



Planning Guidelines

EASTERN CONNECTICUT
STATE UNIVERSITY



PREPARED FOR

EASTERN CONNECTICUT STATE UNIVERSITY

Willimantic, Connecticut

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Forward

University life has always possessed the ability to bring together students from diverse cultures and social backgrounds and unite them in the common pursuit of higher education. Now Eastern Connecticut State University has the opportunity to further establish a campus setting that emphasizes a warm atmosphere where all of the students benefit from the interplay of form, materials, colorations and textures and carefully planned landscape plays a critical role in providing a “human” scale to the university setting. This is education outside the classroom, and for this reason, we have developed our campus planning guidelines to contribute to the individual growth of our students and our collective community in an aesthetically pleasing and stimulating environment.

Dr. David Carter

President

May 28, 2002

Introduction

In creating these Campus Planning & Development Guidelines for Eastern Connecticut State University, planners sought to establish the long-term design goals of the University, while forming its physical soul. The guidelines stem from the Campus Master Plan, 1997; the Campus Massing Study, 2001; and from ongoing communication between the University and campus planners. In particular, the goal of all new campus building projects is reinforce the overall academic plan, increase the quality of academic life and meet the functional needs of the University by establishing and enhancing its civic structure.

By definition, a university is an established educational institution of advanced learning and research, conferring degrees upon its members. While drawing from the forms of the monasteries of Rome and the old schools of Oxford and Cambridge, the American university campus is unique in its architectural form, the “academic village.” Campuses are almost urban in form, but are interspersed with large lawns and gardens. The focus of current campus architecture falls on buildings, landscapes, *and the blending of the two*, with a strong attention to scale. The goal of this planning is to create a vital, animated, and healthy environment for research and study.

The quality of environment is vital to the primary purposes of a University, and its excellence is a central concern of all who share responsibility for its development.¹ What makes a campus plan successful, and why should we focus on this? Sensbach, an author speaking on planning and development states,

“America’s colleges and universities – and especially their physical planners – need three things to become better architectural patrons. One is a renewed sense of the special purpose of campus architecture. A second is an unswerving devotion to human scale. The third is a sense of the

uncommon and particular aesthetic – the delight – that a college or university campus demands.”²

It is in the interest of the University to create a high-quality environment for its inhabitants.

Yet, how do we create this quality in campus architecture? Broadly speaking, new projects on any college campus should aim to:

- ◆ define public spaces well
- ◆ give spaces and buildings distinct architectural character
- ◆ connect spaces and buildings through visual and physical links
- ◆ support the academic mission
- ◆ strengthen the university community
- ◆ enforce connectivity and an interesting mix of use
- ◆ preserve sacred places
- ◆ create landscape fabric
- ◆ use high-quality background or service buildings
- ◆ invest in permanent materials and building methods for reasonable costs over the life cycle of buildings
- ◆ respect the community around campus.

The means of achieving the vision of excellence is through a set of guidelines. That is, quality is achieved through a set of comprehensive design standards, illustrating how new and existing projects should integrate with the campus vision.

These guidelines are a diagrammatic framework for consistent campus planning, requiring constant coordination and evaluation of new projects in respect to the Campus Master Plan and the Campus Massing Study. The guidelines suggest a good standard for development, not meant to be as dogmatic nor technocratic as a building code. They suggest the quality of buildings and spaces, from details to large-scale planning,

achieving philosophical goals through practical methods.

The guidelines cover design preferences for all of Eastern Connecticut State University, including the Main Campus, the Mansfield Campus, and the Willimantic South Campus. Following the general guidelines are recommendations for the different districts of ECSU – the six districts within the Main Campus and auxiliary north campus.

It is intended that design review committees, architects, and builders will apply these guidelines to future campus development.

As members of the campus community or as members of the University’s surrounding communities; we have a goal of fostering excellent centers of education. These institutions form the foundations of scholarship, and promote the growth of the community through education.

Architects, designers, and builders should seek to strengthen the larger civic goals of campus planning. These planners should attempt to adhere to standards that set up the aesthetic philosophy of the University of promoting a healthy public realm. The environment should be built to such a standard, and in such a manner, that

- ◆ the landscape – through topography, plants, and site amenities – brings beauty to the campus, allowing nature to enter the built environment; we will maintain vistas to the surrounding land; we will build new green spaces in the campus interior;
- ◆ wayfinding sets the environment to a human scale, directing, mapping out, and informing students, staff, and visitors;
- ◆ circulation paths provide pleasant and functional connections between spaces; we will keep motor vehicles near the perimeter to enhance pedestrian circulation near the center; we will route streets to lower vehicular and pedestrian congestion;
- ◆ parking serves the quantity of commuters that enter and leave the campus each day, and contributes to overall campus aesthetics; we will place large parking areas near the perimeter of campus;
- ◆ security systems protect the safety of people in all areas of the campus at all times;
- ◆ buildings are located to create a series of animated outdoor spaces and strengthen the heart of campus;
- ◆ the neighborhood sees the University as a positive, enriching, and integral addition to the area; that the Campus develops a presence on High Street;
- ◆ future growth contributes to the unity of the campus;
- ◆ building forms contribute to the fabric of traditional campus architecture; that buildings have character, quality, and connection, giving them the richness of livable and workable places; that residence halls and other building clusters surround pleasant green spaces; and that these spaces connect to the heart of campus;
- ◆ buildings are oriented to relate to the natural environment, to neighboring buildings, and to adjacent spaces;
- ◆ buildings incorporate, energy conscious design strategies and systems;
- ◆ green (building) design opportunities and advanced building technologies be considered for all new buildings;
- ◆ that Building Planning covers all systems to provide utility and permanence to the structure; and
- ◆ existing structures are conserved, restored, or eliminated according to their role in the overall campus scheme.

Planners hold the responsibility of creating enduring and sustainable environments. While people, not buildings, form the heart of the University, the built environment creates a permanent home for the family of students and staff. For the aid of planners, designers, boards, and the community, the following guidelines were created.

“A university should not be a building but a village.”³

-- Thomas Jefferson

¹ Cornell Board of Trustees. Statement on landscape planning policies. 1988.

² Sensbach, Werner. *Planning for Higher Education, journal*. v. 20. Fall 1991.

³ Jefferson, Thomas. *Letter to L.W. Tazewell*. 1805.

SITE PLANNING GUIDELINES



Landscape

Landscape covers a broad range of open space development, from topography and plants to site furniture and public artwork. All seek to add a sense of utility, strength, and beauty to outdoor spaces. The development of new projects should maintain an overall balance of green spaces and paved areas within the University. New landscaping projects, large and small should consider not only their immediate sites but also the surrounding context including buildings, open space and adjacent streets.

Topography And Vistas

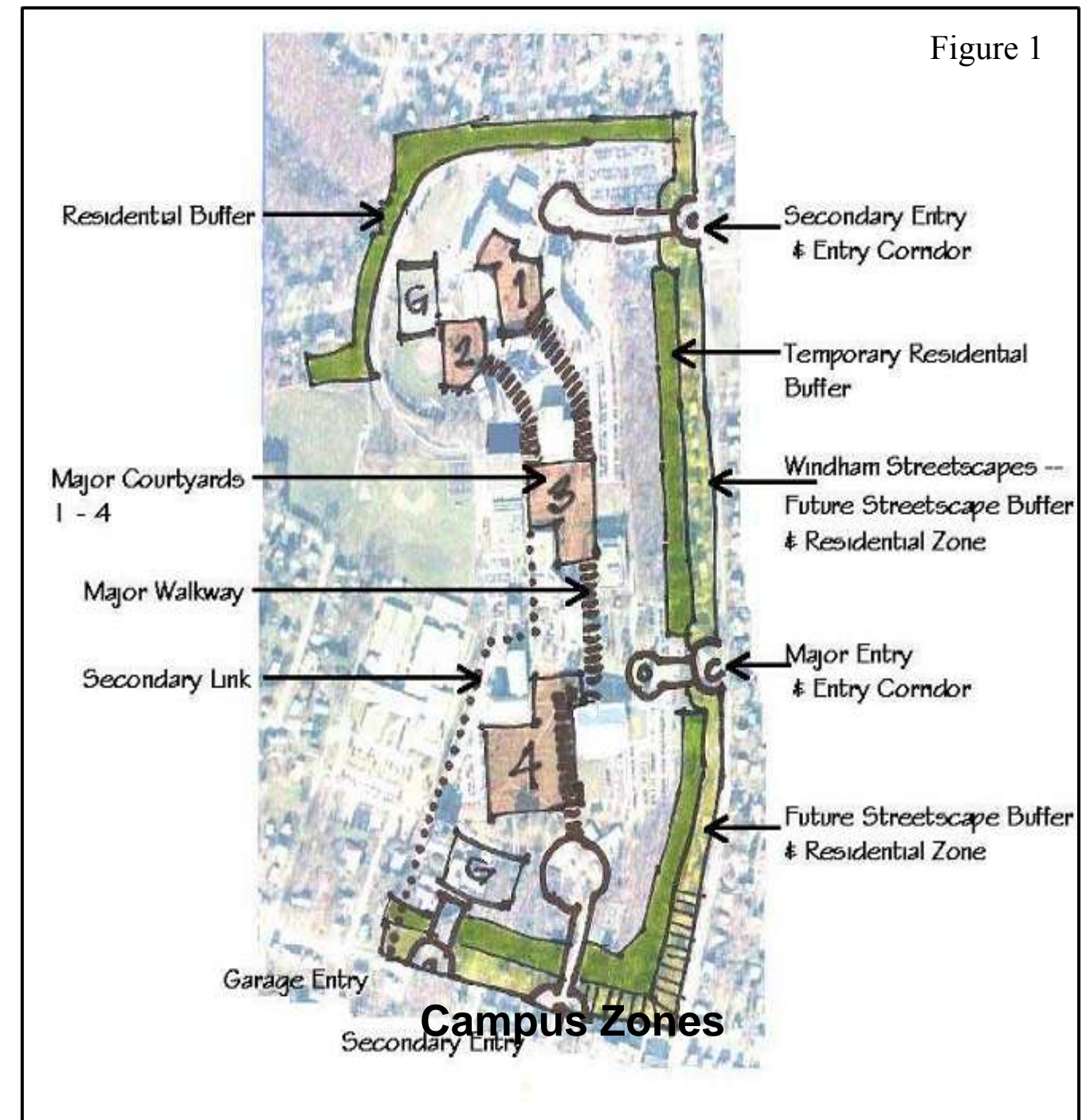
The siting of all new projects should attempt to maintain significant existing vistas wherever possible. Initial site studies should study the existing topography and landforms in order to coordinate the placement of new buildings with respect to vistas, grading, and drainage. This study will inform on existing and proposed drainage ways, storm drainage facilities, on areas of land to fill or remove; and on locations of flood hazard areas, streams, water courses, wetlands, and aquifers.



Webb Hall

Planting Guidelines

Design guidelines should provide consistency while responding to a campus vision. Designating different use areas of the campus can help to set priorities. (See Figure 1)



GENERAL CONSIDERATIONS AND OBSERVATIONS

Plantings should be used in such a way as to contribute to campus unity while helping to provide a sense of place. Plantings can also contribute to the development of special and memorable places.

Campus Imagery

- ◆ Existing trees in particular contribute to a campus identity. Groves and mature single trees provide links with the region and with the surrounding established neighborhoods.
- ◆ Existing groves provide significant buffers between the campus and rear yards of most adjacent residences.

Design

- ◆ New plantings of any kind or use should take into account an overall campus plan and should be chosen so that campus unity is not affected.
- ◆ Plantings should complement campus architecture as well as the spatial characteristics of a given area.
- ◆ In most situations it will usually be more effective if shrubs are planted in groups. The effect of this method of planting is to aid in reinforcing the definition of a space while not detracting from the central focus of the space.

Horticultural

- ◆ Every effort should be made to preserve and protect existing trees throughout the campus.
- ◆ Avoid monocultures, particularly regarding trees or shrubs.
- ◆ Planting specifications should ensure the best possible chance for survival, including proper planting methods and care during the establishment of a plant.
- ◆ Plant selections should culturally fit the locations for which they are planned.
- ◆ Grass species can be selected for use in various situations. Specific guidelines for lawns should be developed including fertilization and mowing regimes.

Maintenance

- ◆ Every effort should be made to provide the best growing conditions for new and existing plantings.
- ◆ It is important to attempt to reduce the level of maintenance of various areas of campus through various means such as mulching or the planting of low maintenance ground covers or grasses.
- ◆ Those plant species that require a high level of care should be avoided.
- ◆ No plantings should be made that require maintenance beyond the ability of the university to maintain them.
- ◆ In addition to providing plants that are suited for the place to which they are planned, the design of an area should be such that planting arrangements do not cause more of a maintenance burden.
- ◆ The campus can be planned in such a way as to provide a clear hierarchy of maintenance areas based as much as possible on necessary maintenance levels.

Ecological

- ◆ Any proposed planting would use plants that will have the best possible chance of thriving. Plants should be selected for hardiness, insect and disease resistance and in particular, for the moisture level of the soils in which they are to be planted.
- ◆ Fertilization of lawn areas is a major contributor to pollutants in runoff. Lawn grass species can be selected for low fertilization requirements and utilized where heavy traffic does not occur.
- ◆ A goal of treating runoff from rooftops and pavement associated with new developments will result in a reduction of pollutants into groundwater or into existing storm drain systems. Best management practices will have an effect on plantings, where these plantings are used to assist in the removal of pollutants. In some places, changes can be made to existing situations in order to benefit the environment.

STREETSCAPES

Observations:

- ◆ Existing tree species consist of a mixture of oak, maple and ash and play a significant role in the street imagery. Street trees and other vegetation along the rights-of-way are the campus front door.

Recommendations:

- ◆ New plantings along city streets can reflect existing species and planting patterns including distances apart and distances from the curb.

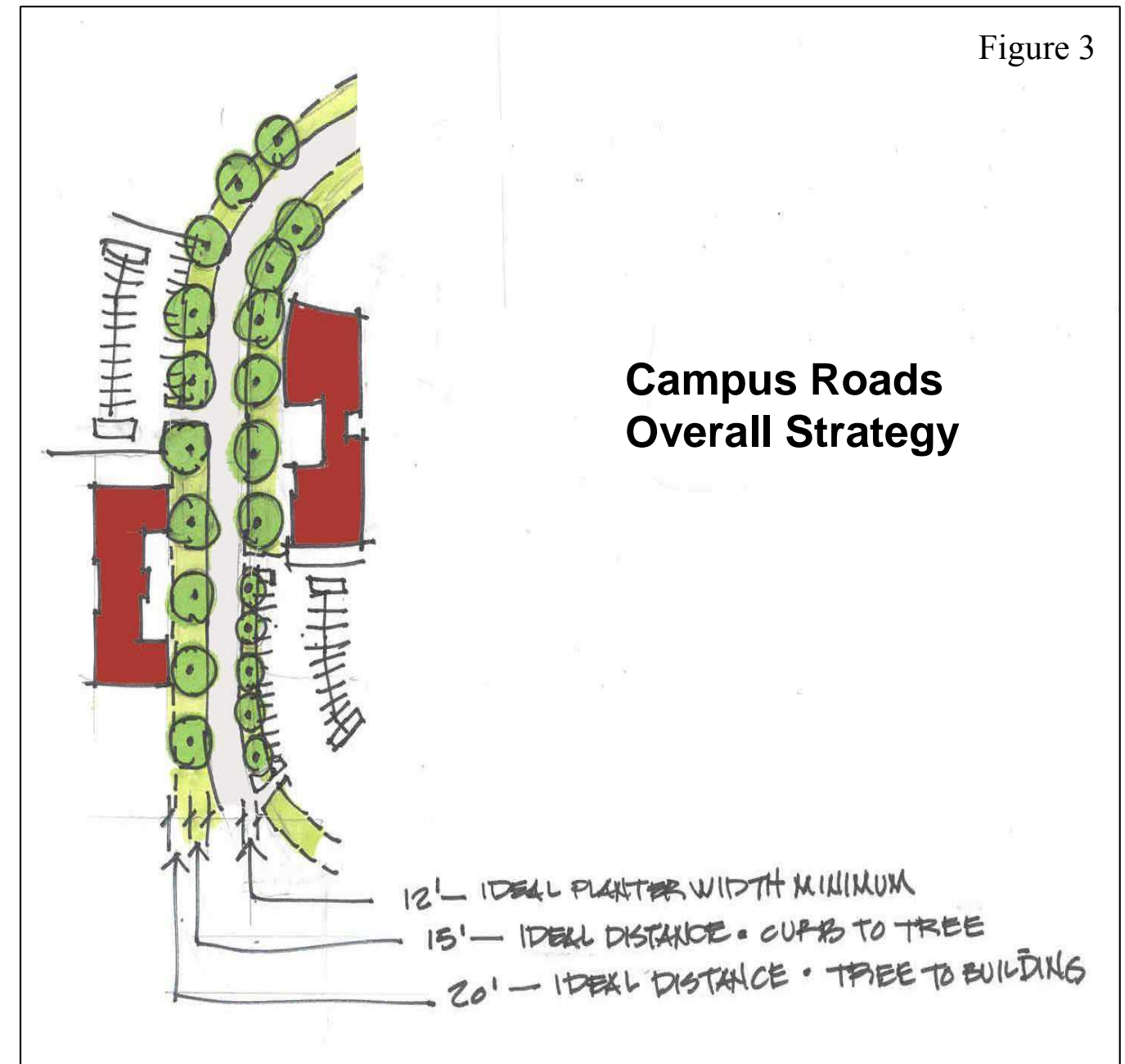
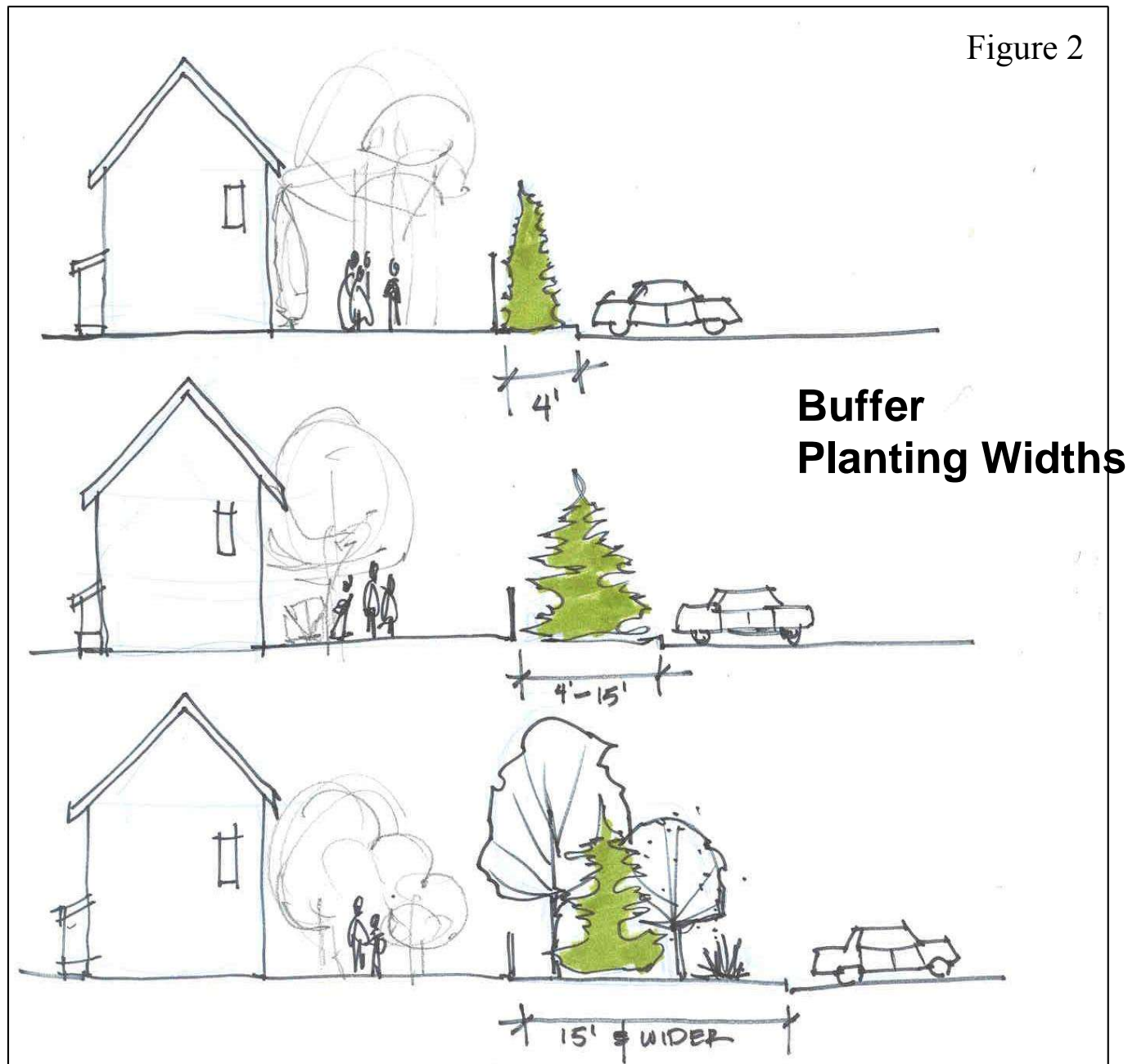
BUFFERS

Observations:

- ◆ Maintaining what is left of the forested areas of campus is critical in providing suitable buffers of the many residential backyards adjacent university facilities.
- ◆ Forested tracts on the perimeter of the main campus are narrow in width and particularly open beneath the tree canopy.

Recommendations:

- ◆ As many of the existing trees as possible should be retained and consideration should be given to planting evergreen plants in front of or within these areas.
- ◆ Where the distances from a university building or parking lot is so close as to be detrimental to the neighbors, fencing or hedges should be considered.
- ◆ A suitable buffer width can be identified. The buffer width can be varied depending on the site situation. Planting strategies for a variety of widths will aid in protecting neighbors' privacy. (See Figure 2)



CAMPUS ROADS

Observations:

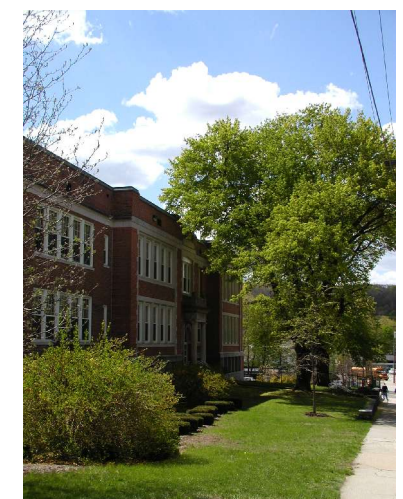
- ◆ Campus roads are particularly important for the visitor and the impression gained of the university when moving throughout the campus. Plantings can provide a true image of the nature of the interior campus as well as providing an experience that is not dominated by pavement.
- ◆ Parking areas are often adjacent to these roads.

Recommendations:

- ◆ Tree plantings should be located such that the continuity of the drive is not compromised while still allowing particular destinations or buildings to be readily seen. (See Figures 3, 4, and 5)
- ◆ Parking areas accessed by these roadways should be visible but not obtrusive and while partially screened, allow for a level of security.
- ◆ Plant health is dependent on selection for resistance to road salts, air pollutants, snow load, droughty and hot conditions as well as probable moisture deficiency

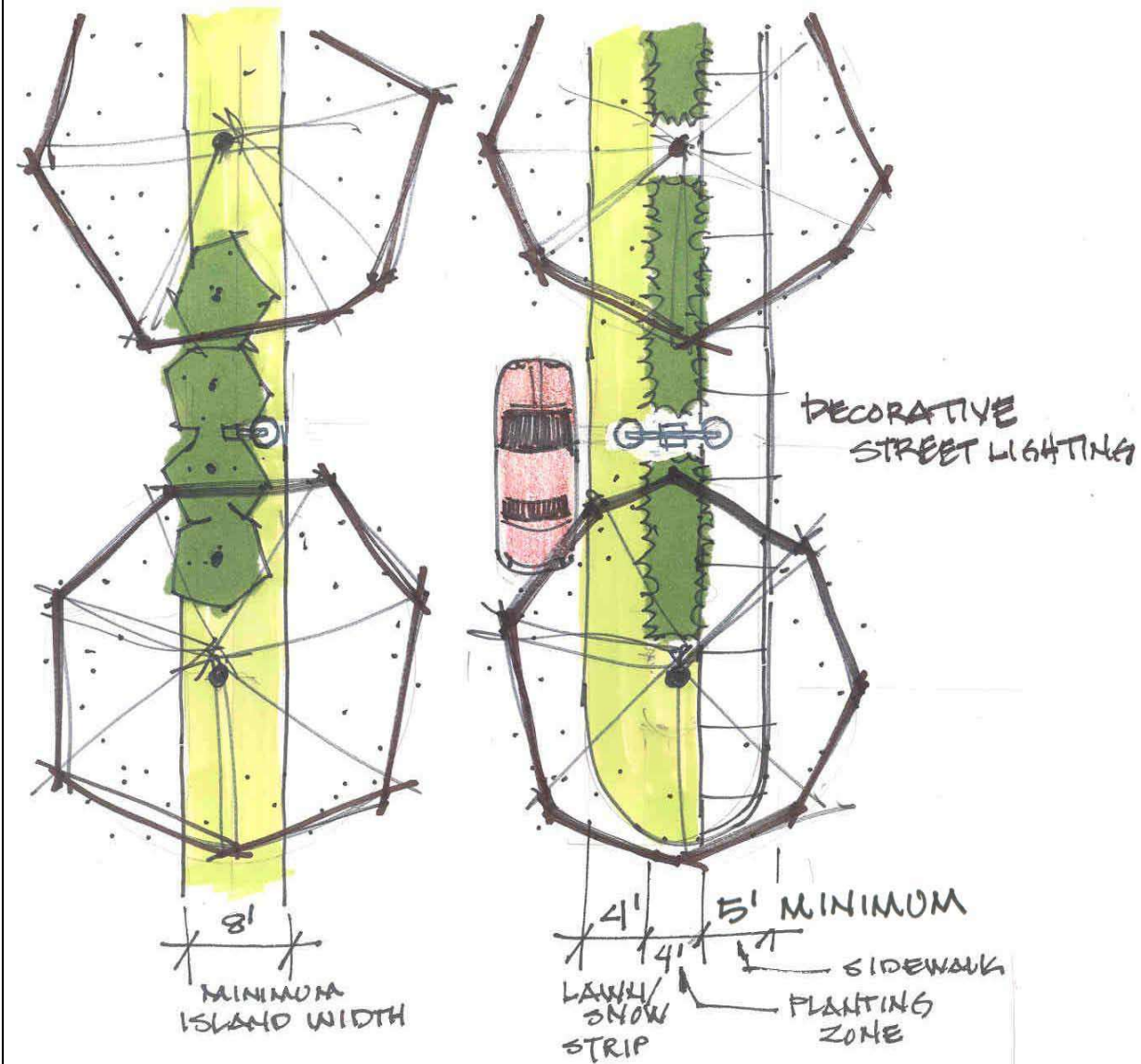


Eastern Road



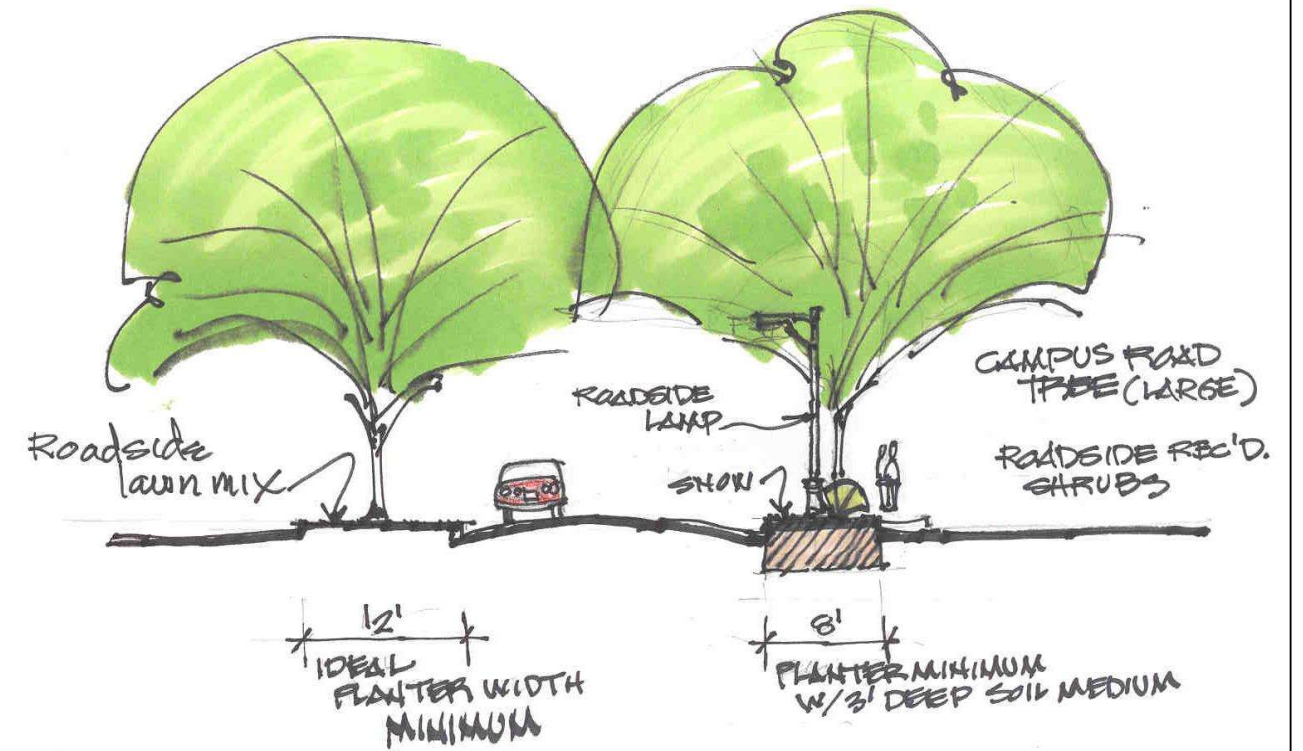
Windham Street

Figure 4



**Campus Roads
Minimum Island Widths**

Figure 5



**Campus Roads
Cross Section**

MAJOR COURTYARDS

Observations:

- ◆ Plantings contribute to the identity and imagery of major spaces as well as to the definition of those spaces.

Recommendations:

- ◆ Use plantings to reinforce and enhance the image of the space, reducing spottiness and haphazard planting arrangements.
- ◆ Trees and shrubs should contribute to the meaning and spirit of the major campus spaces without disrupting their basic organization.
- ◆ On occasion existing trees and shrubs can be rearranged to benefit the space.

MAJOR WALKWAYS

Observations:

- ◆ Plantings can provide strong delineators of major pathways. Clearly defined linkages from one part of the campus to another are reinforced by the right selection of tree species and planting patterns.

Recommendations:

- ◆ A uniform treatment of the plantings associated with major walkways will contribute to campus unity. A signature tree can be selected to provide the tie from one campus area with another. Plantings along the main walkways should be an integral design element along with pavement pattern, benches or sitting walls, lamps, trash receptacles and other elements, which in their total create a special sense of place. (See Figure 6)



SERVICE AREAS

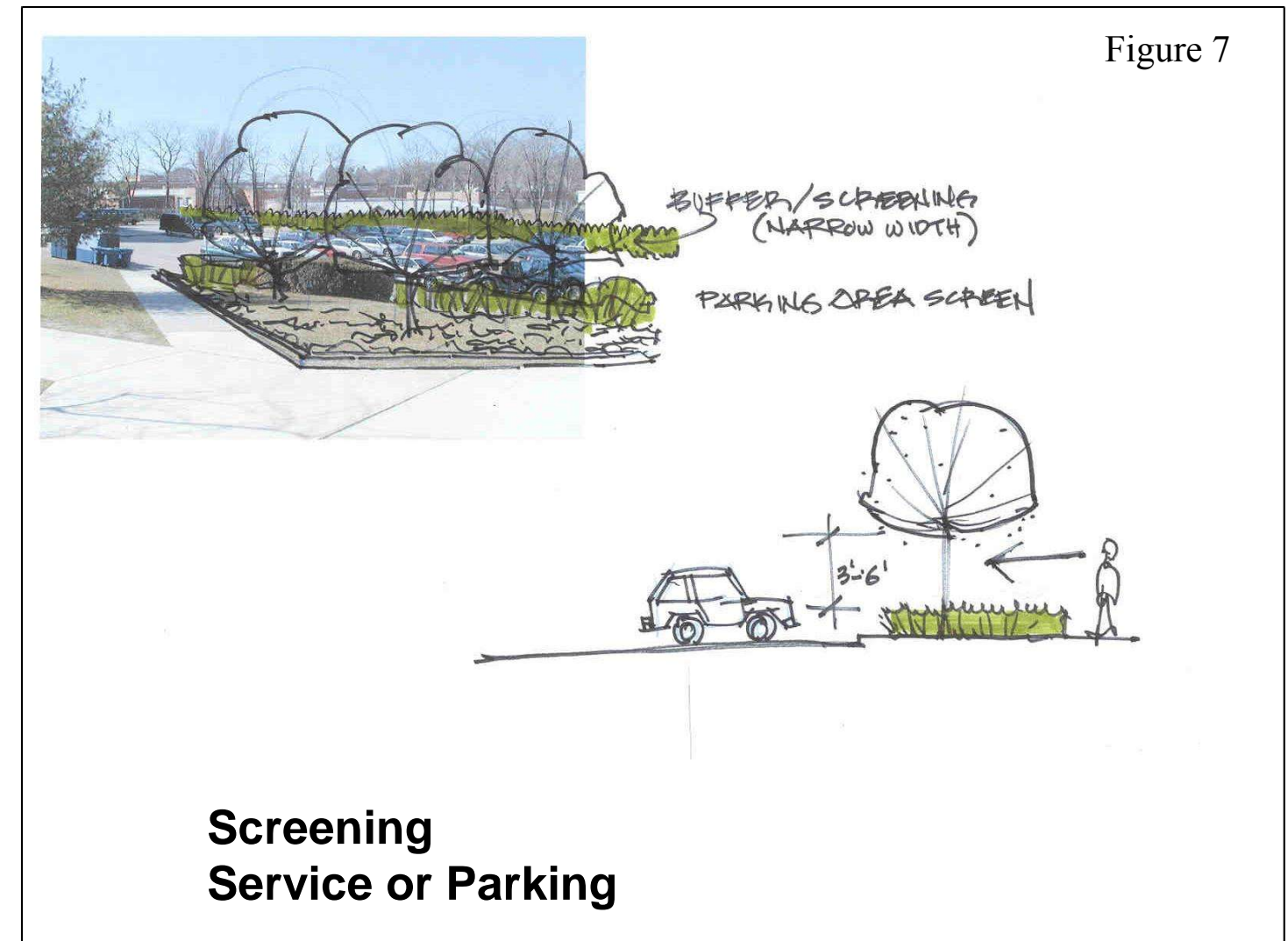
Observations:

- ◆ Service areas often are located where they are detrimental to the adjacent spaces.
- ◆ Service areas need to be accessible as well as secure.

Recommendations:

- ◆ Plantings or permanent structures can reduce the influence of these areas on campus spaces. (See Figure 7)

Figure 7



PARKING AREAS

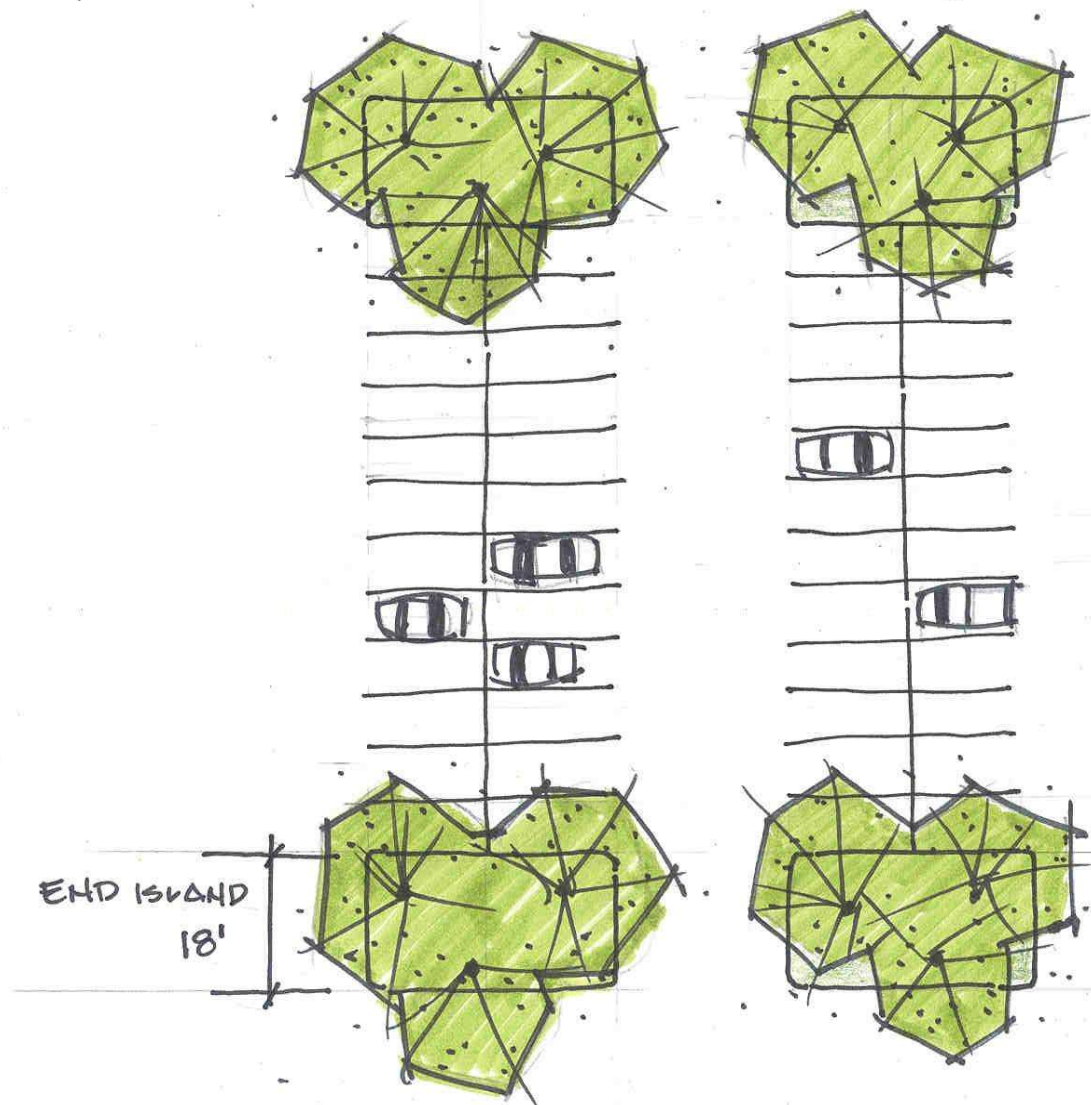
Observations:

- ◆ Large, poorly landscaped parking areas detract from the quality of the campus landscape. Parking lots, while essential, take up considerable space and present very harsh environments.
- ◆ Tree selection in these inhospitable places is very important as only a relatively few species tolerate the stresses related to large, open and paved areas.
- ◆ Visibility of parking lots is important in matters of security.
- ◆ Parking areas can produce unwanted constituents in runoff.

Recommendations:

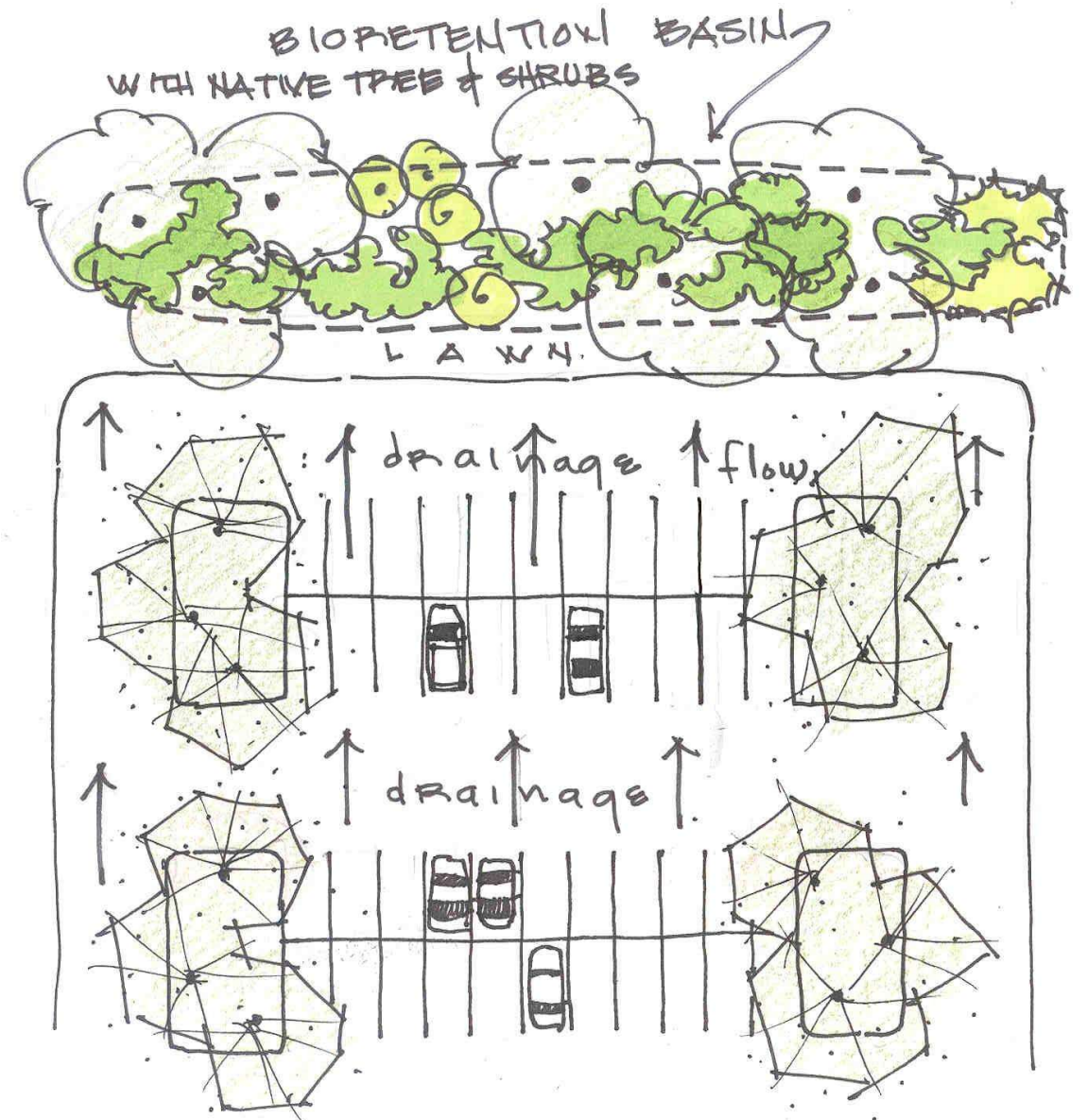
- ◆ Plant species should be those that tolerate the conditions presented by parking lots.
- ◆ Plantings can ameliorate the effects of excessive heat presented by large open expanses of asphalt. In addition, plants can greatly aid in the reduction of pollutants associated with vehicles.
- ◆ Plantings should be located in ways that do not create security problems.
- ◆ New and existing parking areas can be adequately made more pleasant with plantings. (See Figure 8)
- ◆ New parking areas can be designed to treat runoff pollutant. (See Figure 9)

Figure 8



**Island Plantings
Typical Parking Area**

Figure 9



**Optional Runoff Control
Parking Areas**

Planting Specifications

- ◆ All plantings must conform to the standards found in the most recent edition of the American Standard for Nursery Stock as sponsored by the American Association of Nurseryman, Inc.
- ◆ In addition, plants installed should be recently dug, be in proper condition and be guaranteed for at least a growing season.

Recommended size standard for new plantings

Deciduous Trees: Minimum of 2 – 2 ½” caliper except in special conditions in bioretention plantings.
 Evergreen Trees: Minimum of 4-5’ height.
 Shrubs: Minimum of 18 – 21” for spreading types and 3-4’ for upright types.

Lawns

Lawn seed or sod species composition must conform to the moisture and fertilization regime proposed for the area to be in turf.

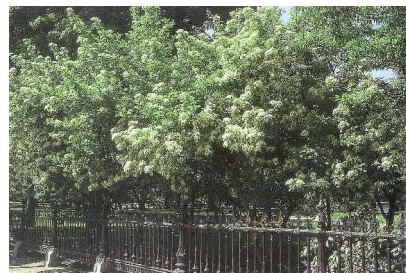
Invasive Species and Species Best Avoided

The partial list below outlines those plants that are either are too weedy or displace native species.

<u>Scientific Name</u>	<u>Common Name</u>
Acer platanoides	Norway Maple
Euonymus alatus	Firebush or Winged Euonymus
Berberis thunbergii	Japanese Barberry
Ailanthus altissima	Tree of Heaven
Eleagnus angustifolia	Russian Olive
Eleagnus umbellata	Autumn Olive
Ampelopsis brevipedunculata	Porcelain Vine
Ramnus spp.	Buckthorns
Acer pseudoplatanus	Sycamore Maple
Ligustrum spp.	Privets
Miscanthus sinensis	Eulalia
Phalaris arundinacea	Reed Canary Grass

Buffer Zones --

Buffer zones are found between campus development and neighborhoods. While vegetation should reduce visual impacts of development, the buffers need not consist of entirely evergreen plantings. Deciduous plants that are in harmony with the neighborhood are encouraged.



Narrow buffers – 6’

These areas normally require evergreen plantings. Trees can at proper intervals, be inter-planted with the evergreens.

Evergreen –

- Arborvitae (over used and very susceptible to deer predation)
- Red cedar
- Upright Junipers

Deciduous – (best if these selections have dense branching)

- Fastigate English Oak
- Siberian Crabapple



Junipers

Buffers wider than 6’

Plantings in wide buffers can be any species recommended in the other lists. All the species listed perform well in a wide variety of urban conditions. Concern must be given to existing vegetation and proximity of neighbors.

Parking Lots

In addition to tolerating little available soil and soil moisture, selection considerations should include tolerance to drought, heat, salt, messiness and sturdiness over time.

<u>Scientific Name</u>	<u>Common Name</u>
Crataegus phaenopyrum	Washington Hawthorn
Crataegus phaenopyrum 'Fastigiata	Washington Hawthorn
Ginkgo biloba	Ginkgo
Ginkgo biloba 'Fastigiata	Fastigate Ginkgo
Ginkgo biloba 'Sentry'	Columnar Sentry Ginkgo
Gleditsia tri. in. 'Halka'	Columnar Halka Thornless Honeylocust
Gleditsia tri. in. 'Moraine'	Moraine Honeylocust
Gleditsia tri. in. 'Shademaster'	Shademaster Thornless Honeylocust
Gleditsia tri. in. 'Skyline'	Skyline Thornless Honeylocust
Gleditsia tri. in. 'Sunburst'	Sunburst Thornless Honeylocust
Gleditsia triacanthos inermis	Thornless Honeylocust
Koelreuteria paniculata	Goldenrain Tree
Malus spp.	Crabapples
Platanus x acerifolia 'Bloodgood'	London Plane Tree
Sophora japonica	Japanese Scholar Tree
Sophora japonica 'Fastigiata'	Fastigate Scholar Tree
Sophora japonica 'Regent'	Columnar Regent Scholar Tree
Ulmus 'Homestead'	Homestead Elm
Ulmus 'Pioneer'	Pioneer Elm
Ulmus 'Urban Elm'	Urban Elm
Ulmus parvifolia	Lacebark Elm

Plants to Avoid

Those plants that drop large or messy fruit or drop numerous twigs should be avoided.

With the use of wide planters most of these species can be used.

- Most oak species
- Lindens (aphid droppings)
- Crabapples susceptible to powdery mildew, scab or fireblight



Streets and Curbsides – Nearly surrounded by pavement

In addition to tolerating little available soil and soil moisture, selection considerations should include tolerance to drought, heat, salt, overhead wires, messiness and sturdiness over time.

<u>Scientific Name</u>	<u>Common Name</u>
Crataegus phaenopyrum	Washington Hawthorn
Crataegus phaenopyrum 'Fastigiata	Washington Hawthorn
Ginkgo biloba	Ginkgo
Ginkgo biloba 'Fastigiata	Fastigate Ginkgo
Ginkgo biloba 'Sentry'	Columnar Sentry Ginkgo
Gleditsia tri. in. 'Halka'	Columnar Halka Thornless Honeylocust
Gleditsia tri. in. 'Moraine'	Moraine Honeylocust
Gleditsia tri. in. 'Shademaster'	Shademaster Thornless Honeylocust
Gleditsia tri. in. 'Skyline'	Skyline Thornless Honeylocust
Gleditsia tri. in. 'Sunburst'	Sunburst Thornless Honeylocust
Gleditsia triacanthos inermis	Thornless Honeylocust

<u>Scientific Name</u>	<u>Common Name</u>
Koelreuteria paniculata	Goldenrain Tree
Platanus x acerifolia 'Bloodgood'	London Plane Tree
Quercus coccinea	Scarlet Oak
Quercus robur	English Oak
Quercus robur 'Concordia'	Golden Leaved English Oak
Quercus robur 'Fastigiata'	Fastigate English Oak
Sophora japonica	Japanese Scholar Tree
Sophora japonica 'Fastigiata'	Fastigate Scholar Tree
Sophora japonica 'Regent'	Columnar Regent Scholar Tree
Tilia tomentosa	Silver Linden
Ulmus 'Urban Elm'	Urban Elm

Street Trees – Curbside

In addition to tolerating little available soil and soil moisture, selection considerations should include tolerance to drought, heat, salt, overhead wires, messiness and sturdiness over time.

<u>Scientific Name</u>	<u>Common Name</u>
Acer buergeranum	Trident Maple
Acer campestre	Hedge Maple
Acer rubrum 'Armstrong'	Armstrong Red Maple
Acer rubrum 'Columnare'	Columnar Red Maple
Acer rubrum 'Northwood'	Northwood Red Maple
Acer rubrum 'October Glory'	October Glory Red Maple
Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Aesculus octandra	Yellow Buckeye
Aesculus x carnea	Red Horsechestnut
Aesculus x carnea 'Briotii'	Briotii Red Horsechestnut
Celtis occidentalis	Common Hackberry
Cercidiphyllum japonicum	Katsura
Corylus colurna	Turkish Filbert
Crataegus x lavallei	Lavalle Hawthorn
Crataegus x mordenensis 'Toba'	Toba Hawthorn
Crataegus phaenopyrum	Washington Hawthorn
Crataegus phaenopyrum 'Fastigiata'	Fastigate Washington Hawthorn
Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Green Ash

<u>Scientific Name</u>	<u>Common Name</u>
Crataegus viridis 'Winter King'	Winter King Hawthorn
Fraxinus pennsylvanica 'Newport'	Newport Green Ash
Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash
Fraxinus pennsylvanica 'Summit'	Summit Green Ash
Fraxinus pennsylvanica 'Urbanite'	Urbanite Green Ash
Ginkgo biloba	Ginkgo
Ginkgo biloba 'Fastigiata'	Fastigate Ginkgo
Ginkgo biloba 'Sentry'	Sentry Ginkgo
Gleditsia triacanthos inermis	Thornless Honey Locust
Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust
Gleditsia triacanthos inermis 'Moraine'	Moraine Honeylocust
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust
Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust
Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honeylocust
Koelreuteria paniculata	Goldenrain Tree
Liquidambar styraciflua	Sweetgum Tree
Maackia amurensis	Amur Maackia
Malus 'Adams'	Adams Crabapple
Malus x atrosanguinea	Carmine Crabapple
Malus baccata 'Jackii'	Jackii Crabapple
Malus baccata mandshurica	Manchurian Crabapple
Malus 'Baskatong'	Baskatong Crabapple
Malus 'Beverly'	Beverly Crabapple
Malus 'Bob White'	Bob White Crabapple
Malus 'Centurion'	Centurion Crabapple
Malus 'Donald Wyman'	Donald Wyman Crabapple
Malus 'Dobloons'	Dobloons Crabapple
Malus 'Evelyn'	Evelyn Crabapple
Malus floribunda	Japanese Flowering Crabapple
Malus 'Harvest Gold'	Harvest Gold Crabapple
Malus hupehensis	Tea Crabapple
Malus 'Jewelberry'	Jewelberry Crabapple
Malus 'Katherine'	Katherine Crabapple
Malus 'Liset'	Liset Crabapple
Malus 'Prairifire'	Prairifire Crabapple
Malus 'Prince Georges'	Prince Georges Crabapple
Malus 'Professor Sprenger'	Professor Sprenger Crabapple
Malus 'Robinson'	Robinson Crabapple

<u>Scientific Name</u>	<u>Common Name</u>
Malus 'Selkirk'	Selkirk Crabapple
Malus 'Sentinel'	Sentinel Crabapple
Malus sieboldii zumi 'Calocarpa'	Zumi Crabapple
Malus 'Snowdrift'	Snowdrift Crabapple
Malus tschonoskii	Tschonoski Crabapple
Malus 'White Angel'	White Angel Crabapple
Malus 'Zumirang'	Zumirang Crabapple
Ostrya virginiana	Hophornbeam
Phellodendron amurense	Amur Cork Tree
Platanus x acerifolia 'Bloodgood'	London Plane Tree
Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear
Pyrus calleryana 'Redspire'	Redspire Callery Pear
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus robur	English Oak
Quercus robur 'Concordia'	Golden Leaved English Oak
Quercus robur 'Fastigiata'	Fastigate English Oak
Quercus rubra	Red Oak
Quercus x shumardii	Shumard Oak
Sophora japonica	Japanese Scholar Tree
Sophora japonica 'Fastigiata'	Fastigate Scholar Tree
Sophora japonica 'Regent'	Regent Scholar Tree
Syringa reticulata	Japanese Tree Lilac
Tilia americana 'Redmond'	Redmond American Linden
Tilia cordata	Littleleaf Linden
Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden
Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
Tilia tomentosa	Silver Linden
Tilia x euchlora	Crimean Linden
Ulmus 'Homestead'	Homestead Elm
Ulmus 'Pioneer'	Pioneer Elm
Ulmus 'Urban Elm'	Urban Elm
Ulmus parvifolia	Lacebark Elm
Zelkova serrata	Japanese Zelkova
Zelkova serrata 'Halka'	Halka Japanese
Zelkova serrata 'Village Green'	Village Green Japanese

Vines

Vines that cling to structures by holdfasts, or that grow too large or too rampantly should be avoided. Vines that twine are suggested though these require trellis-like structures to hold them up.

Recommended

Shade Tolerant -----

- Akebia (can be rampant)
- Bower Actinidia
- Climbing Hydrangea
- Dutchman’s Pipe
- Euonymus
- Silver Lace Vine

Sun -----

- Climbing Hydrangea
- Clematis
- Silver Lace Vine

Not Recommended

- Boston Ivy
- Virginia Creeper
- Wisteria

Environmental Preservation

Site selection for new projects should attempt to conserve natural areas and significant established open green space. In addition, the siting of new buildings should preserve existing natural landforms, forest edges, significant views, and to the extent possible, existing trees, stone walls, rock outcroppings, and other unique site features.

Site Amenities

The university has established the following standards for site amenities. This lists includes waste receptacles, benches, drinking fountains, sewer covers, bike racks, planters, picnic tables, gazebos, bus stop shelters, guard rails, bollards, fences, gates, site walls & telephone kiosks. While selections should be consistent for all new projects, the following standards are not intended to be exclusive. Where a particular project warrants alternate site amenities, the selections should match the style, color, and materials of the ECSU standards unless otherwise approved by the design review committee. In addition, alternate selections should also retain specified safety and maintenance standards.



RETAINING WALLS/STONE WALLS

The use of natural stone on retaining walls and landscape walls should be considered as a method of introducing natural materials to the campus hardscape. The use of low, dry laid stone walls is particularly encouraged in conjunction with new building and landscape projects. Wall heights between 15” and 24” not only serve as landscape elements but also provide informal sitting areas.

LATTICE

Climbing plants and lattice should be considered for new landscape projects and for enhancing existing building elevations. In addition, lattice is an excellent screening method for equipment and dumpsters. Refer to planting specifications for recommended climbing plant species.

CAMPUS STANDARD FENCING

The university has established the following standards for fences, and gates.

Decorative Perimeter Fencing

Specrail Bennington or Saybrook styles or approved equal.

- Specifications: Maintenance free ornamental aluminum
- Height: 6’
- Color: Black



Manufacturer: Specrail
Saybrook Collection SI-4



Manufacturer: Specrail
Bennington Collection SI-1

Athletic Field/Court Fencing

- Specifications: Thermally fused vinyl coated chain-link fence
- Height: As required as per application.
- Color: Green or Black



Manufacturer: Anchor Fence



Manufacturer: Ameristar

Equipment and Dumpster Screening

- Specifications: Where possible, equipment and dumpsters should be screened with landscaping and/or decorative fencing (refer to decorative fencing styles and planting guidelines).
- Height: As required as per application.
- Color: Green or Black

CAMPUS STANDARD WASTE RECEPTACLES - Waste receptacles should be placed in front of buildings and along frequently used pedestrian paths.



Manufacturer: DuMor

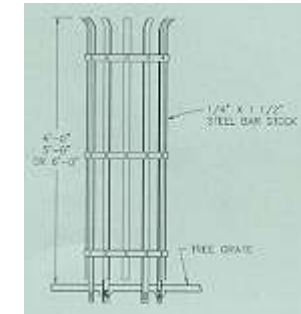
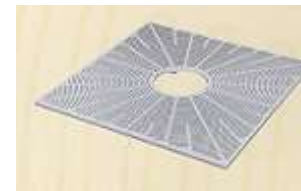


Specifications: 32 Gallon All Steel Receptacles
 Color: Pittsburgh Paints Admiral Blue - #448-7
 Tops: Bonnet Top or Bonnet Top with Ash Urn

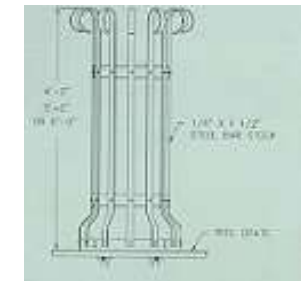
CAMPUS STANDARD TREE GRATES & GUARDS



#R-8734 and #R-8746-A



Type C and Type E



Manufacturer: Neenah Foundry Company

CAMPUS STANDARD BICYCLE RACKS Bicycle racks should be placed outside of buildings, in parking lots, and near athletic fields. Color to match Pittsburgh Paints Admiral Blue - #448-7.



Manufacturer: Madrax - #H36-7



Manufacturer: Creative Pipe, Inc. Hammerhead - HH8

CAMPUS STANDARD BENCHES – Benches should be placed in quadrangles, along pedestrian paths, and in front of buildings.

Metal Benches



Bench format in campus residential areas only..

Manufacturer: Victor Stanley, Inc. - #FRB2



Manufacturer: DuMor - #119-72

Wood Benches



Manufacturer: DuMor - #118-60

Specifications: 6' Metal Benches With Custom Bronze Plaques
 Color: Pittsburgh Paints Admiral Blue - #448-7



Manufacturer: Country Casual Banbury 4311 and 4312

Specifications: 5' and 6' Wood Backless Benches

Color: Natural



Manufacturer: Country Casual Foxhall 4318 and 4319

CAMPUS STANDARD PLANTERS – Freestanding ground planters and window planters.



Manufacturer: DuMor - #114
 Color: Pittsburgh Paint Admiral Blue - #448-7



Manufacturer: Country Casual Estate Planter 9500 and 9503



CAMPUS STANDARD PICNIC TABLES – Picnic tables should be placed outside of dorms and eating areas. Color to match Pittsburgh Paints Admiral Blue - #448-7.



Manufacturer: Fair Weather Site Furnishings - #F-8



Manufacturer: Site Essentials - #RCP-6PS-55



Manufacturer: Wabash Valley Manufacturing, Inc. - S606

CAMPUS STANDARD EXTERIOR RAILING AND GUARDS - Guard rails should be placed at exterior stairs, balconies, and pavilions as required. Style and color should match exterior pipe railings adjacent to the Eugene Smith Library.



CAMPUS STANDARD BUS STOP SHELTERS - New bus shelters should be sized to fit existing shelter concrete pads.



Manufacturer: Brasco International, Inc. - Slimline



Manufacturer: Columbia Equipment Co., Inc. - Old Fashioned Style II

CAMPUS STANDARD BLUE PHONE

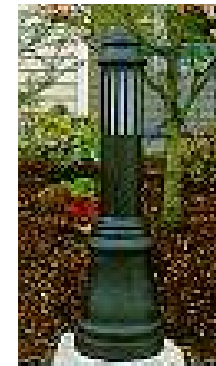
Refer to Campus Security Program for blue phone specifications. Locations to be determined by ECSU.



CAMPUS STANDARD BOLLARDS

Light bollards should be used to supplement campus standard walkway lighting and are to be placed along sidewalks and smaller public quadrangles. Light bollards help define borders and serve as vehicle barriers at large pedestrian walkways.

Decorative Light Bollards



Manufacturer: Sternberg Vintage Lighting
Richmond - 3901-LB and Parkside - 4555-LB

CAMPUS STANDARD SOLAR LIGHTING

As part of ECSU's energy conscience design program, outdoor solar lighting is used at select locations. Applications for solar lighting will be determined by the

University on a case-by-case basis.



Manufacturer: Solar Outdoor Lighting, Inc.

UNIVERSITY LIGHTING – New lighting for all projects should address the following:

- ◆ Provide appropriate light levels for safety and security.
- ◆ Consider aesthetic affects for buildings at night (both interior and exterior).
- ◆ Minimize light pollution.
- ◆ Consider impact on adjacent neighborhoods.
- ◆ Consider use of solar lighting.

University light fixtures – The university has established the following standards for light fixtures. This covers parking, walkway, and exterior building lighting. While selections should be consistent for all new projects, the following standards are not exclusive. Selections that differ should match style, color, and materials of recommendations. This includes approximate height, size, material, coloration, texture, base design, fixture detailing, intensity, glare, and lamp details. Lights should be shielded from view from adjacent properties or public streets where glare is a nuisance. Shielding should be achieved through adjusting the direction or intensity of illumination, or through erecting a barrier (i.e. trees).

Fixtures, both overhead and low level, should be located to provide adequate illumination. This means an overlapping pattern of light just above eye level. Lighting should especially focus on areas of hazard, as in steps, ramps, steep embankments, and paths to remote areas or to parking lots. Lamp posts and standards should be placed so as to avoid hazards for pedestrians and vehicles.

Pedestrian light systems should illuminate campus entrances, street edges, sidewalks, paths, alleys, stairs, parking lots, bicycle racks, benches, kiosks, and signs. Exterior building lighting should illuminate steps, ramps, adjacent paths or areas, and entrances. *Lights should aesthetically illuminate building facades or architectural features where fitting.* The location of exterior building lighting should show on plans of new projects.

CAMPUS STANDARD WALKWAY AND ROADWAY LIGHTING

Pole height, globe size and lamping requirements will vary depending on fixture location. Refer to the ECSU Technical Guidelines for complete fixture specifications and accessories.



Manufacturer: Sternberg Vintage Lighting
Acorn/Richmond 1910/508/3900RRT

Artwork - Sculpture, Fountains and Murals

Civic artwork should support Eastern's campus vision of creating a healthy public realm. Artwork should be considered in terms of its permanence, maintenance, and effect on Eastern's larger campus design vision. All proposed new artwork will be reviewed by the ECSU Design Review Committee. On projects which receive a 1% artwork allocation, careful consideration should be given to the integration of artwork and building design. In addition to actual placement of artwork, this may include requirements for power, lighting, blocking and/or structural support.



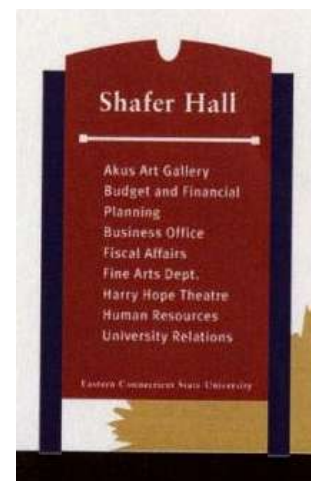
Wayfinding

ECSU has developed a comprehensive wayfinding program which establishes certain sign standards including sign style, colors, sizes and copy. For additional detail refer to the ECSU Wayfinding program and Standards. All new signage should be developed in a manner consistent with the overall wayfinding program and should be located to orient pedestrians and vehicles to and around campus in a clear and ordered manner. Designers should consider material, support construction, daytime & nighttime visibility, size & proportion, lettering size & font style, coloration, and maintenance. An example of typical sign style and coloration is shown below. The Wayfinding system includes:

- ◆ Signage (building identification, roadway, parking)
- ◆ Maps
- ◆ Information kiosks
- ◆ Internal signage

All new buildings should provide adequate exterior space for future building identification (name) sign. Provisions should also be made for building sign illumination.

- ◆ **Location-** signs should be placed above or adjacent to the main building entry.
- ◆ **Size-** 8" letter height minimum



Circulation Paths

This system should provide logical connections between buildings and spaces. The designer should consider paving materials, patterns, curbs, drainage, snow removal, widths, accessibility and landscaping (also see Landscape – Plants). The designer should coordinate locations and design of paths with existing and future buildings.

In the effort to create a pedestrian-oriented campus, the placement of new roadways and service entrances should be carefully coordinated with the master plan. Interior roads used by students, staff, and service vehicles should have minimal widths. Attention should be paid to crossings of vehicular and pedestrian routes, providing crosswalks, signage, or other safety measures. Service roads and loading docks should not interfere with major pedestrian paths. New parking garages should use perimeter roads for access.

Pedestrian corridors, that is sidewalks and paths, should be the primary connection between spaces. Sidewalks should connect buildings, athletic fields, outdoor spaces, and parking lots. Sidewalks should contain adequate lighting, landscaping, and site furniture such as benches. The designer must keep in mind a balance of overall paved and green spaces on campus (also see Landscape – Plants; and Landscape – Site Furniture).

Sidewalk widths should be based on the hierarchy of the spaces which they serve. Sidewalk widths should generally range from 5 feet as a minimum up to 8 feet for primary pedestrian walkways.

Campus Standard Sidewalk Paving Materials and Colors

- ◆ The campus standard sidewalk material is concrete. Colored, stamped concrete should be used at all primary walks. This determination will be made on an individual project basis.

Campus standard curbing materials

- ◆ The campus standard for curbing is high strength precast concrete. Granite curbing will be considered on an individual project basis.



Parking

ECSU has developed a comprehensive campus parking study which establishes parking standards, locations and anticipated future parking demand. The ECSU parking study should be used as a guide should be used in conjunction with the Master Plan and Massing Study for all new campus projects. Parking lots and garages should contribute positively to the campus environment. They form the beginning and end of the entry sequence for staff, students, and visitors. For all lots, garages, or street-side parking, designers should specify lighting, entrances, parking angles, paving materials, aisle widths, curbs, signage, drainage, snow removal, and surface maintenance; as well as:

- **Scale of parking area** – The quantity of spaces should coordinate with the findings of the parking study. Parking garages should be treated as buildings, and should adhere to the same standards of scale as other buildings on campus (also see Building Form – Height & massing).
- **Location** -- Most new parking lots and garages should be placed on the periphery of campus. Where possible they should be accessed by perimeter roads.
- **Sizing of spaces** – Design should include adequate spaces for handicap parking and service vehicles. Space size will be based on current codes.
- **Pedestrian paths** -- (see Landscape – Circulation paths).
- **Landscaping & aesthetic detailing** – Parking areas should be landscaped to contribute to the overall campus image. Trees and shrubs hide parking areas; provide visual privacy to adjacent buildings; screen light, dirt, and noise; reduce vehicular speeds; separate pedestrian and vehicular movements; and improve aesthetics by breaking up large expanses of surface. Center islands of parking lots should be landscaped to provide shade to vehicles. Perimeter edges of lots and garages should be landscaped to hide parking areas.
- **Parking garages** – Garages can screen the view of cars through louvres, smaller openings, or planters on the building exterior. Awnings or canopies block views from the lower level. When feasible, consider a mixed-use program by incorporating other functions on the ground floor. As the ground level is most visible to pedestrians, care should be taken in details of entrances, openings, and landscaping. While mainly utilitarian, the building should still contribute to campus aesthetics and incorporate similar detailing and materials such as the campus standard brick as other campus buildings.
- **Parking lots** – Large surface lots (over twenty spaces) should contain landscaped islands.(refer to landscape guidelines) All new landscaping at islands and at the perimeter of parking areas should be designed to facilitate snow removal and to withstand salt and snow pack.. Safety should be maintained by maintaining sight-lines at intersections, especially at driveway and street crossings.

Security

ECSU has developed a comprehensive guide for campus security standards. This includes general campus and building systems. General university security includes entrances to campus, lighting of sidewalks and roads, and emergency phones. Building security includes exterior building lighting, building entrances, and interior building systems. All new projects should refer to the ECSU Campus Security Standards.

Building Siting/Locations

To place new buildings in their most effective locations, architects and planners should consider how a building's site and orientation will support the overall academic goals of the university and create a consistent, connective building fabric across campus. At the same time the environmental considerations mention earlier should also be explored. Designers should consider:

Building Massing

- ◆ **Quadrangles** – lawns surrounded by buildings, forming a purely pedestrian, civic space distinct to college campuses
- ◆ **Streetscapes** – buildings fronting a road, including both campus and public roads



Open Spaces -- Often neglected, the spaces between buildings play as much a role in campus architecture as the buildings themselves. Buildings should create a series of usable, open spaces. Spaces between buildings should be usable, except where future building additions are planned.



Visual & physical links – Connections of spaces should be strengthened by sight-lines and axes. Designers should maintain existing important sight-lines and develop new ones as opportunities arise. Buildings should frame views of natural surroundings or of landmark architectural features.



Setbacks -- The designer should consider setbacks from:

- ◆Wetlands and waterways
- ◆Street-lines
- ◆Adjacent properties
- ◆Accessory buildings

Neighborhood Impact

ESCU's location and linear campus form make it an integral part of downtown Willimantic, and almost all new projects on campus have some impact on adjacent neighborhoods. Therefore the physical University image is important not only as viewed from within but also as seen from the surrounding streets. New development along High Street in particular should help establish the campus presence but also respect and relate to the surrounding context. The location, size, and character of any proposed space or building on campus, as well as the operations involved in connection with the building, should be in general harmony with the surrounding neighborhood. Furthermore, the campus buildings and spaces should not be detrimental to development or use of adjacent land or buildings.

The designer should also consider neighborhood impact in respect to determining setbacks, blocking the glare of lighting, and filtering noise.



Windham Street



Grant House - Corner of High and Prospect Streets



Prospect Street

Future Campus Growth

Campus growth through land purchases and developments should follow the same guidelines for design as the rest of campus. The same attention should be given to site design of landscaping, wayfinding, parking, security, locations, neighborhood; and building form, building orientation, building systems, conservation issues, and temporary structures. An over all goal of campus growth is to create coherent connections to the existing campus and to avoid sprawl.

BUILDING PLANNING GUIDELINES



Building Form

The building form should enhance Eastern's campus vision, giving spaces and buildings distinct architectural character. Disintegration of campus fabric occurs through buildings without character – windowless or flat, shadow-less walls; dead spaces around the building; and buildings drastically out of scale.

The building itself is only one aspect; designers should consider not only the building's features, but also its features in relation to the larger campus vision. Since the building holds a responsibility to the public realm, the design should take into account neighboring buildings' heights, materials, and design. The programmatic requirements and symbolism of individual buildings should balance with its contribution to the public environment. If done well, the building will fit into campus so well that it would seem like it was always there. In more detail, the designer should study height and massing, exteriors, entrances, windows, and transparency.

HEIGHT AND MASSING

- ◆ **Coverage-** Building coverage should be carefully considered with respect to specific sites and proposed future development in that area. Although smaller building footprints are generally desirable a balance needs to be achieved between building height vs. coverage with respect to program and adjacent buildings .
- ◆ **Height** – The architect should avoid buildings of excessive height, given the site of the campus. Many buildings should be a maximum of three stories, and nearly all buildings should be a maximum of six stories.
- ◆ **Scale** – The overall scale of the building should be designed to complement the rest of campus. Trees, lawn setbacks, walls, or low structures should mediate between the scale of larger campus buildings and smaller neighborhood buildings (also see Neighborhood Impact).

EXTERIORS

- ◆ **Edges** – Building edges and facades should enforce the integrity and vitality of surrounding spaces. Most building edges should frame quadrangles and thoroughfares to create desirable, usable campus settings.
- ◆ **Open Spaces** (see Building Siting/Location – Open Spaces).
- ◆ **Roof Forms-** For maintenance reasons and for a consistent campus image, pitched roofs have been established as a campus standard and should be used on new projects where possible. This standard is not intended to totally prevent the use of flat roofs or other unique architectural forms but should be a primary design consideration.
- ◆ **Facades** –
 - ◆ **Proportion of front façade** – The façade should fit in roughly with neighboring buildings, and should not be excessive in either dimension. Facades and openings should be designed for the human scale.
 - ◆ **Proportion of openings and building elements.**
 - ◆ **Rhythm of solids to voids** – Windows and doors should set up a rhythm or pattern on facades, breaking up expansive, flat surfaces.
 - ◆ **Alignment** – Aligning the façade with axes, neighboring buildings, and neighboring spaces should create a continuity, clarity, and cohesion of outdoor space. Architectural details should highlight building facades that align with campus axes.

BUILDING MATERIALS

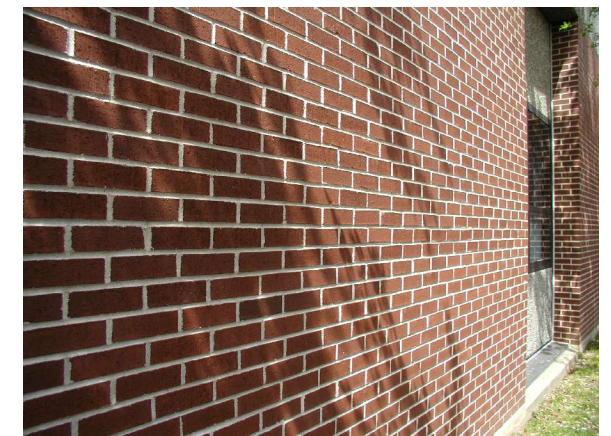
Building materials create the university image, forming the character and quality of campus buildings. The use of permanent, solid, durable materials is more cost-effective over the long-term building life cycle than the use of cheaper materials. Materials, coloration, and textures can take cues from buildings near the site or from historic examples.

Traditional masonry materials form the basic fabric of Eastern's campus architecture. Buildings with innovative forms and materials must still contribute to the nature of campus spaces to form a cohesive campus fabric. Metal and glass can be used in conjunction with masonry but should not be the only exterior cladding materials for new buildings.

Materials and detail should be used with a hierarchy in mind of public function and visibility. Landmark buildings, buildings ending axes, and buildings fronting public streets should receive the most permanent materials and the most detail work. Secondary buildings and service or background buildings may not require the same level of detail, but should take into account visibility at pedestrian level, especially facades that front larger quadrangles or streets.

Typical and recommended campus building materials and forms include:

- ◆ Brick Veneer
- ◆ Precast lintels, sills, accents
- ◆ Stone lintels, sills, accents
- ◆ Standing Seam Metal or Thermoplastic Membrane with welded extruded profiles to simulate standing seams/metal ribs.
- ◆ **Campus Standard Brick Veneer-** The brick veneer used on the J. Eugene Smith Library should be used as a campus standard. Brick with similar coloration/tonals and texture may also be considered. Other color/type brick veneers may be used on building exteriors but should be limited in their application.



**Campus Standard
Brick Veneer**

◆ **Campus Standard Roofing Material**

Standing seam metal has been established as the campus standard roof material. Thermoplastic Membrane roofs are an acceptable alternate. Color should match existing gray tones.



BUILDING ENTRANCES AND ENTRANCE COVERS

Building entrances should be prominent and easy to identify. Many times, formal sequences should have pedestrian paths on axis with building entrances. Entrances should address the side of the building facing the most exterior public spaces and thoroughfares and be accessed without the use of ramps or sloped sidewalks. Locations of primary, secondary, and service entries will depend on the building orientation.



TRANSPARANCY

Building transparency strengthens the viewer's relationship to the site. Large windows, trellis-covered walkways, arcades, and loggias are encouraged for new campus architecture. These elements enhance the connection between interior and exterior campus spaces not only visually, but also by creating physical transition spaces.

Green Building Design

ECSU is committed to environmental preservation and energy conscious design.

All new projects on campus should incorporate economically sustainable Green Building design strategies when ever possible. These strategies may be as simple as the use of light colored roofs or as complex as geothermal heat pumps, but all of them will help reduce the environmental, as well as economic impact of new campus buildings. The *ECSU Technical Guidelines* outlines these strategies in detail.

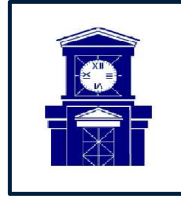
- ◆ Green Design and Building Aesthetics
- ◆ Orient Buildings to maximize passive heating cooling and ventilation
- ◆ Maximize use of natural light-windows and skylights
- ◆ Utilize light colored roofs
- ◆ Minimize building footprint where possible
- ◆ Reduce light pollution
- ◆ Use landscaping and exterior design (materials) that help reduce heat absorption.

Building Interiors

It is not the intent of these guidelines to dictate the design of interior spaces, however the following design concepts should be incorporated (where applicable) on all new projects.

- ◆ Maximize use of natural light.
- ◆ Maintainable finishes
- ◆ Fluctuation of interior building scale based on the nature of the activity and the perspective of the primary user.
- ◆ Use of circulation as an organizing element.
- ◆ Comfortable, human scaled spaces and elements.
- ◆ Connections to the exterior both visual and physical.
- ◆ Clear and understandable circulation patterns.
- ◆ Logical progression/hierarchy of spaces.
- ◆ Integration of energy conscious design elements.
- ◆ Integration of applicable building technologies.
- ◆ Adequate storage space to support program as well as housekeeping , maintenance and delivery needs.

CAMPUS DISTRICTS GUIDELINES



Distinction & Unification

The success of campus architecture depends on using the right location and level of detail for each element, *according to its place*. The campus does not seek unity by applying a uniform code over every area, producing formula buildings and artificial spaces. Rather, these guidelines provide a rough framework for good architecture. They provide a standard for building, although it is still the responsibility of the designer to apply the appropriate level of detail for each space.

A key to applying the guidelines is to determine the hierarchy of spaces on campus. The most important and public facades, streets, and quadrangles receive the most formal level of detail. Back spaces receive less formal, more simple detail. All spaces should keep human scale and visibility in mind.

Different districts of the campus receive different levels of design treatments, related to site contingencies and building functions. It is through these distinct districts that the campus becomes a diverse fabric, unified by coherent organizations of spaces. The seven districts of campus include the six sections of Main Campus, and the Mansfield Athletic complex:

MAIN CAMPUS

High Street Buffer

This area adjacent to high street currently serves as the gateway to campus and is a mixture of private residences and University Support and Administration buildings. It also serves as a transition zone to the other campus districts. Important considerations for new projects in this area include:

- ◆ Review of adjacent properties with ECSU to determine or confirm any historical significance.
- ◆ Consideration of existing residential buildings along prospect street with respect to noise and light pollution.
- ◆ Design with sensitivity to neighborhood context. Building scale and materials should be reviewed with the Connecticut Historical Commission.
- ◆ Appropriate building use and programs that complement existing development.
- ◆ Imagery that will strengthen the public's perception of the university and positively reflect the university's character.
- ◆ Transition between campus districts.

NORTH CAMPUS

This portion of campus consists mainly of residence halls and athletic fields. Important considerations for new projects in this area include:

Consideration of adjacent neighborhoods with respect to building scale, noise and light pollution.
Appropriate building use and programs that complement existing development.
Maintaining and reinforcing existing pedestrian circulation especially at the transition to the core campus.

CORE CAMPUS

This area forms the heart of the campus and its academic core. It is comprised of mostly of academic and administration buildings. Important considerations for projects in this area include:

- ◆ Appropriate building use and programs that complement existing development.
- ◆ Maintaining and reinforcing image of campus center. This includes preserving and enhancing existing quads and open lawns or green space.
- ◆ Development should reinforce ECSU academic plan.
- ◆ Maintaining and reinforcing existing pedestrian circulation through campus center and to north and south campus.
- ◆ Appropriate building scale with respect to larger academic buildings.

SOUTH CAMPUS

This portion of campus consists mainly of residence halls and forms the southern gateway to the campus. Important considerations for new projects in this area include:

- ◆ Review of adjacent properties with ECSU to determine or confirm any historical significance.
- ◆ Consideration of existing residential buildings along prospect street with respect to noise and light pollution.
- ◆ Design with sensitivity to neighborhood context. Building scale and materials should be reviewed with the Connecticut Historical Commission.
- ◆ Appropriate building use and programs that complement existing development.
- ◆ This portion of campus serves as the main thoroughfare for pedestrian traffic to and from the downtown campus buildings. New projects in this area should pay careful attention to maintaining and reinforcing this connection as well as limiting vehicular traffic.
- ◆ Maintaining and reinforcing existing pedestrian circulation especially at the transition to the core campus.

DOWNTOWN CAMPUS

This area is located south of prospect street in downtown Willimantic and is comprised of housing and administrative support services. Important considerations for new projects in this area include:

- ◆ Review of adjacent properties with ECSU to determine or confirm any historical significance.
- ◆ Consideration of existing residential buildings with respect to noise and light pollution.
- ◆ Design with sensitivity to neighborhood context. Building scale and materials should be reviewed with the Connecticut Historical Commission.
- ◆ Appropriate building use and programs that complement existing development.

MANSFIELD CAMPUS

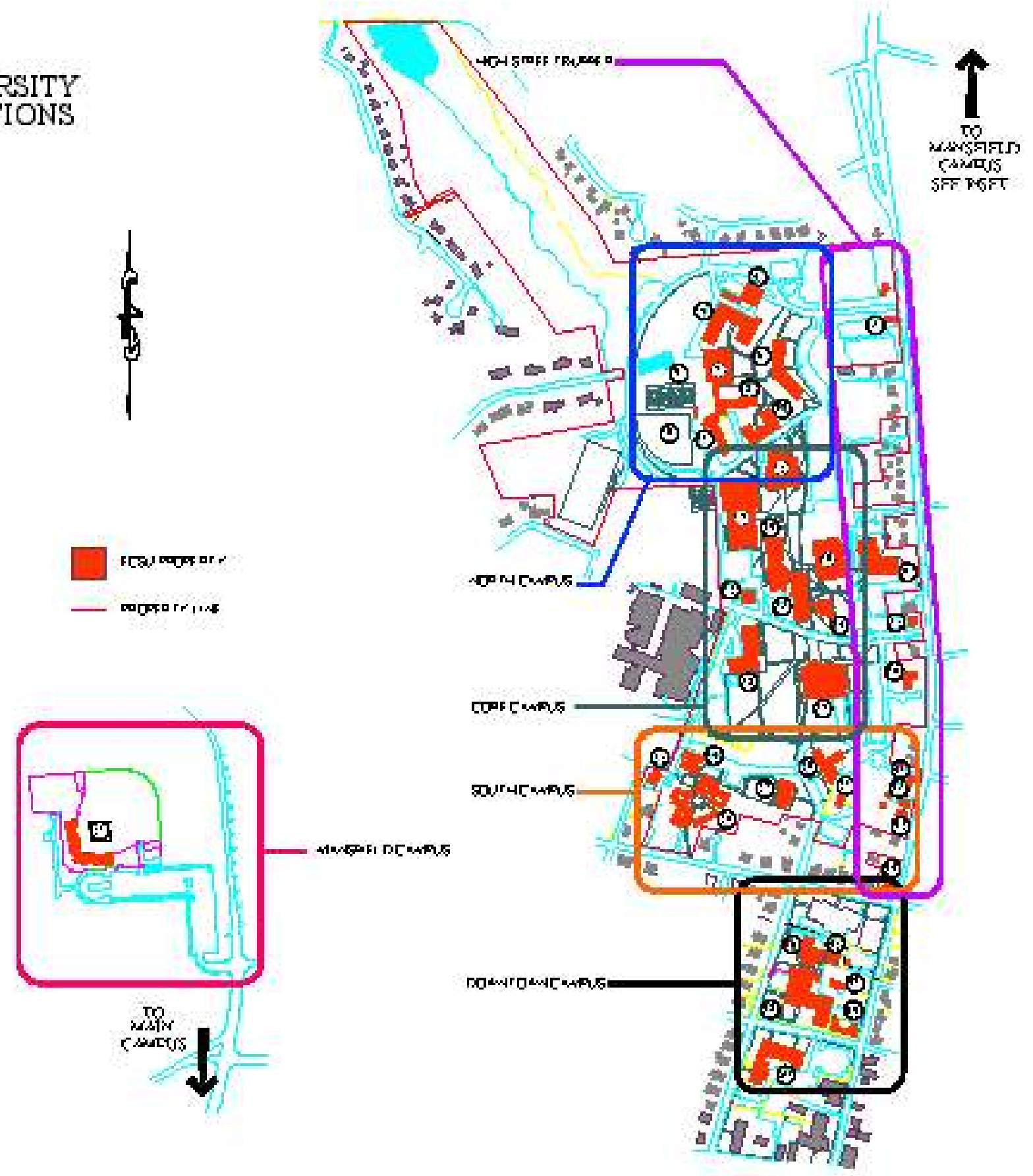
This area is currently comprised of the baseball complex, parking area and a large area of undeveloped land. Important considerations for new projects in this area include:

- ◆ Appropriate building use and programs that complement existing development.
- ◆ Design with sensitivity to neighborhood context.
- ◆ Evaluation of existing wetlands.
- ◆ Connections to main campus.

EASTERN CONNECTICUT STATE UNIVERSITY CAMPUS DISTRICTS - EXISTING CONDITIONS

KEY

- | | |
|----------------------------|-----------------------------|
| 1 NOT USED | 21 J. RUDOLPH SOUTH LIBRARY |
| 2 HOME ASSESSMENT | 22 ARTS BUILDING |
| 3 NOT USED | 23 NOT USED |
| 4 ADMINISTRATION BUILDING | 24 ADMINISTRATION BUILDING |
| 5 RESIDENTIAL BUILDING | 25 NIGHT HOUSE |
| 6 OCCUPANCY | 26 NOT USED |
| 7 MUSIC BUILDING | 27 NOT USED |
| 8 COMMUNITY HALL | 28 HIGH RISE APARTMENTS |
| 9 RECREATION CENTER | 29 HEALTH SERVICES |
| 10 SPORTS FIELD | 30 STUDENT APARTMENTS |
| 11 BUSINESS HALL | 31 RESIDENT HALL |
| 12 RESIDENTIAL BUILDING | 32 NOT USED |
| 13 NOT USED | 33 NOT USED |
| 14 NOT USED | 34 NOT USED |
| 15 STUDENT CENTER | 35 HIGH RISE APARTMENTS |
| 16 NOT USED | 36 JOHNSON LAW CENTER |
| 17 SPORTS CENTER | 37 FACULTY OFFICES |
| 18 NOT USED | 38 OFFICE HOUSE |
| 19 MEDIA BUILDING | 39 OFFICE HOUSES |
| 20 SOUTH LIBRARY | 40 BUSINESS |
| 21 ADMINISTRATION BUILDING | 41 HEALTH SERVICES SOUTH |
| 22 COMMUNITY HALL | 42 SHOPS BUILDING |
| 23 HEALTH SERVICES NORTH | 43 RECREATION |
| 24 CAMPUS CENTER | 44 MUSIC BUILDING |
| 25 ADMINISTRATION BUILDING | 45 BASEBALL COMPLEX |



Conclusion

The Campus Planning & Development Guidelines are intended to provide a clear method to strengthen and unify a coherent, pedestrian-oriented campus with a healthy public realm. Planners should create a sense of permanence and the picturesque in an academic environment, allowing room for surprise, mystery, and delight in campus architecture. New projects should consider the maintainability and long-term sustainability of both buildings and the site.

The guidelines are meant to provide a consistent but flexible framework for design. That is, they are a set of standards for the University Design Committee to evaluate future proposals by architects and builders, and a tool for designers to gain familiarity with the campus context.

A university campus is a unique place, where it is not merely the building nor the space, but the weaving together of the two that forms the built environment. The built environment of campus is the physical manifestation of the academic mission to create an institution of learning. Buildings influence the work of students and staff, and will attract newcomers in the years to come.