Academic Departments
- Centers & Institutes
- Continuing Education
- Library
- Technology
- Assembly & Exhibition
- Athletics, Health & Recreation
- Student Activities
- Children Center
- Administrative
- Student Services
- Campus Services
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

Need 2025
SPACE ASSESSMENT

Need by Support Category

- Existing
- Need 2025

Graph showing space requirements by support category with existing space on the left and need for 2025 on the right.
“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
### STUDENT HOUSING PROGRAM

<table>
<thead>
<tr>
<th>Program</th>
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<tbody>
<tr>
<td><strong>Total Need</strong></td>
<td>2,600 Beds</td>
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</table>

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

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

<table>
<thead>
<tr>
<th>Master Plan Need /</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Construction</strong></td>
<td>389 Beds /</td>
</tr>
<tr>
<td><strong>119,000 GSF</strong></td>
<td></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**
  - 807,400 GSF
  - 2,600 Beds

- **Expansion (6.8%)**
  - 200 Spaces (at south)
  - 389 Beds (15%)

**Parking**

- **Existing**
  - 2,939 Spaces

*Detripled + Shaefler*
## MASTER PLAN EXPANSION PROGRAM

<table>
<thead>
<tr>
<th>Project</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>
</tr>
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</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
• BIS Lab
• Multipurpose / Incubator Space
• Student Lounge

WEBB HALL RENOVATION
Humanities + Social Sciences
• Dean of Arts and Sciences
• English
• History
• Anthropology, Social Work, Sociology
• Psychology
• 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

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

Mansfield

FH
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
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 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
MANSFIELD CAMPUS / NEW FIELD HOUSE

Field House: 375' x 200'

New Practice Field: 330' x 180'

Nevers Field

Mansfield Campus

Main Campus, West Side
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
Rendering 2
Academic Building Concept and Clock Tower Quad – to come
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
PRIORITY DEFINITIONS

For General Funded Projects

For CHEFA Funded Projects

Priority 1: Projects with greatest need

Priority 2: Projects to follow
<table>
<thead>
<tr>
<th>Priority 1 Projects</th>
<th>Priority 2 Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Center (High Street or WTHS Site)</td>
<td>Webb Hall Renovation</td>
</tr>
<tr>
<td>Green Campus Core by enhancing loop road, closing Eastern Drive south</td>
<td>Library Renovation</td>
</tr>
<tr>
<td>Academic Building</td>
<td>Wood Hall Renovation</td>
</tr>
<tr>
<td>Plant / Infrastructure upgrades, phase 1</td>
<td>Facilities &amp; Maintenance expansion for shops, vehicle storage</td>
</tr>
<tr>
<td></td>
<td>Field House at Mansfield Campus</td>
</tr>
<tr>
<td></td>
<td>Parking deck at South Campus</td>
</tr>
<tr>
<td></td>
<td>Convert Eastern Drive north into pedestrian plaza</td>
</tr>
<tr>
<td></td>
<td>Realign Windham Street Extension to east side, landscape west side</td>
</tr>
<tr>
<td></td>
<td>Plant / infrastructure upgrades, phase 2</td>
</tr>
</tbody>
</table>

*Within priority groups, projects are not listed in a specific order*
PRELIMINARY ASSESSMENT / CHEFA FUNDED PROJECTS

Priority 1 Projects

- Health and Counseling Center
- Hurley Hall Renovation / Expansion
- Burr Hall Renovation
- Noble Hall Renovation
- New Residence Hall, 75 beds to replace Winthrop, semi-suites

Priority 2 Projects

- Recreation Center, renovation to repurpose current gym
- New Apartments, 324 beds on Winthrop and Low Rise sites
- New Dining Hall

* Within priority groups, projects are not listed in a specific order
MASTER PLAN RECOMMENDATIONS

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