



EASTERN CONNECTICUT STATE UNIVERSITY
MASTER PLAN
UPDATE

JANUARY 15, 2016

MASTER PLAN PRESENTATION

- 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

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

7 Meetings

8

26

21



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

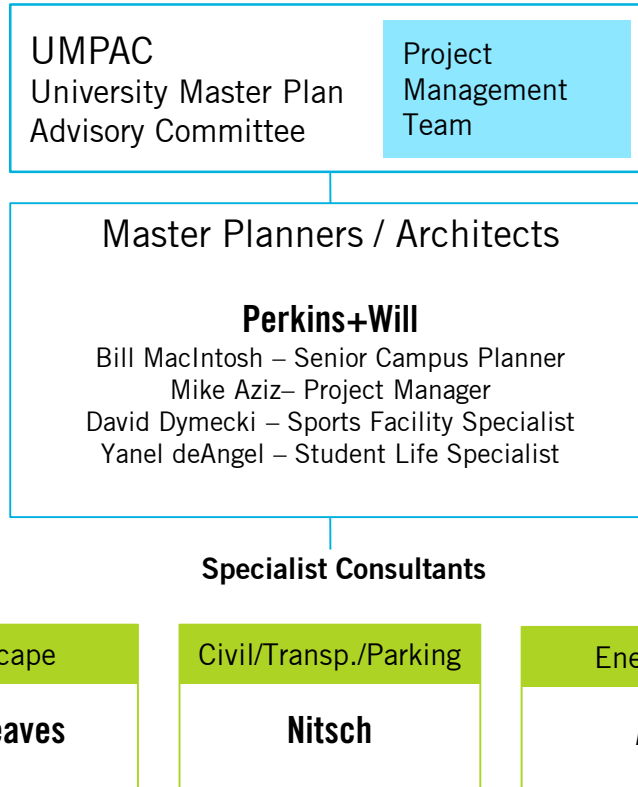
- Academic, Research and Support Areas
- Student Life
- Recreation and Athletics
- Access, Parking, Landscape, Open Space
- Infrastructure and Energy

Scope

- Renovate / Repurpose
- Replace Temporary / Obsolete
- Expand



PROJECT TEAM



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

CAMPUS CONTEXT

MANSFIELD

6

6

32

66

66

32

66

WILLIMANTIC

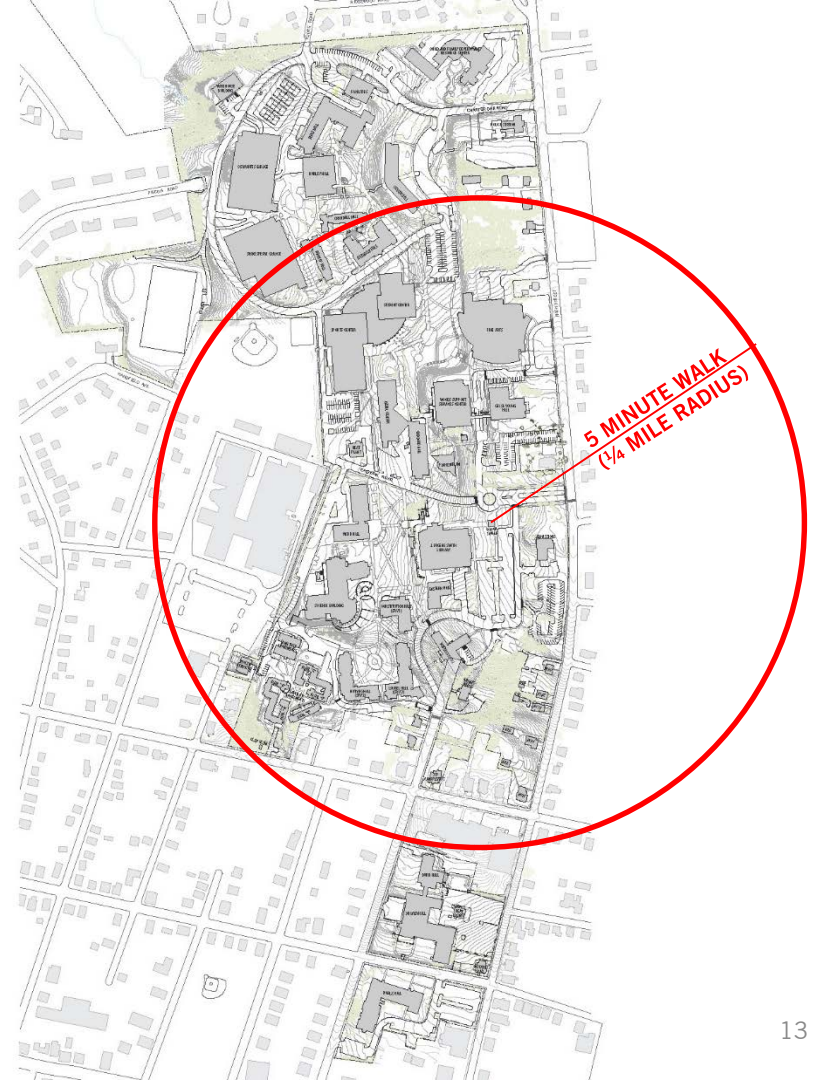
WINDHAM



THE CAMPUS TODAY

<u>Area</u>	<u>Acres</u>
Main Campus	82.7
Arboretum	20.3
Town Blocks	7.6
<u>Mansfield</u>	<u>73.2</u>
Total	183.8

<u>Development</u>	<u>GSF</u>	<u>%</u>
Academic /Support	1,128,825	58.1%
Temporary	8,305	0.4%
<u>Housing</u>	<u>807,367</u>	<u>41.5%</u>
Total	1,944,497	



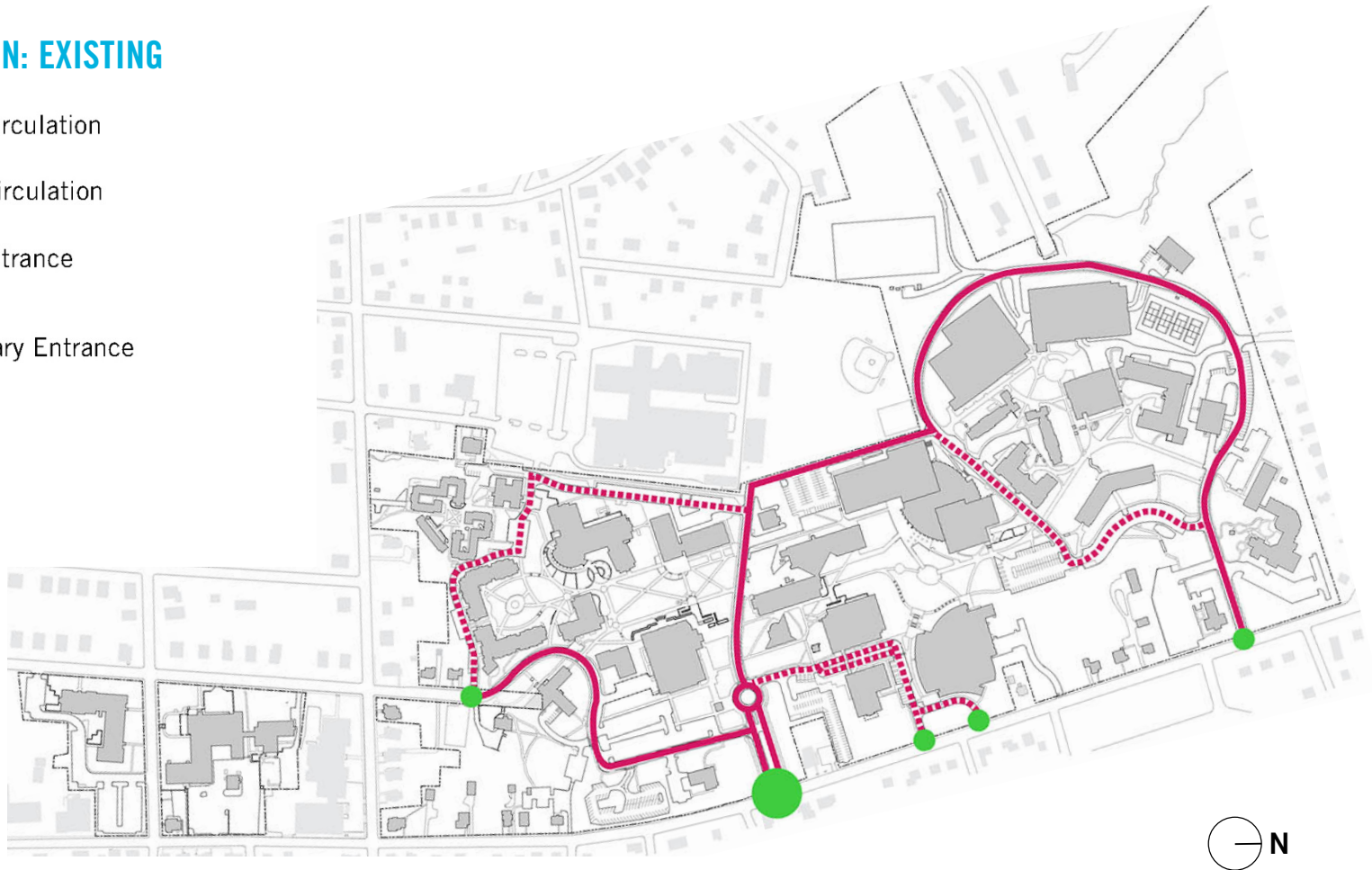
CIRCULATION: EXISTING

Major Circulation

Minor Circulation

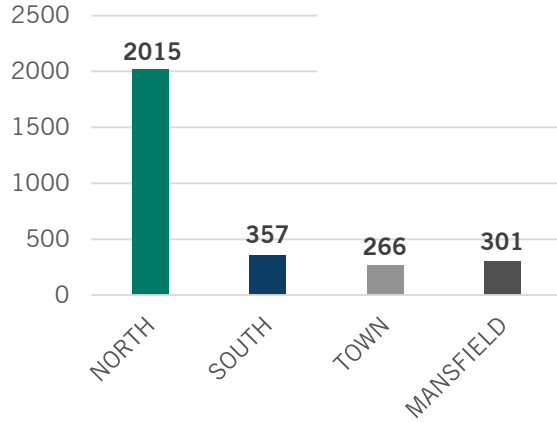
Main Entrance

Secondary Entrance

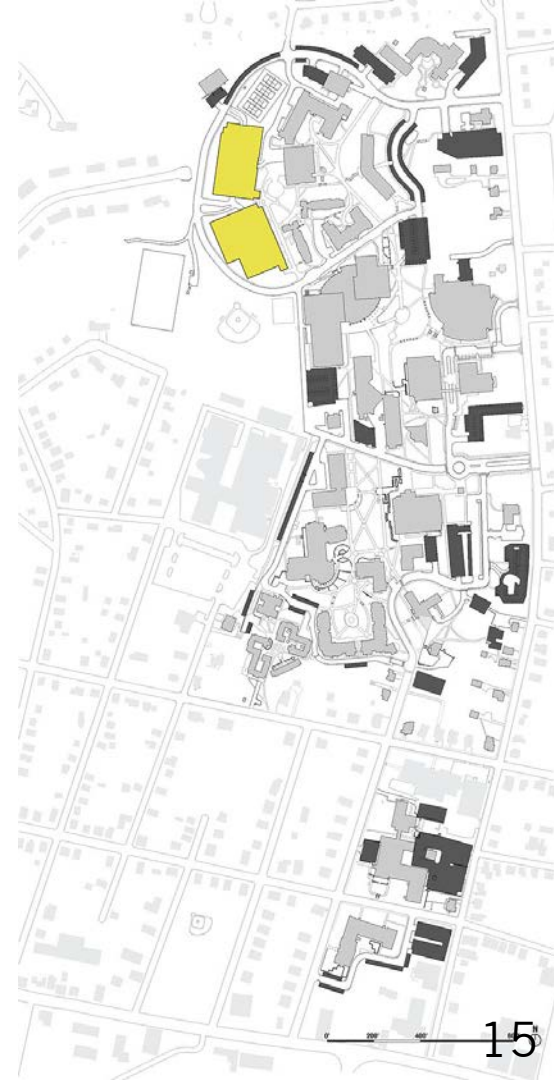
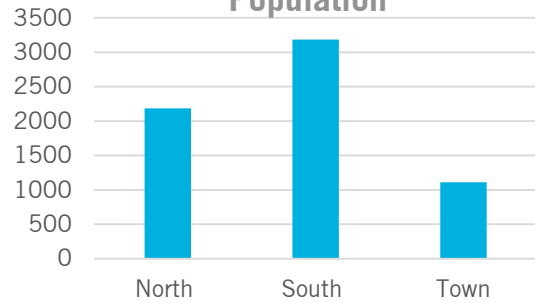


EXISTING PARKING

Spaces



Population

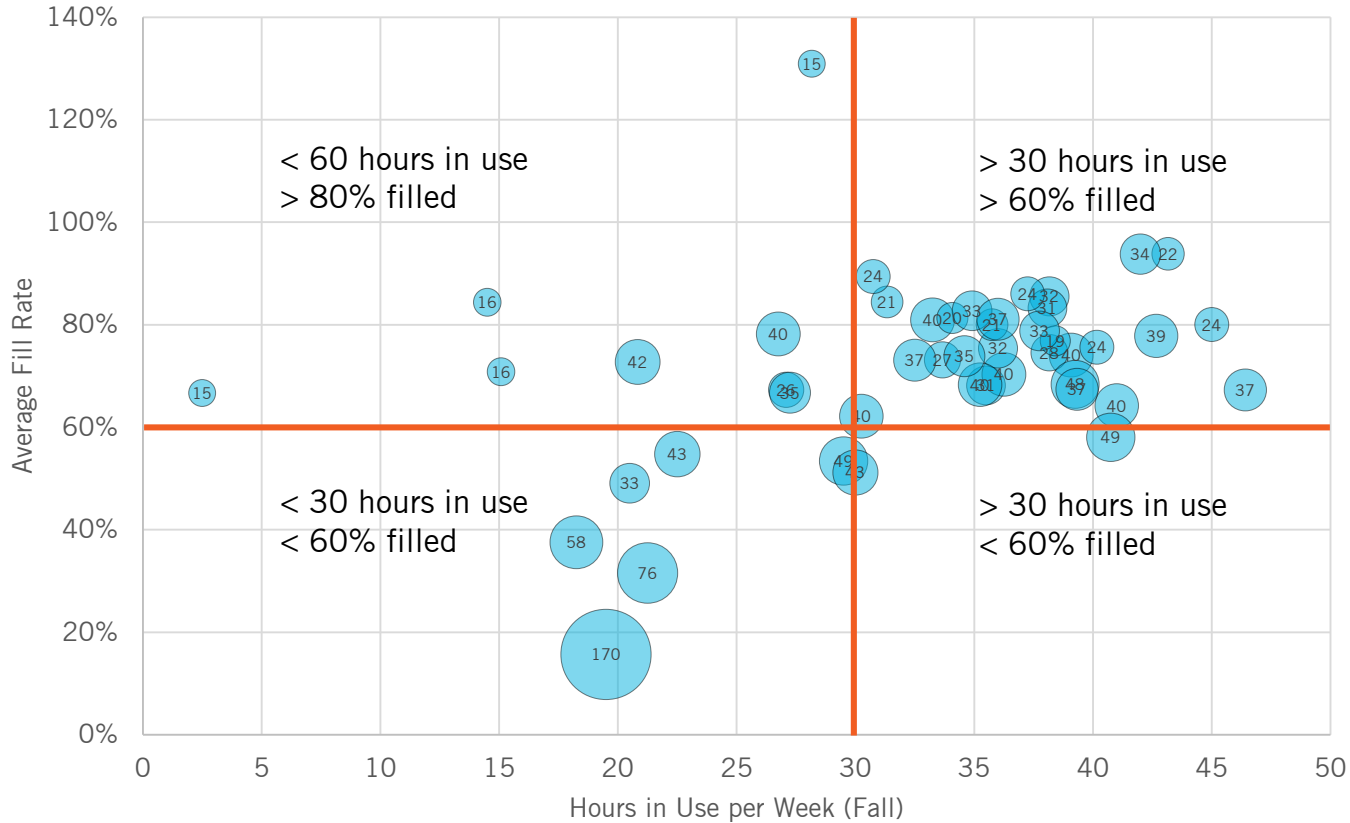


PARKING

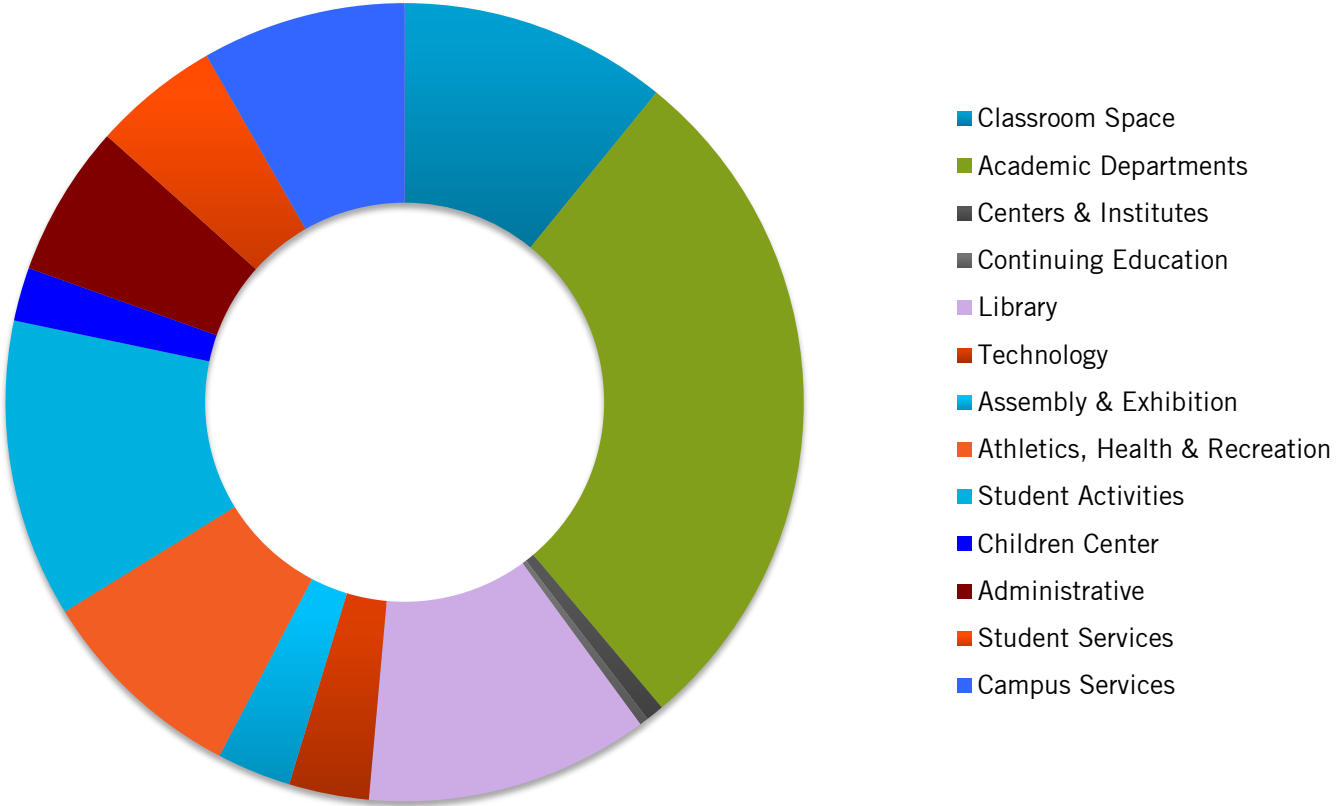
-  Parking Lot
-  Parking Garage



CLASSROOM UTILIZATION



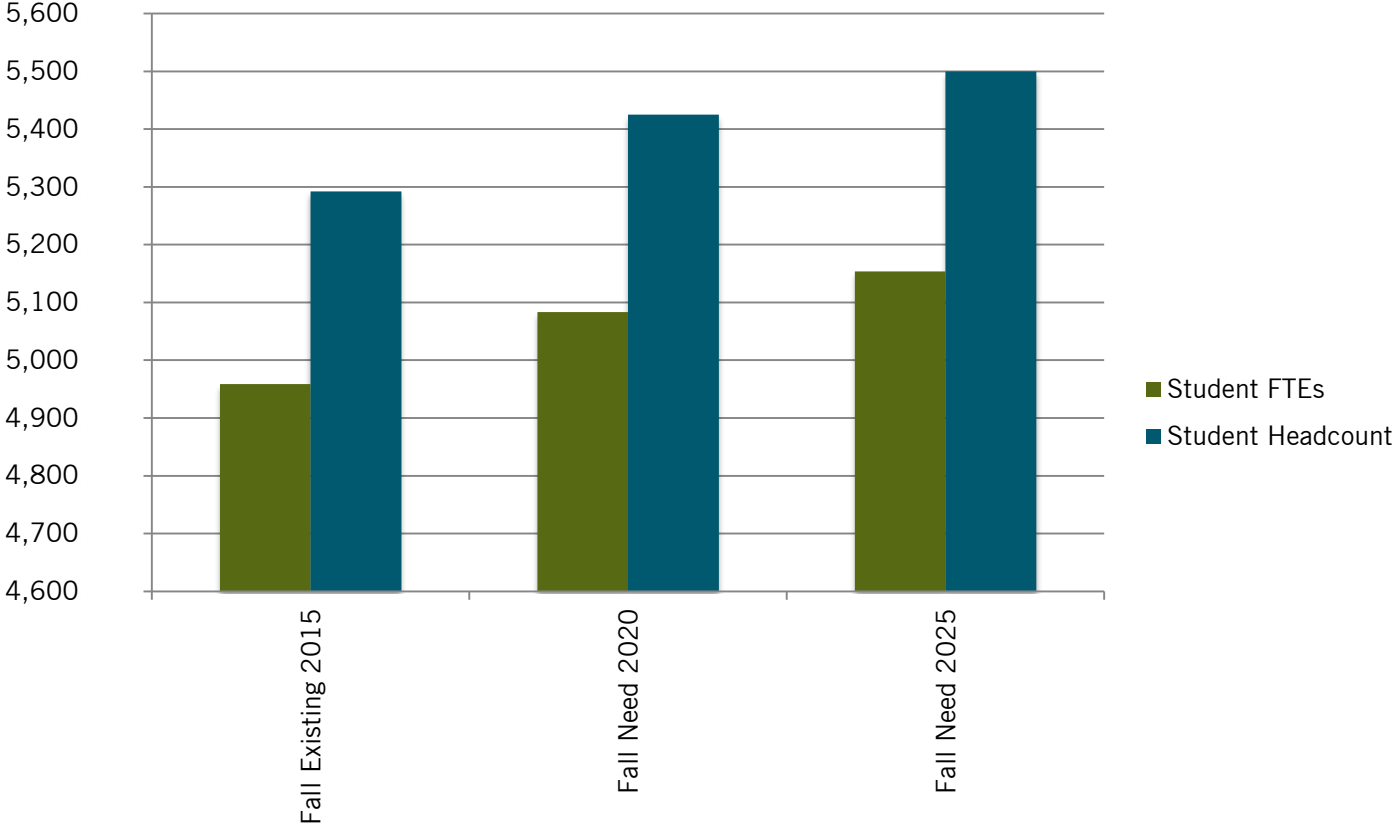
EXISTING SPACE ASSESSMENT



SPACE NEEDS

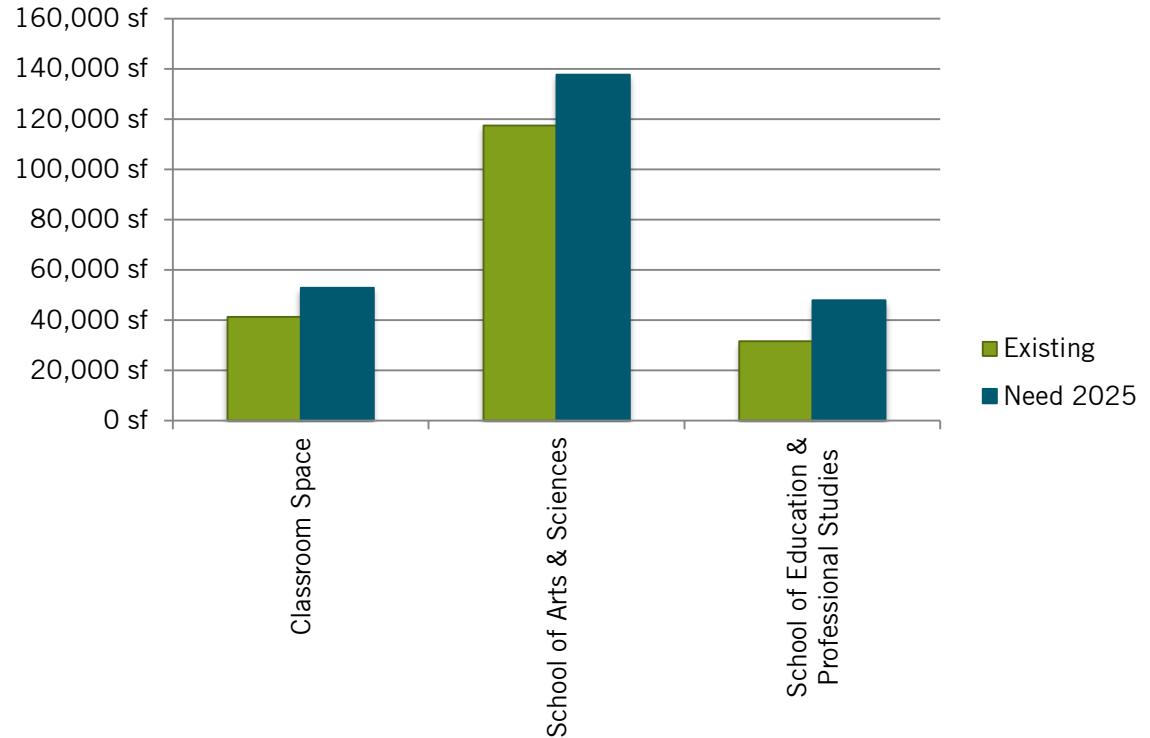
ENROLLMENT PROJECTIONS

Student Headcounts & FTEs



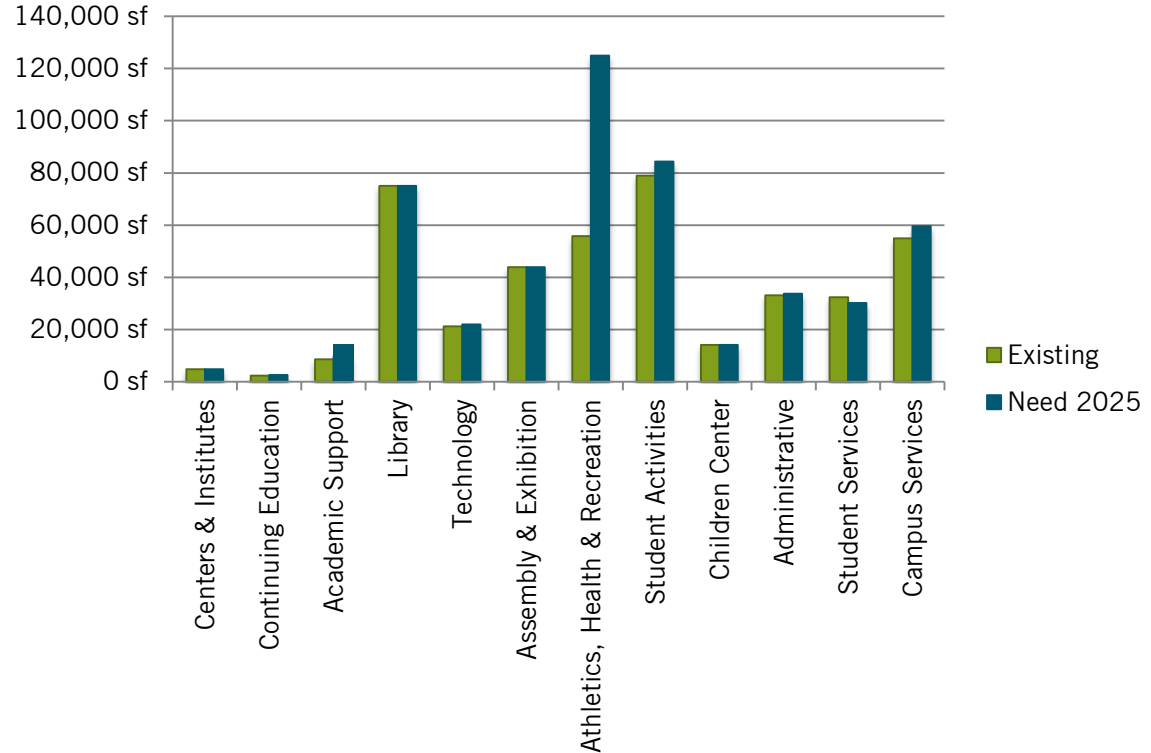
SPACE ASSESSMENT

Need by Shared Space & Schools



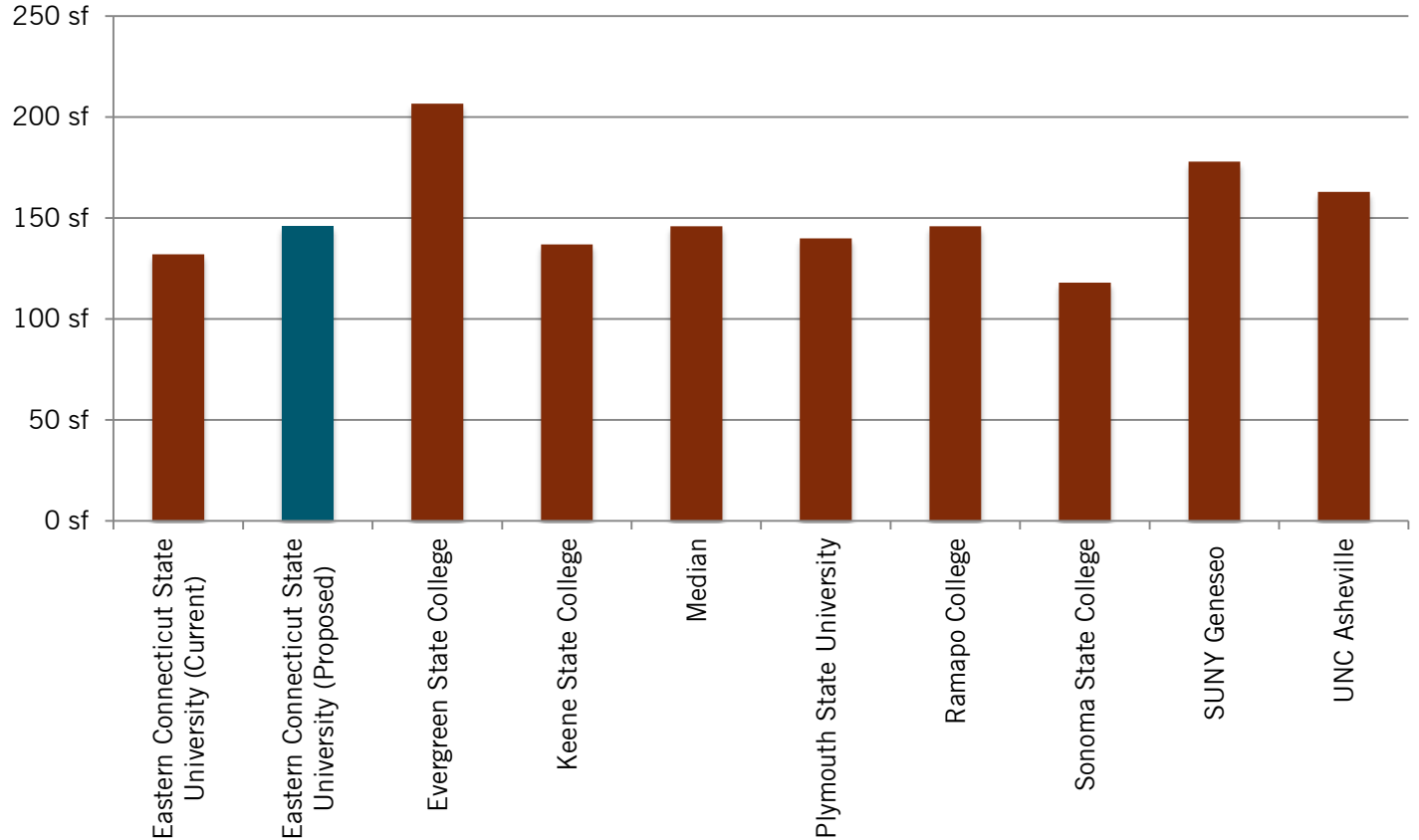
SPACE ASSESSMENT

Need by Support Category



“OUTSIDE IN”

ASF per Student FTE



STUDENT HOUSING PROGRAM

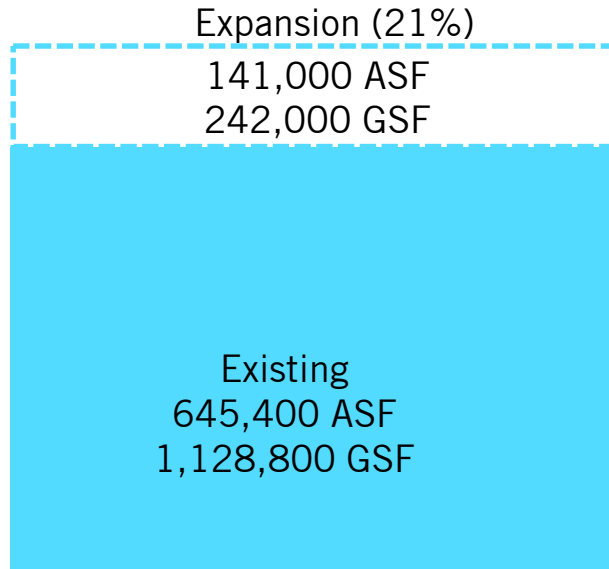
Program	
Total Need	2,600 Beds
Supply /	
Existing (no triples)	2,510
Plus Shafer conversion	90
<hr/>	
Total Available	2,600 Beds
Replacement /	
Low Rise Apartments	314
Winthrop Hall (semi suites)	75
<hr/>	
Total	389 Beds
Master Plan Need /	389 Beds /
New Construction	119,000 GSF



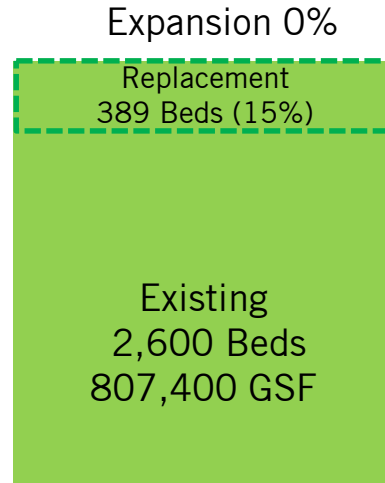
SPACE NEEDS SUMMARY

Expansion Component

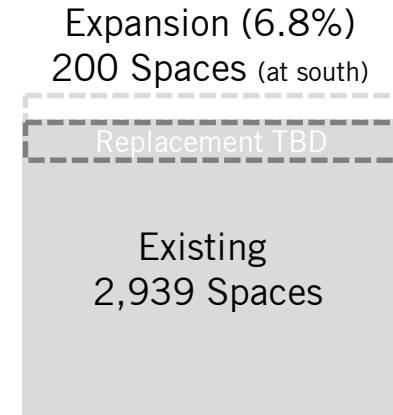
*Detripled + Shaefer



Academic and Support



Residential



Parking

MASTER PLAN EXPANSION PROGRAM

	GSF
Sports Center	132,000
Academic Building	80,000
Field House	75,000
Facilities / Maintenance Exp.	12,000
Health and Counseling Center	14,000
Dining Hall	40,000
Student Housing (multiple buildings)	119,000



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

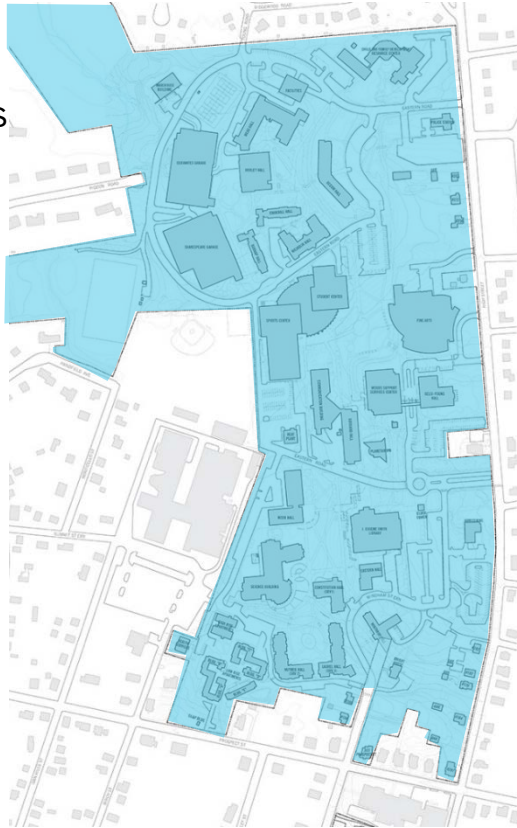
- 10-Year Plan: Replace with new 40,000 GSF facility
- Repurpose Hurley for Events, Study, Multipurpose

SCENARIOS

SCENARIOS CONSIDERED: LAND USE

Scenarios 1 & 2

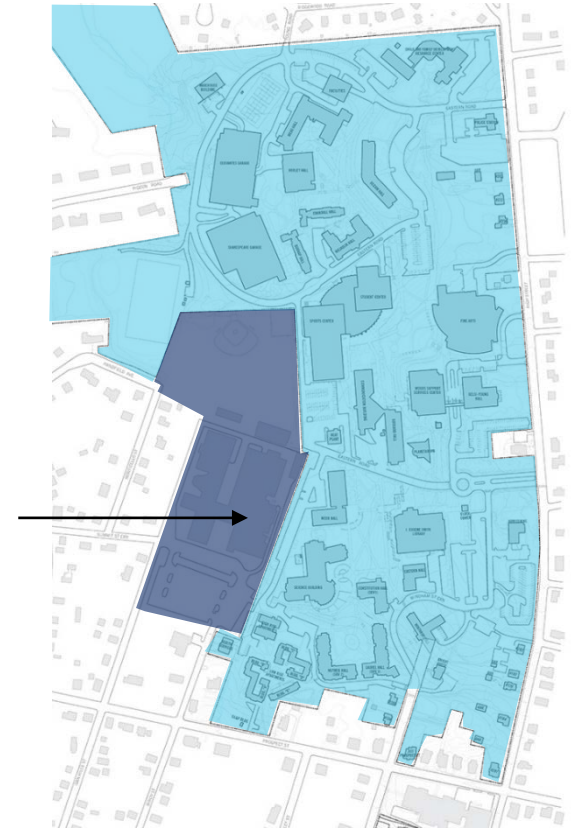
- Main Campus
- Mansfield



Scenario 3

- Main Campus
- Mansfield
- Windham Tech

Windham
Tech



SCENARIO MAIN COMPONENTS

DH

Dining Hall

R

Recreation Center

Ac

Academic Building

P

Expanded Parking

Ath

Sports Center

Res

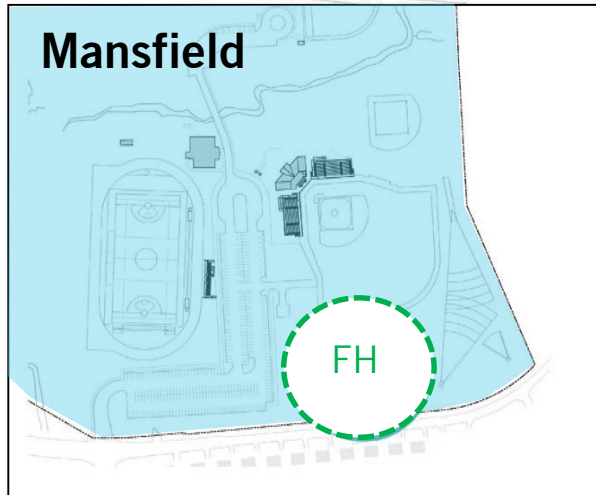
Residential / Student Housing

FH

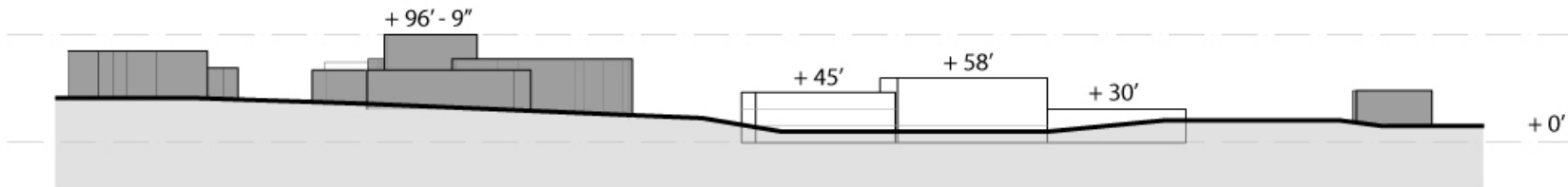
Field House

SCENARIO 1

Scenarios Considered



SPORTS CENTER SCENARIO 1: ELEVATION AND MASSING STUDY

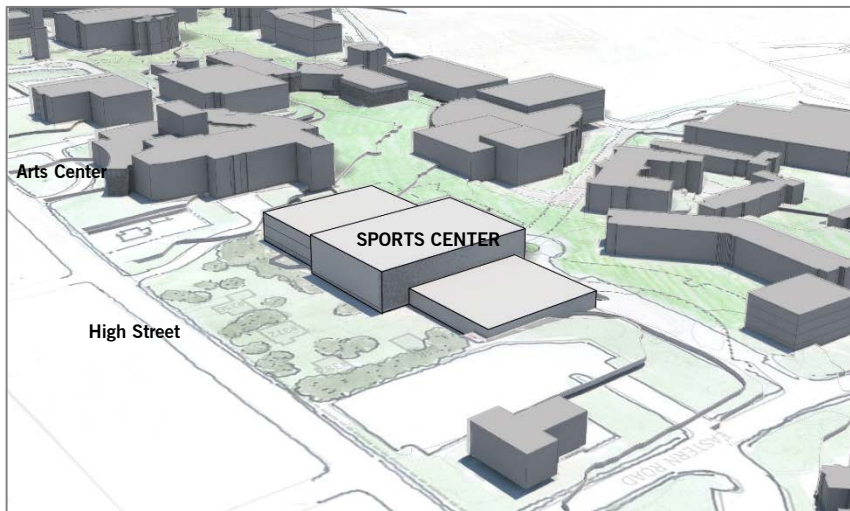


GELSI YOUNG

FINE ARTS

SPORTS CENTER

PUBLIC SAFETY



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

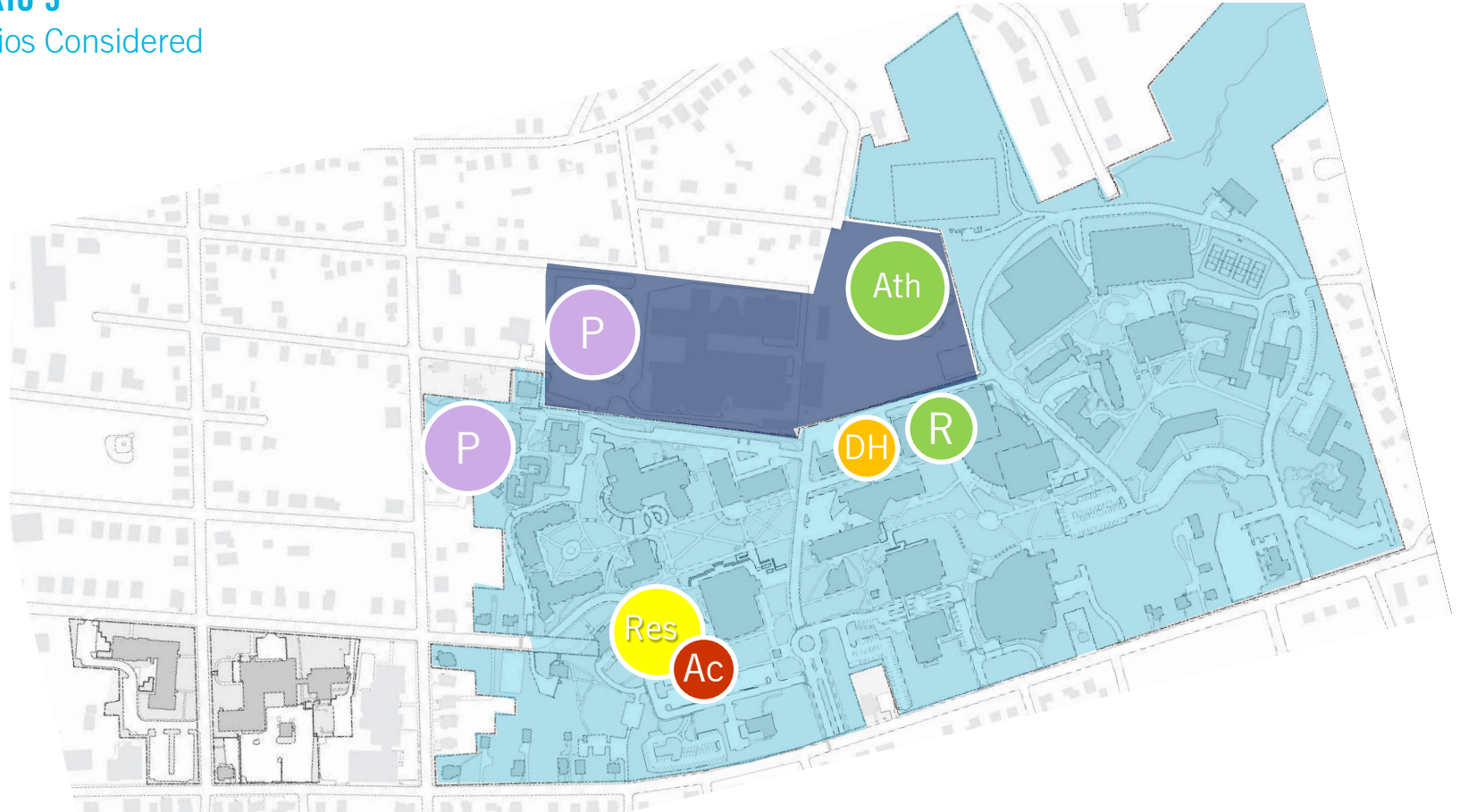


CAMPUS VIEW LOOKING SOUTH

A BULKY BUILDING THAT CONSTRAINS PEDESTRIAN CIRCULATION AT WEST SIDE

SCENARIO 3

Scenarios Considered



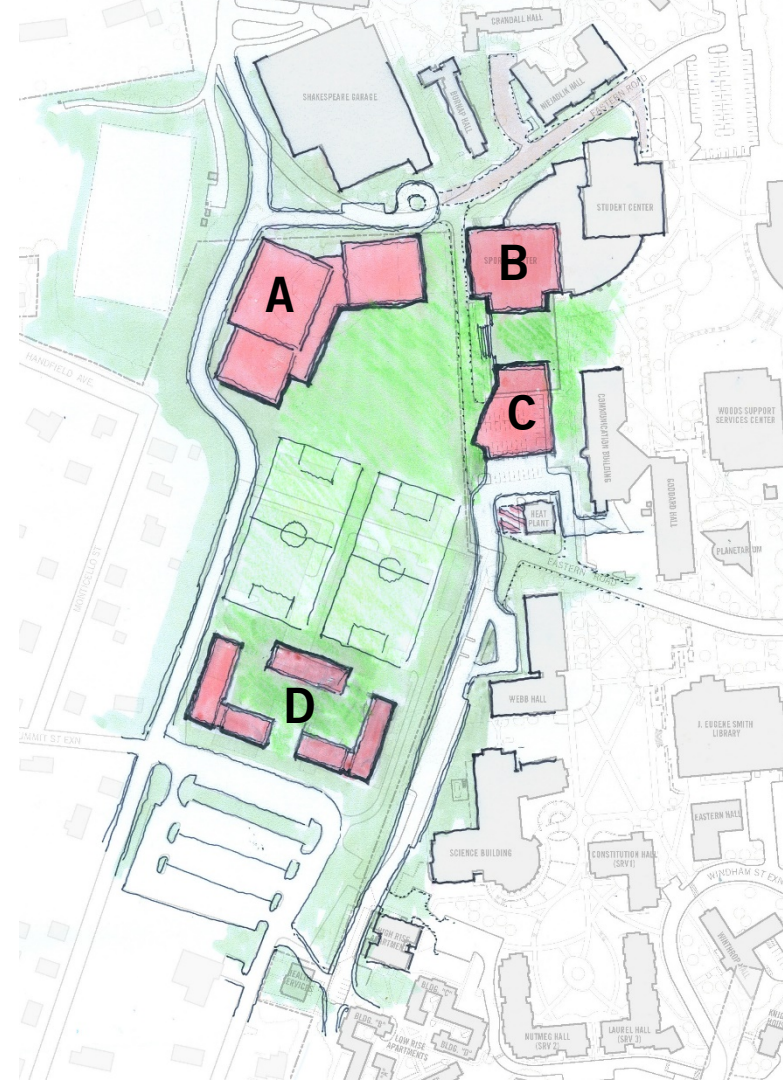
SPORTS CENTER STUDY AT: WINDHAM TECH HIGH SCHOOL

A: New Sports Center

B: Renovated Recreation Center

C: New Dining Hall

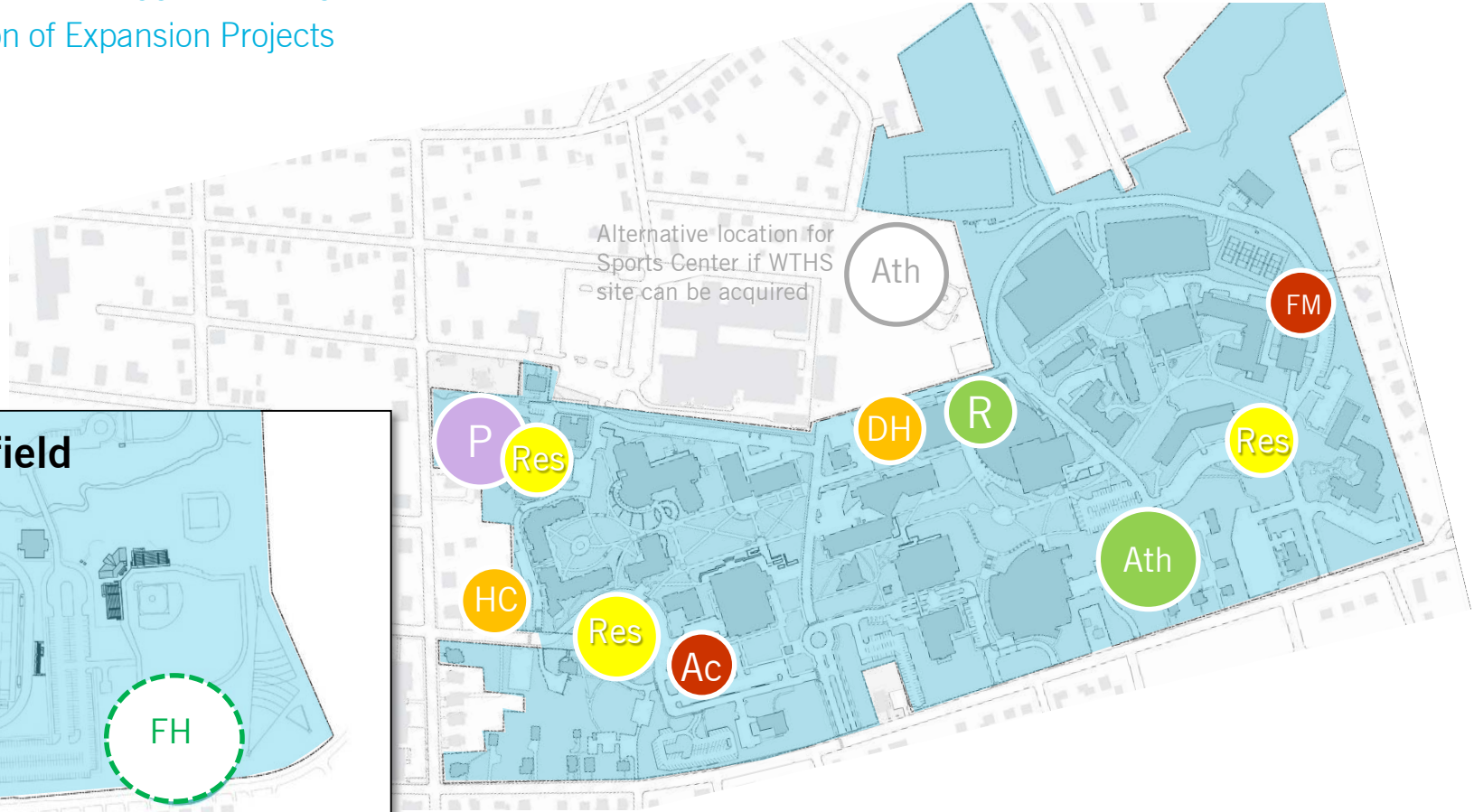
D. Additional Student Housing (long-term)



MASTER PLAN DRAFT RECOMMENDATIONS

MASTER PLAN RECOMMENDATION

Location of Expansion Projects



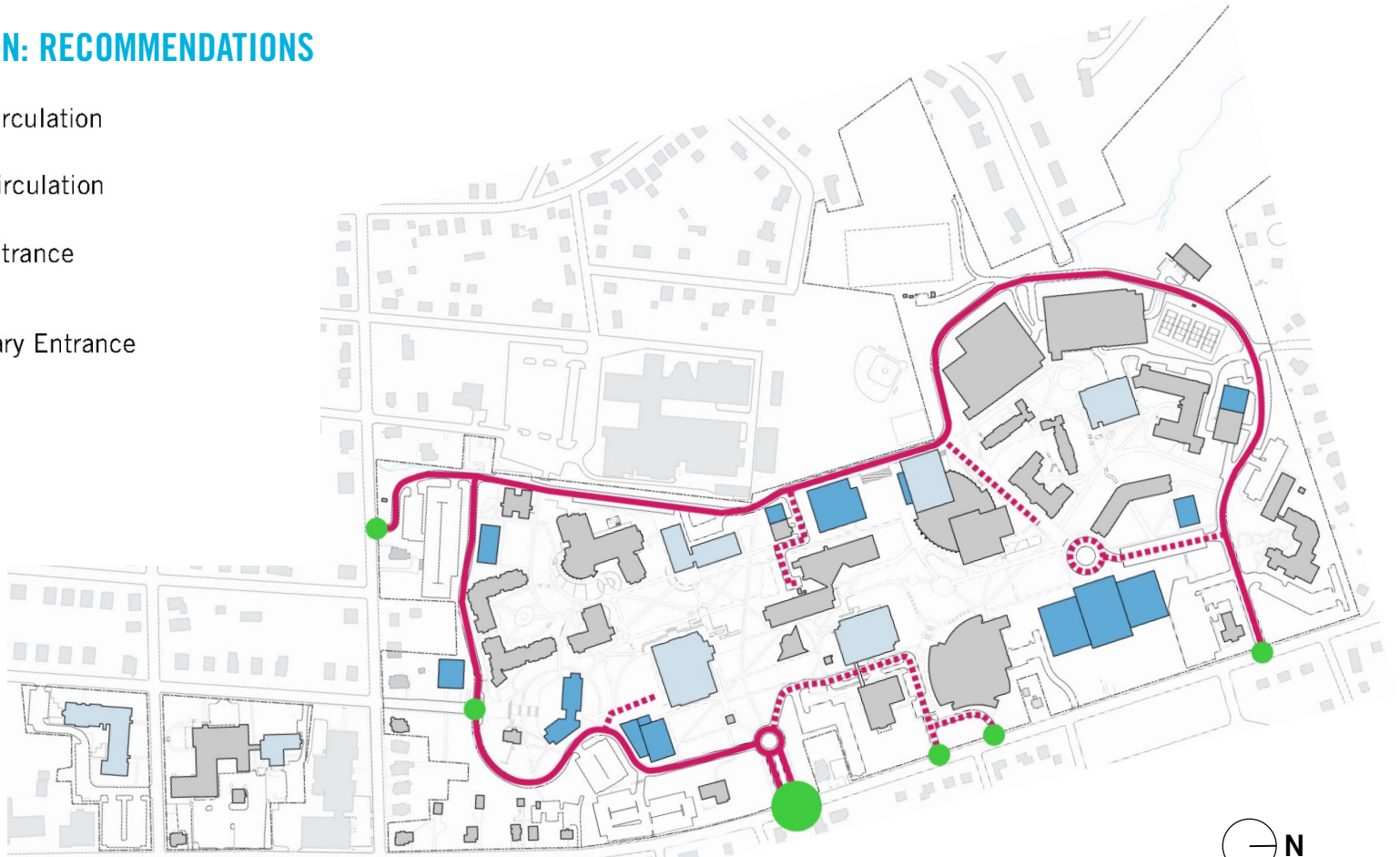
CIRCULATION: RECOMMENDATIONS

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





Key

- Existing
- New Construction

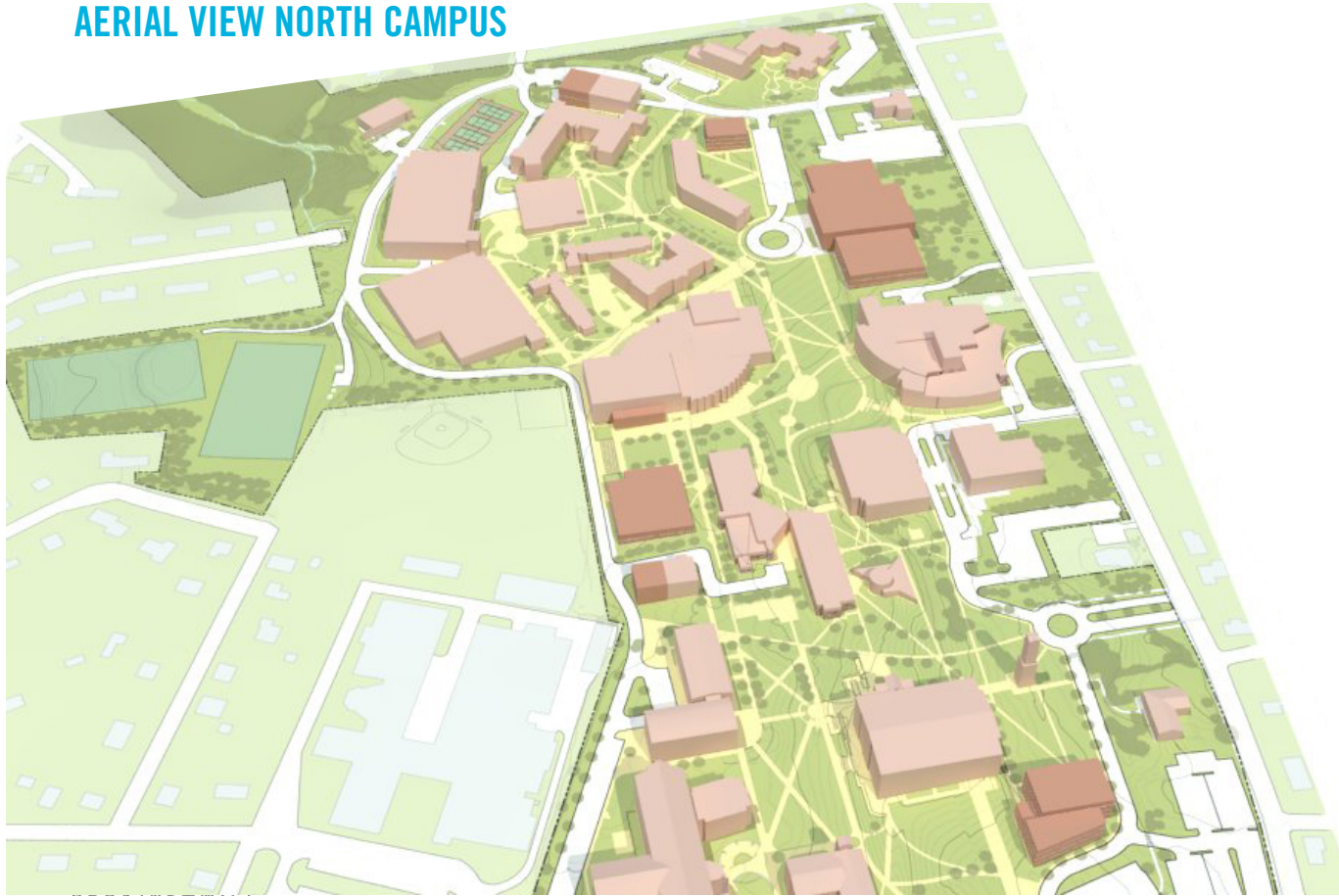
MASTER PLAN RECOMMENDATIONS AERIAL VIEW SOUTH CAMPUS



Key

-  Existing
-  New Construction

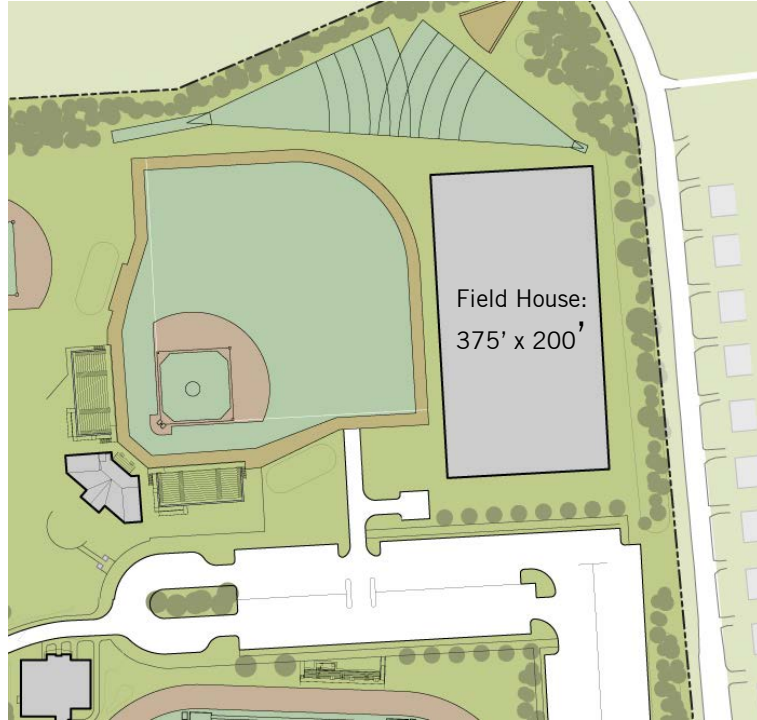
MASTER PLAN RECOMMENDATIONS AERIAL VIEW NORTH CAMPUS



Key

- Existing
- New Construction

MANSFIELD CAMPUS / NEW FIELD HOUSE



Mansfield Campus



Main Campus, West Side

RENOVATION PROJECTS



Wood Hall



Science Building



Burr Hall



Library



Hurley Hall



Noble Hall



Webb Hall



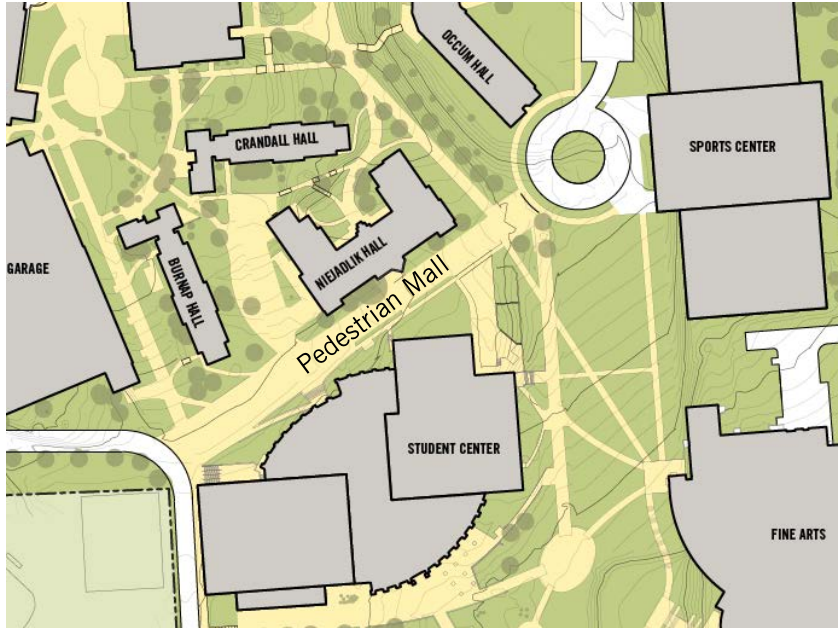
Recreation Center

EXISTING CONDITIONS: EASTERN ROAD, SOUTH





EASTERN ROAD NORTH TO PEDESTRIAN MALL



Site Plan



Precedent Image

EXISTING CONDITIONS: ACADEMIC BUILDING SITE





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



PRELIMINARY ASSESSMENT / GENERAL FUND PROJECTS

Priority 1 Projects

Sports Center (High Street or WTHS Site)
Green Campus Core by enhancing loop road, closing Eastern Drive south
Academic Building
Plant / Infrastructure upgrades, phase 1

Priority 2 Projects

Webb Hall Renovation
Library Renovation
Wood Hall Renovation
Facilities & Maintenance expansion for shops, vehicle storage
Field House at Mansfield Campus
Parking deck at South Campus
Convert Eastern Drive north into pedestrian plaza
Realign Windham Street Extension to east side, landscape west side
Plant / infrastructure upgrades, phase 2

** 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*



EASTERN CONNECTICUT STATE UNIVERSITY

CONNECTICUT STATE UNIVERSITY SYSTEM
EASTERN CONNECTICUT STATE UNIVERSITY
MASTER PLAN UPDATE

DECEMBER 2015

DRAFT



PERKINS+WILL



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



Key

- Existing
- New Construction