


FUSS & O'NEILL

# Eastern Connecticut State University
# Landscape Master Plan

June 30, 2012 / Final Report

# Table of Contents

# Executive Summary

The campus is a valuable asset of Eastern Connecticut State University (ECSU). The arrangement of building forms and the spaces between them, placement and type of plant material and landscape, the neighborhood edges, the locations of parking, walks and vehicular circulation systems all function together as elements of the campus which creates a definable image to the user and the general public at large. Spaces must promote social interaction and exchange of ideas. The campus as a whole should exhibit a consistent message including a strong sense of place and identity that ultimately supports the mission and goals of the University.

The overall landscape master plan for Eastern Connecticut State University is intended to identify, assess and develop recommendations for prioritized campus planting and furnishings improvements over time. A number of resources were reviewed and incorporated into this assessment including but not limited to:

a. Campus Master Plan – September 2008 (by SMMA)

b. Campus Planning and Development Guidelines – (by New England Design, Inc.)

c. Existing tree survey provided by the University

d. Schematic design drawings for the new Fine Arts Center

e. Site reconnaissance and photographic inventory (by Fuss & O'Neill)

There are a number of factors influencing and effecting campus landscape recommendations including the aforementioned master plans, which call for significant structural campus modifications such as road closures, parking garages, parking lot decommissioning, future building locations, and primary circulation modifications. The implementation of these recommendations over time will have a profound and positive impact on campus function, form, use and aesthetics. This assessment is predicated on today's existing conditions, but acknowledges and illustrates future impacts on the recommendations of current conditions. It is probable that the prioritization of landscape improvements will be partly based on the implementation of future initiatives.

Another factor influencing and effecting campus landscape / planting recommendations is the existing form, configuration and condition of hardscape elements including roads, walks, furniture, lighting, etc. Although this study is generally intended to assess "landscape" as it relates to plantings, some recommendations go beyond plant material and recommend numerous minor structural changes to many hardscape elements in order to enhance the overall aesthetic appearance and functionality.

The landscape assessment component of the Master Plan is divided into four primary categories. Vehicle Circulation And Parking Lots, Pedestrian Connections, Open Space Framework and Site Furnishings / Materials. Together, these primary elements work to provide and overall image to the viewer. Each section begins with an overall set of guiding principles predicated on what should be optimum conditions, and a general campus wide assessment as to the degree to which these conditions currently existing, or not. The overall campus guiding principles and assessment is followed by a series of campus area enlargements with specific recommendations, many of which apply to multiple areas throughout the campus. The concept landscape master plan component of the report graphically illustrates a response to the specific recommendations in such a way as to be used as a design guidebook for future capital improvement projects. Overall tree plantings, walk and road modifications, campus pathways, lawns, shrub massings and more are discussed in depth. Finally, short-term prioritized projects have been delineated and identified as near-term importance for the campus moving forward.

# Landscape Assessment

# Vehicle Circulation, Entrances and Parking Lots

## INTRODUCTION

Previous master plan documents prepared for the university have suggested numerous fundamental changes to the vehicular circulation and parking patterns on campus as shown above. This study focuses on the image of the viewer (driver) as they move through the existing systems on campus. The roadway system is one of the most visually prominent elements to the general visiting public particularly along High Street. Both High Street and Prospect Street represent the points at which the campus meets the adjacent neighborhoods, and is viewed by the driving (and walking) public on a daily basis. Directional clarity, high quality aesthetic consistency, defined gateway entrance points, well designed, and in some cases, buffered focal points, as well as aesthetically pleasing and safe separation of pedestrian and vehicles are the primary elements assessed.

## GUIDING PRINCIPLES

- Develop strong consistent High Street and Prospect Street image
- Maintain streetscape / corridor focus
- Reduce / eliminate visual auto "dominance"
- Insure high quality focal points
- Insure recognizable high quality primary entrance points and sequences
- Maintain strong and constant verticality at travelway edges (focused view)
- Minimize auto oriented pavement to only that necessary for emergency / travel.
- Buffer and break up large expanses of asphalt with landscape / features
- Eliminate, reduce or mitigate pedestrian / vehicular conflicts.
- Convenient / safe and aesthetically pleasing drop off areas
- Insure comfortable and aesthetically pleasing transit stops
- Insure directional clarity (wayfinding)
- Insure adequate safe light levels


PROSPECT STREET
PROSPECT STREET
HIGH STREET
HIGH STREET
LEGEND
FUTURE GARAGE LOCATIONS
PRIMARY GATEWAY
PRIMARY CIRCULATION
NEW ROADS
ELIMINATED ROADS

## OVERALL ASSESSMENT

### POSITIVE FACTORS

- Future master plan initiatives
- Beginnings of exterior vehicular route.
- Parking structures designated to campus perifery.
- New main entrance off of High Street sets the tone of streetscape / campus identity and motif.
- Opportunity for Prospect Street and southern High Street gateway entrances.

### NEGATIVE FACTORS

- Inconsistent streetscape treatment throughout the campus.
- Road alignment issues (western side). Kinks in the primary travel ways promote confusion and an "awkward" visual.
- Cell tower and parking lots dominate views in many parts of campus.
- Excessive pavement sections on numerous roadways and drives particularly in the south campus area.
- Low quality focal point areas within campus. Primary views of parking lots, dumpsters, service areas, etc.
- Some areas lack directional clarity.
- Poor gateway entrance sequence (except main entrance improvements). Future campus master plan improvements will place more emphasis on the northern High Street, and Prospect Street entrances.
- Prospect and high street streetscapes inconsistent and do not provide consistent visual image or neighborhood integration.
- Mitigation required for pedestrian / vehicular conflicts both at crosswalks and where walks are integral with travel ways.
- Roadway / aesthetic impacts of future road closures.



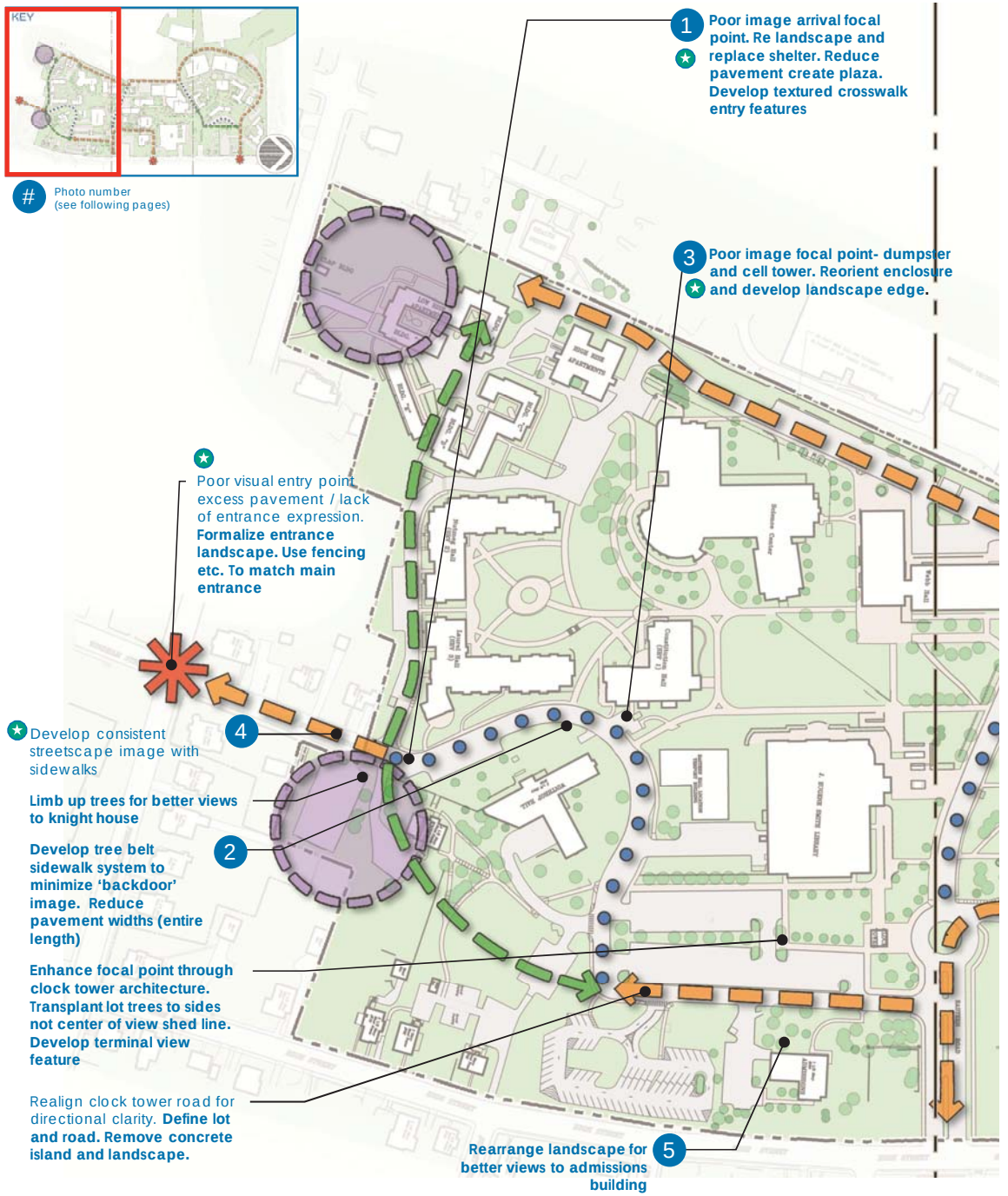






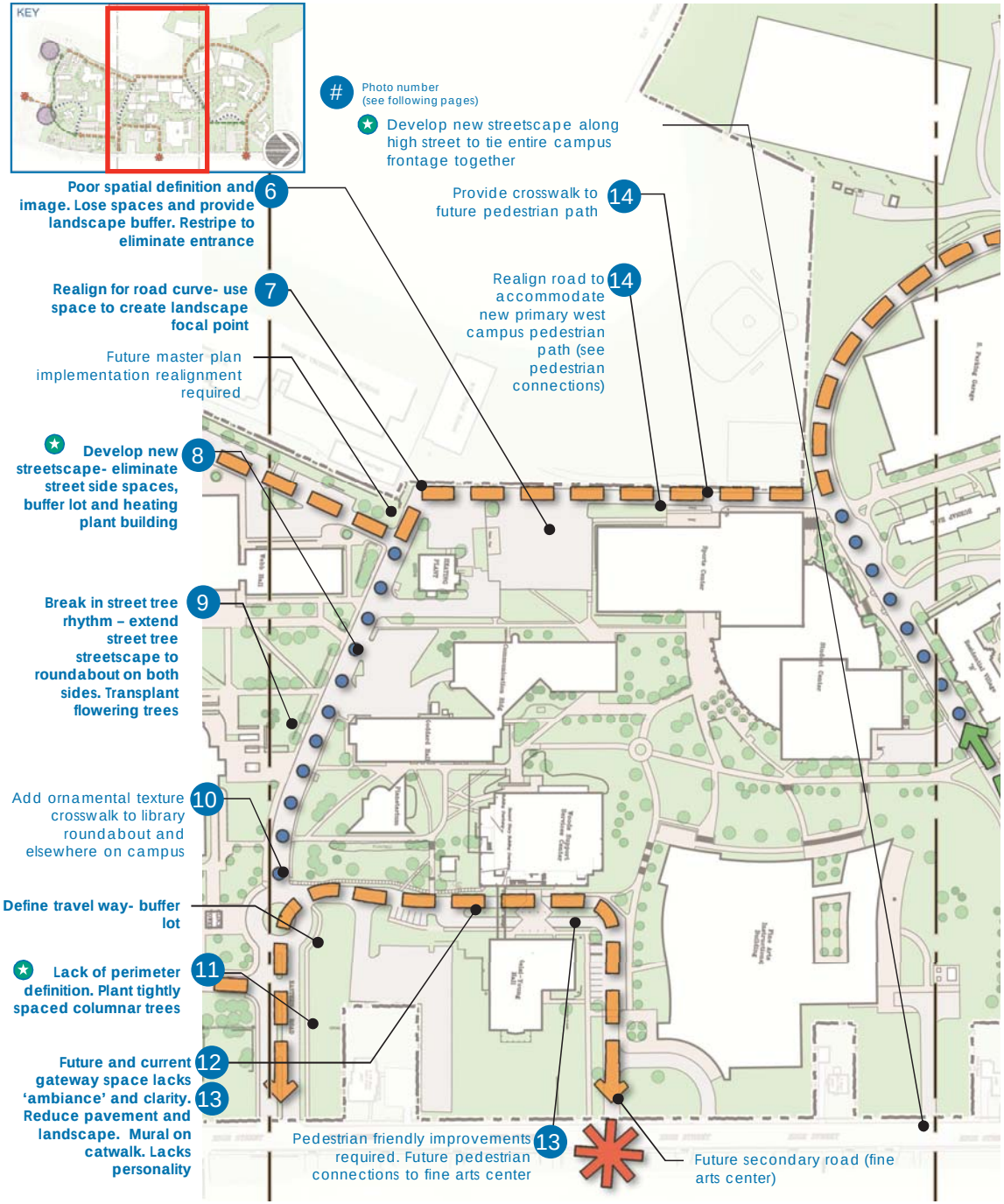







*ITEMS IN **BOLD** ARE SPECIFIC TO LANDSCAPE SUGGESTIONS.

PRIORITY RECOMMENDATIONS




*Items in **bold** are specific to landscape suggestions.

★ Priority recommendations

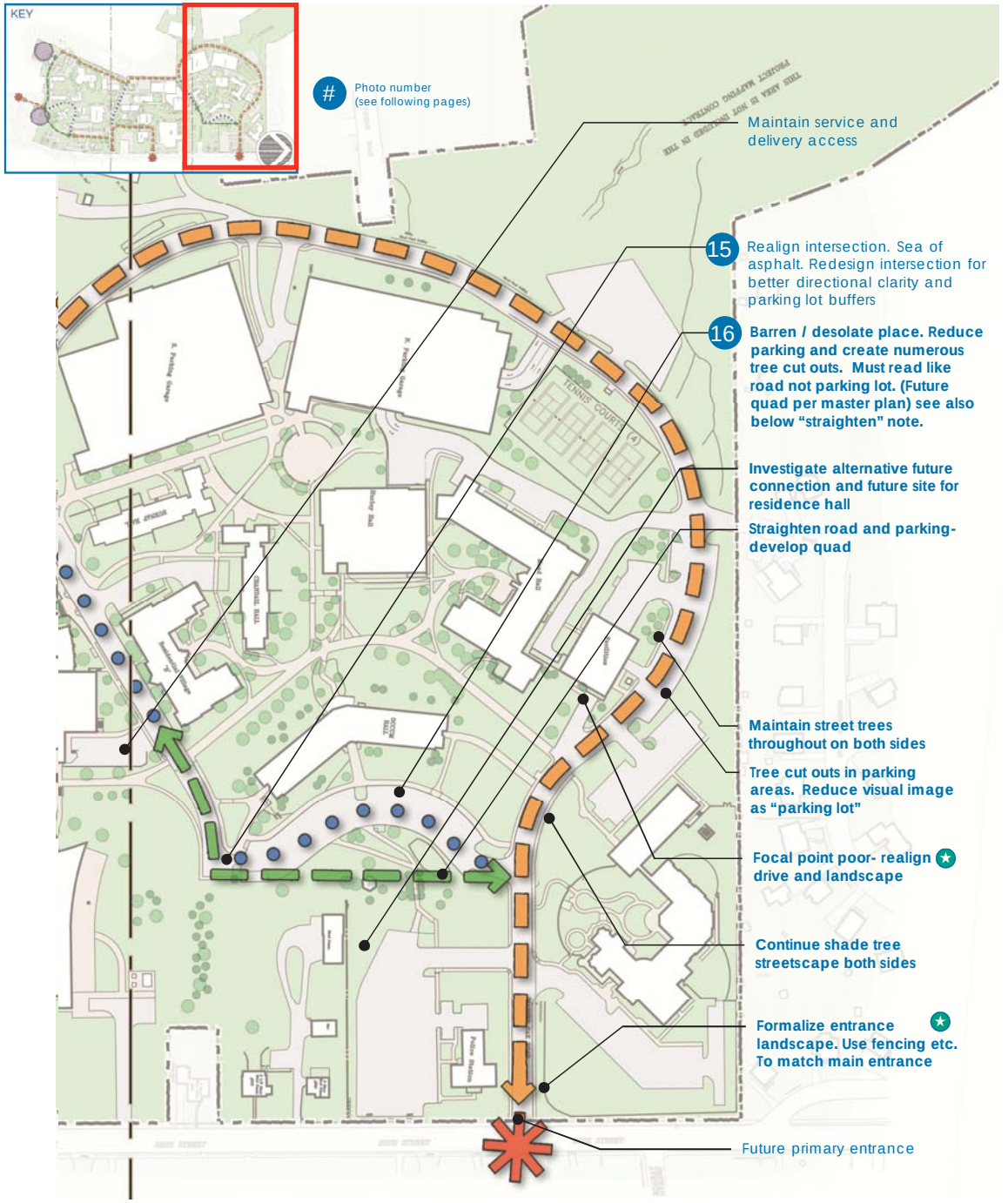













*Items in **bold** are specific to landscape suggestions.

★ Priority recommendations

## OVERALL RECOMMENDATIONS

- Develop streetscape guidelines including appropriate travel lane and walk designations.
- Reduce / eliminate auto "dominance" by buffering parking lots up to +/- 3'-4' height.
- Insure high quality focal points by rearranging drives to service areas, installing and landscaping dumpster enclosures, creating shrub massings at selected focal points and insuring visual access to campus landmarks.
- Develop and implement gateway designs at the northern High Street entrance and the Prospect Street entrance.
- Develop strong consistent High Street image with new streetscape designs reflective of established campus and neighborhood motifs.
- Maintain strong and constant verticality at travelway edges (focused view) via street trees and lighting elements.
- Minimize auto oriented pavement to only that necessary for emergency / travel. Left over area could provide increased pedestrian separation / tree belt.
- Buffer and break up large expanses of asphalt including parking lot tree cut outs and islands. Islands could be designed as rain gardens.
- Eliminate, reduce or mitigate pedestrian / vehicular conflicts by reducing pavement widths, creating bump outs at well designed crosswalk areas.
- Review path system functionality and concentrate critical roadway crossings.
- Insure comfortable and aesthetically pleasing transit stops.

# Pedestrian Connections

## INTRODUCTION

Campus pathways are the pedestrian movement systems throughout the campus, connecting housing, parking, building and activity use areas. From the stand point of primary campus form and scale they are subordinate to the elements of buildings and major mature trees. The optimum spatial organization of paths is similar to a wheel spoke where an exterior ring feeds interior rings and spaces. The exterior ring at ECSU is comprised of High Street to the east as well as Eastern and Charter Oak Road to the north and west. It is anticipated that with the implementation of new parking garages and residence halls in the south of campus, that the Eastern Road connection between parking garages will become a more important connection than it is currently, and as such will require appropriate pedestrian treatments.

Paths should highlight the geometry of spaces in a generally rectilinear fashion, have recognizable terminal views, accommodate sitting and gathering areas, be organized generally on the perimeter of quad systems and their layout and location should tie together buildings in a geometrically formal and simple configuration. They should be designed on a campus wide basis rather than project by project basis. At ECSU, buildings have been erected over a long period of time and exhibit a variety of architectural styles and scales. The landscape systems, particularly the paths and open spaces, should be a common element which visually ties the campus together. To that end, a number of recommendations go beyond the elements of planting and suggest a few key structural changes to the existing campus system.

## GUIDING PRINCIPLES

- Insure high quality focal points and terminal views (clock tower, library, etc). This will insure recognizable directional clarity
- Concentration on internal core connectivity as primary paths with well landscaped connections to exterior rings.
- Insure high quality design and diversified programming for path nodes (see also open space framework)
- Pathways should end at defined terminal nodes
- Pathways should connect all campus activity nodes
- Landscape should be supportive more of space than path.
- Provide visual cues along pathways for recognizability and wayfinding familiarity
- Insure adequate safe and aesthetically consistent lighting at a pedestrian scale
- In general, focus paths along edges of primary open spaces. Provides optimum active recreational potential.
- Provide adequate seating/resting points
- Develop uniform walk pavement “theme” with consistent elements throughout campus.
- Develop supporting landscape to strengthen open space form and define designated nodes.


PROSPECT STREET
PROSPECT STREET
HIGH STREET
HIGH STREET
LEGEND
PRIMARY CONNECTIONS
SECONDARY CONNECTIONS
FUTURE CONNECTIONS

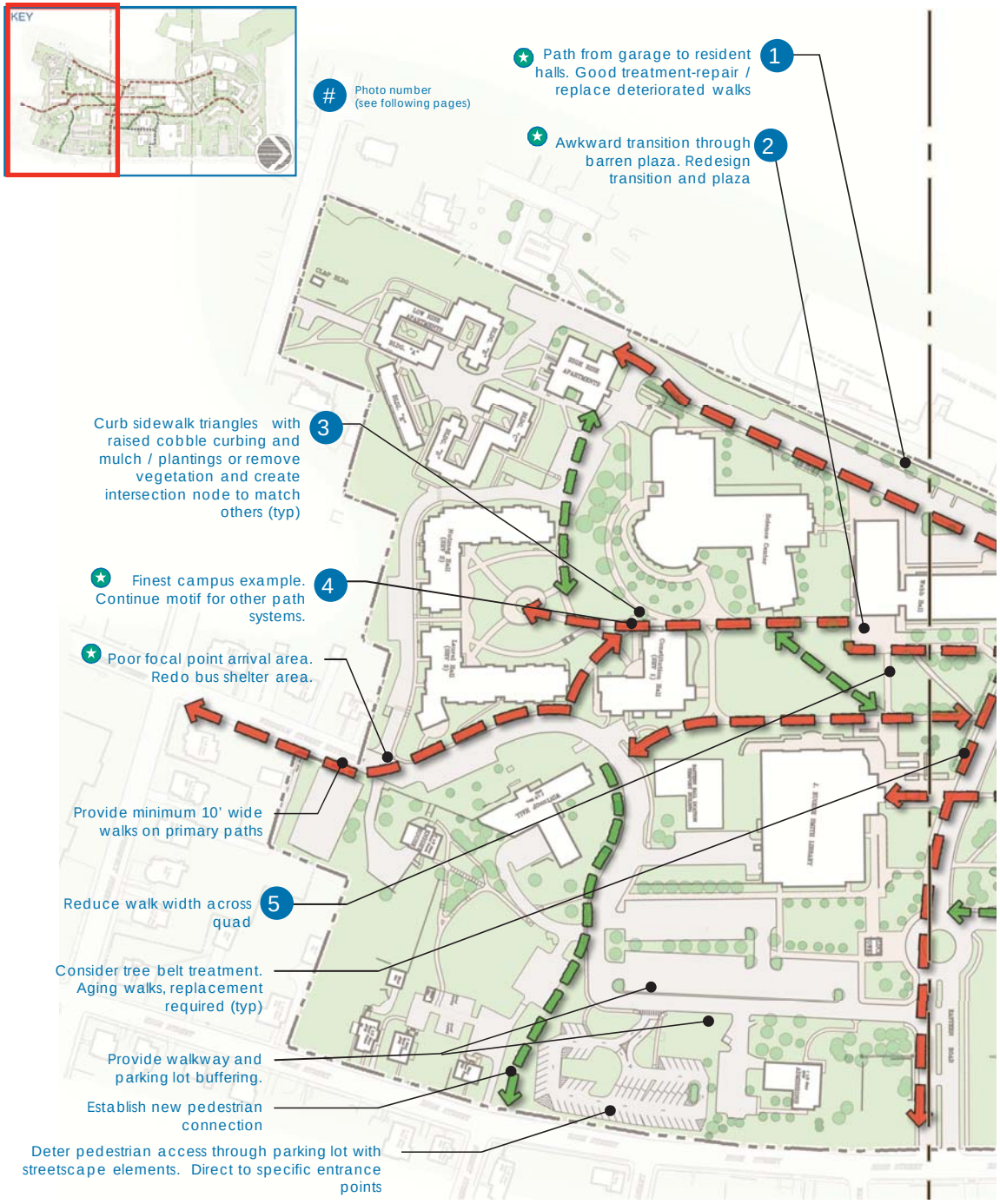
## OVERALL ASSESSMENT

### POSITIVE FACTORS

- Future initiatives (road closures)
- Wide primary uses paths allow for large volume foot traffic and emergency access.
- Recent construction projects exhibit good walkway scale and connectivity.
- Existing building massings not a substantive deterrent to pathway clarity and direct connectivity.
- Beginnings of campus motif (brick, concrete, black aluminum fences and railings etc.)
- Pedestrian scale lighting at student union, new entry at high street, and new science building. Carry motif though out campus.
- Newer construction sets positive image for future effects.

### NEGATIVE FACTORS

- Cell tower, roadways and parking lots dominate views in many parts of campus.
- "Path overload" in many areas of campus. Often ruins integrity of space particularly at residence halls in the north campus.
- Walk widths appear arbitrary and should be reviewed with the intent of reduction of paths and path widths in many areas.
- Primary path intersection treatments are inconsistent (circles, tree triangles, etc)
- Path nodes are generally undefined and lack aesthetic quality (see also open space framework)
- Excessive roadway pavement widths visually poor and unsafe for pedestrian crossings.
- Numerous low quality focal point areas including dumpsters, cell tower, utility areas.
- Mitigation required for pedestrian / vehicular conflicts (see also vehicle circulation)
- Walks adjacent to drives / roads are auto dominant and in disrepair and provide no pedestrian buffering.
- Insufficient spaces for socializing / sitting / resting / congregation .
- In some areas landscape obstructing critical landmark views along pathways.
- Varying motifs-walkway material inconsistency.
- Path lighting inconsistent.
- Lack of strategically placed bike racks and designations for bike paths.









*Items in **bold** are specific to landscape suggestions.

Priority recommendations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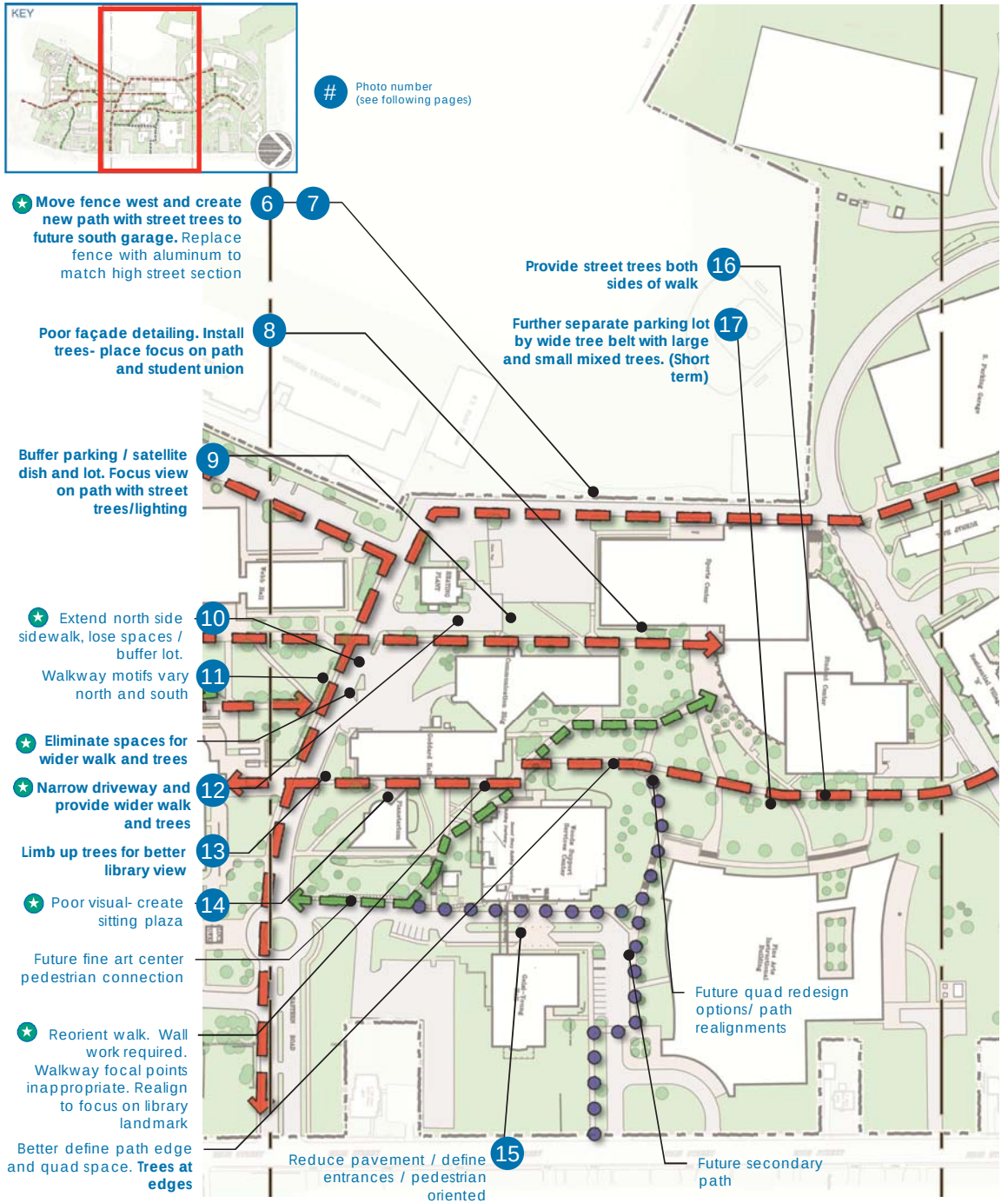
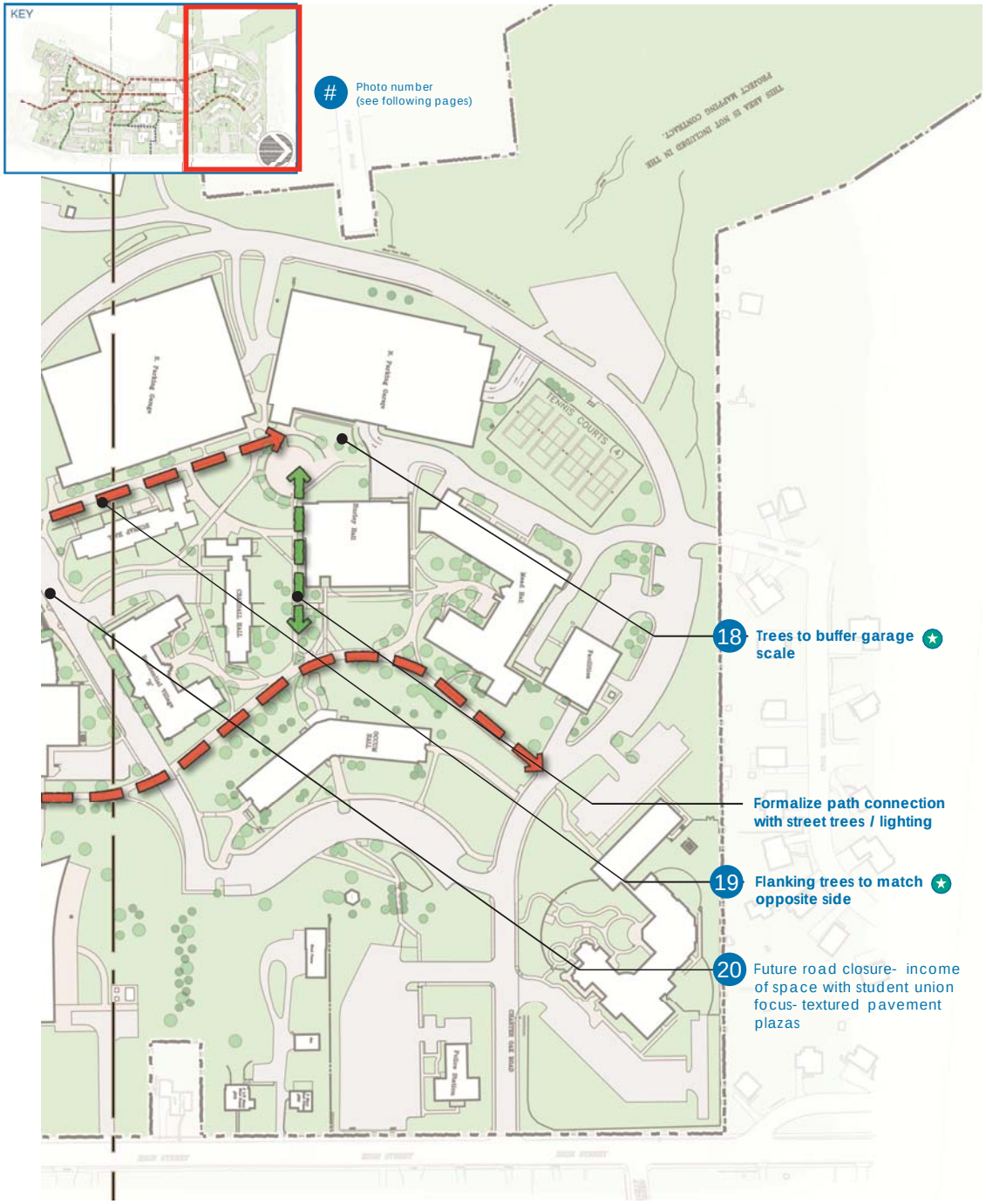

KEY
# Photo number (see following pages)
★ Move fence west and create new path with street trees to future south garage. Replace fence with aluminum to match high street section
6
7
Poor façade detailing. Install trees- place focus on path and student union
8
Buffer parking / satellite dish and lot. Focus view on path with street trees/lighting
9
★ Extend north side sidewalk, lose spaces / buffer lot.
10
Walkway motifs vary north and south
11
★ Eliminate spaces for wider walk and trees
★ Narrow driveway and provide wider walk and trees
12
Limb up trees for better library view
13
★ Poor visual- create sitting plaza
14
Future fine art center pedestrian connection
★ Reorient walk. Wall work required. Walkway focal points inappropriate. Realign to focus on library landmark
Better define path edge and quad space. Trees at edges
Provide street trees both sides of walk
16
Further separate parking lot by wide tree belt with large and small mixed trees. (Short term)
17
Future quad redesign options/ path realignments
Reduce pavement / define entrances / pedestrian oriented
15
Future secondary path
*Items in bold are specific to landscape suggestions.
★ Priority recommendations




*Items in **bold** are specific to landscape suggestions.

★ Priority recommendations










## OVERALL RECOMMENDATIONS

- Insure high quality focal points and terminal views (clock tower, library, et) by rearranging some path orientation and removing / pruning vegetation.
- Study path geometry, destination, hierarchy and access requirements focused on reinforcing spatial form and logical connectivity for a variety of uses (pedestrian, bike, emergency, maintenance)
- Paths at future fine arts center should be rethought to reinforce new quad space in a geometrically simple fashion.
- Provide pedestrian friendly intersections, crosswalks / bump-outs at critical and organized crossing points.
- Study new major pedestrian connection and repair work along Eastern Ave. on the west campus.
- Provide consistent visual cues along pathways for recognizability and wayfinding familiarity. (Lighting, landscape, sitting areas)
- Increase designed hierarchy of gathering spaces with seating along primary path systems.
- Insure adequate safe light levels at pedestrian scale consistent throughout campus.
- In general, focus paths along edges of primary open spaces. Provides optimum active recreational potential.
- Study the development of a uniform walk pavement "theme". Define use of special paving areas and campus motifs.
- Locate more bike racks near resident halls and primary campus destinations. General location should be on the periphery of primary spaces.

# Open Space Framework

## INTRODUCTION

Campus open spaces are the heart and soul of campus life. These areas provide both the active and passive recreational opportunities critical to students and faculty alike. These spaces help organize the campus and illustrate campus theme and image, particularly amongst a diverse architectural background. The open space framework should include a hierarchy of spaces from large open areas to intimate gathering spaces, be consistently well landscaped and maintained and be connected by a simple yet strong system of pathways directly connecting destination points. Accommodations for both passive and active recreation should be built into the open space system. These programmed spaces should provide large unobstructed areas for active recreational opportunities with smaller nodes and gathering spaces located along the periphery. Landscape generally reinforces the form and function of the space / spaces and provides visual continuity often amongst a diverse architectural background.

## GUIDING PRINCIPLES

- Insure adequate programmed passive and active recreation areas throughout the system
- Insure adequate safe light levels with fixtures common throughout the system.
- Nodes shall be attractive and comfortable and accommodate the opportunity for a variety of passive activities (sitting, gathering, reading, board games, etc.)
- Sitting areas should be provided and spaced appropriately along the perimeter of the primary open space system.
- Overall landscape shall strengthen the form of the spaces without impacting function.
- Open space landscape should exhibit a common theme throughout, providing clarity and strengthening sense of place.
- Primary and secondary nodes and building entrances may exhibit landscape individuality within a defined overall landscape theme.
- Landscape shall not block critical views to landmark elements and shall block views to undesirable elements.
- In general, nodes shall be provided with adequate shading and indigenous landscape, while the central larger spaces remain generally unobstructed.
- Primary open spaces and nodes should have definable entrances and exits.
- Pathways across larger central spaces should be minimized to those necessary for direct primary destination connections.


PROSPECT STREET
PROSPECT STREET
HIGH STREET
HIGH STREET
LEGEND
PRIMARY NODE
SECONDARY NODE
PRIMARY OPEN SPACE
SECONDARY OPEN SPACE
FUTURE QUAD

## OVERALL ASSESSMENT

### POSITIVE FACTORS

- Open space "bones" are present. Must capitalize.
- Sitting plaza outside science center is a well sited node adjacent to primary circulation and potential active recreation.
- Future campus initiatives strengthen internal open space system.
- Open quad west of library offers a site for active recreation.
- Future master plan implications on open space form and function.
- Certain newer areas display appropriate scale and materials.

### NEGATIVE FACTORS

- Poorly defined and in many cases uninviting gathering / plaza node areas. These areas generally lack common theme, individual definition and human comfort / scale.
- Landscape does not support primary quad form in many cases.
- Some larger quad areas contain too many trees and reduce opportunities for active recreation.
- Landscape often blocking views to critical campus landmarks or terminal focal points.
- Views from open spaces and nodes to undesirable elements.
- Lack of overall motif / theme.
- Lighting is inconsistent in campus wide open spaces.
- Lack of identity and recognizablity of primary building entrances.
- Walkways bisect spaces and walkway widths appear uncoordinated and arbitrary.
- Roads bisect campus core / quad spaces.
- Lacking diversity of activity spaces.









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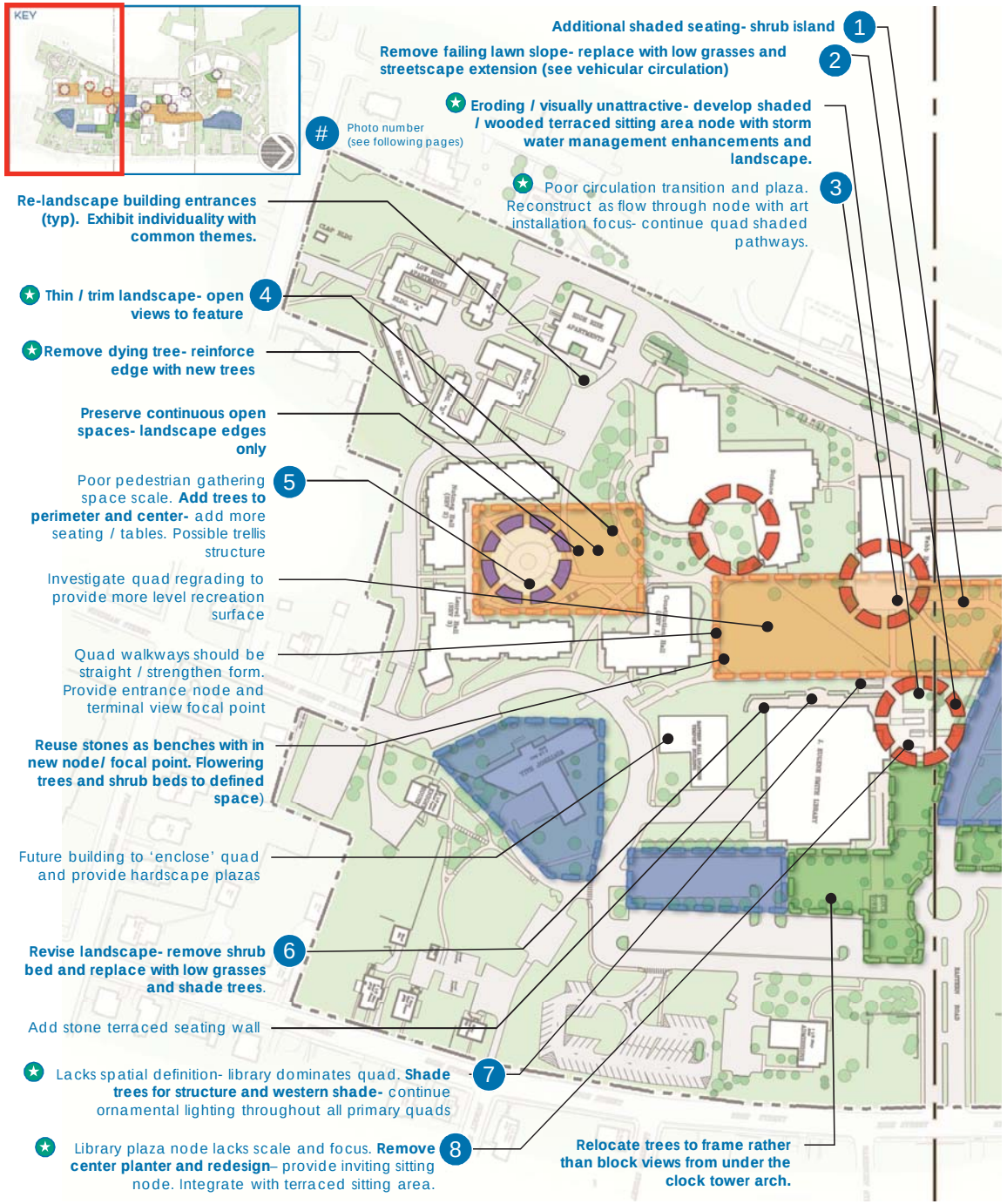
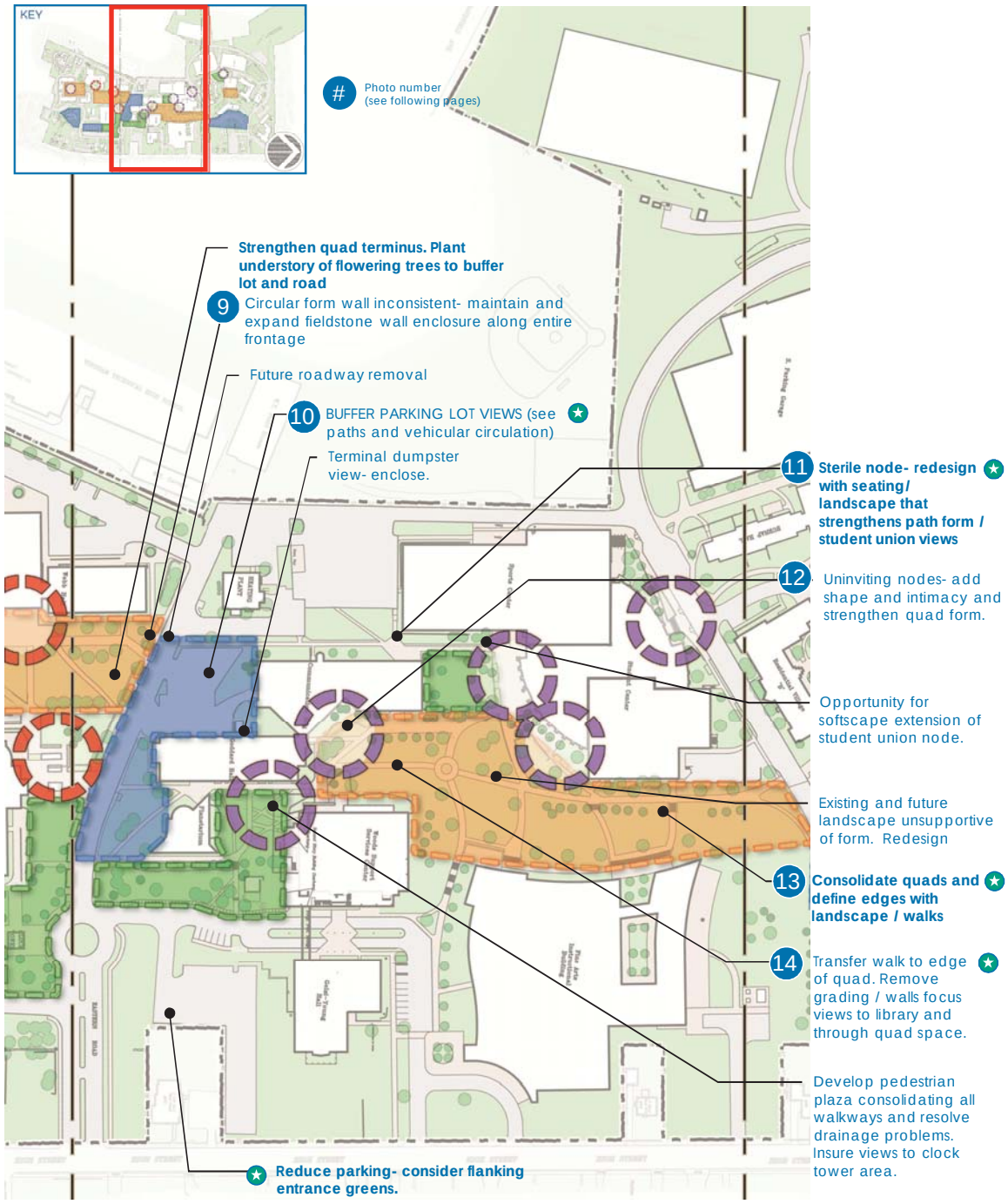

KEY
# Photo number (see following pages)
Additional shaded seating- shrub island 1
Remove failing lawn slope- replace with low grasses and streetscape extension (see vehicular circulation) 2
★ Eroding / visually unattractive- develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.
★ Poor circulation transition and plaza. Reconstruct as flow through node with art installation focus- continue quad shaded pathways. 3
Re-landscape building entrances (typ). Exhibit individuality with common themes.
★ Thin / trim landscape- open views to feature 4
★ Remove dying tree- reinforce edge with new trees
Preserve continuous open spaces- landscape edges only
Poor pedestrian gathering space scale. Add trees to perimeter and center- add more seating / tables. Possible trellis structure 5
Investigate quad regrading to provide more level recreation surface
Quad walkways should be straight / strengthen form. Provide entrance node and terminal view focal point
Reuse stones as benches with in new node/ focal point. Flowering trees and shrub beds to defined space)
Future building to 'enclose' quad and provide hardscape plazas
Revise landscape- remove shrub bed and replace with low grasses and shade trees. 6
Add stone terraced seating wall
★ Lacks spatial definition- library dominates quad. Shade trees for structure and western shade- continue ornamental lighting throughout all primary quads 7
★ Library plaza node lacks scale and focus. Remove center planter and redesign– provide inviting sitting node. Integrate with terraced sitting area. 8
Relocate trees to frame rather than block views from under the clock tower arch.
*Items in bold are specific to landscape suggestions.
★ Priority recommendations

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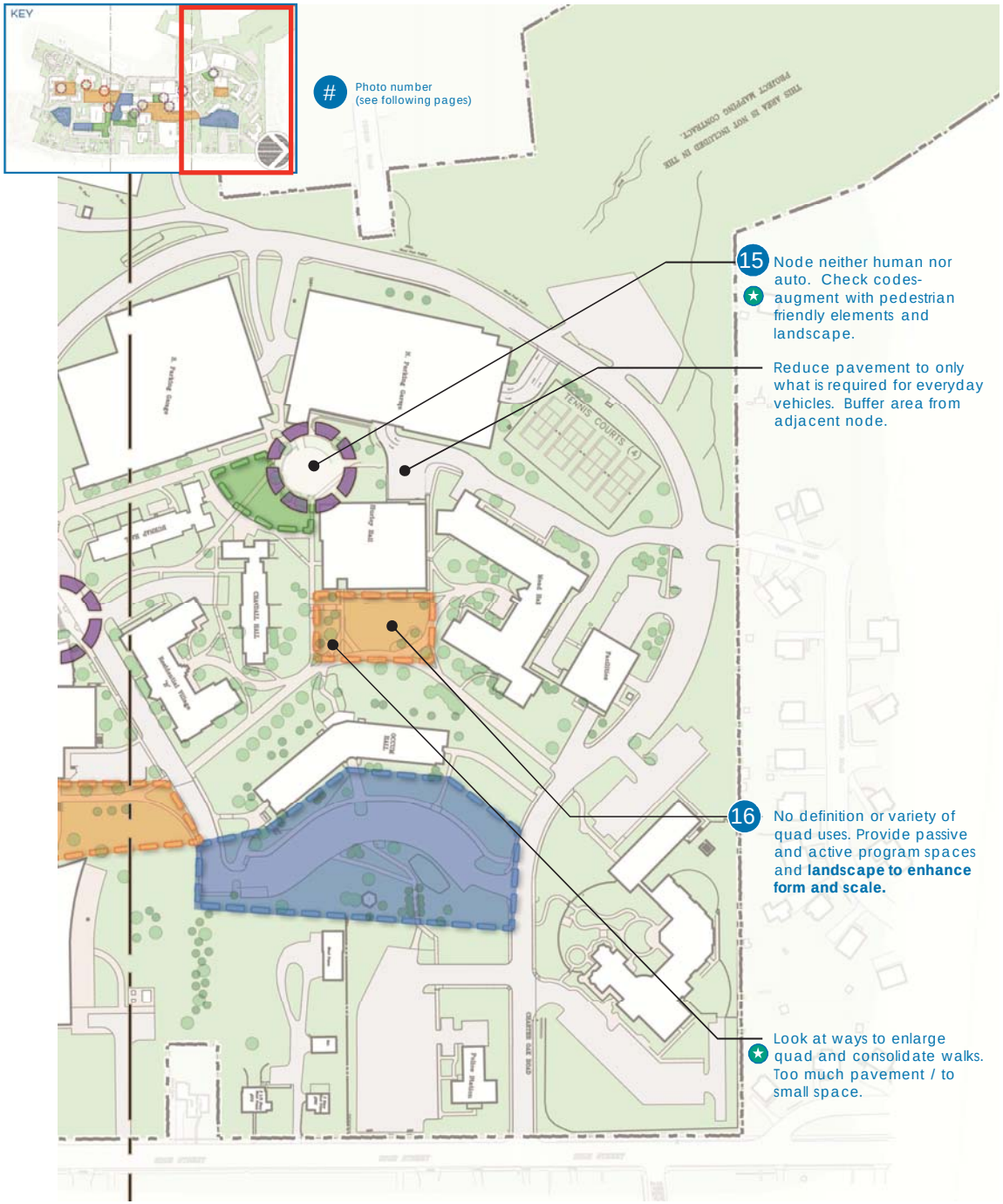
Priority recommendations










*Items in **bold** are specific to landscape suggestions.

Priority recommendations

## OVERALL RECOMMENDATIONS

- In general, on primary quads and open spaces, limit large tree planting to edges in a form that strengthens spatial definition and maintains active recreational opportunities.
- Develop campus wide lighting concept for all spaces. Provide fixture continuity.
- Develop a building entrance concept and implement.
- Review walkway alignments and widths that bisect primary quad areas.
- Provide additional seating / gathering areas at key locations.
- Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility.
- Prune / remove trees to maintain good terminal views and views to important campus landmarks.

# Site Furnishings / Fixtures / Materials

## INTRODUCTION

This section seeks to analyze the quality, condition and image of the campus's site furnishings (benches, trash receptacles, kiosks, signage / wayfinding, bus shelters), site fixtures (lighting and bollards) and materials (fencing, walks, crosswalks, walls, stairs and railings, lawns and general shrub beds. Many of the newer elements on campus have been selected predicated on previous master plan recommendations and are a stately addition to the image of the campus overall. The continuity and overarching theme of these various elements should be supportive of the overall theme and visual image of the campus in general. There are a few newer areas of campus which exhibit many if not all of the installation of well thought out common elements.

## GUIDING PRINCIPLES

- Site furnishings, fixtures and materials should be supportive of overall campus theme and exhibit visual continuity throughout campus.
- There should be a defined use of materials throughout the campus predicated on a common brand / image.
- Plant material and lawn species selection should be predicated on draught tolerance, minimal maintenance and aesthetic appeal.
- Shrub beds should be generally avoided in open spaces. Shrub beds are maintenance intensive and should be utilized at nodes, as buffers and sparingly used for building foundations and entrances.
- Avoid small shrub installations. Plant in mass with limited species selections.
- Shrub and landscape material shall not result in security / visibility issues.
- The use of concrete, brick and fieldstone shall be the dominant materials.
- Shrub bed maintenance should be standardized.


EASTERN

## OVERALL ASSESSMENT

### POSITIVE FACTORS

- Ornamental pedestrian lighting, steel benches, trash bins, and black aluminum fence begin to set precedence for overall campus motif.

### NEGATIVE FACTORS

- Lack of uniformity and consistency between site furnishings and lighting.
- Inconsistency of paving materials and design.
- Numerous lighting variations create a disconnect from campus unity.
- Planning guidelines report lists too many species. Campus will not support all of these species without jeopardizing common theme and image.
- Use of fieldstone for site walls is sporadic.
- West campus brick banded walkways in poor repair.
- Maintenance of shrub beds "the gum drop" effect. Shrub massings reading as individual shrubs rather than masses.
- Bus shelters are unattractive and uninviting.
- Stone versus mulch in shrub beds is not consistent throughout campus.












## OVERALL RECOMMENDATIONS

- In general, on primary quads and open spaces, limit large tree planting to edges in a form that strengthens spatial definition and maintains active recreational opportunities.
- Develop campus wide lighting concept for all spaces. Provide fixture continuity.
- Develop a building entrance concept and implement.
- Review walkway alignments and widths that bisect primary quad areas.
- Provide additional seating / gathering areas at key locations.
- Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility.
- Prune / remove trees to maintain good terminal views and views to important campus landmarks.

# Recommendations

## Overall Priority Recommendations

**VEHICULAR CIRCULATION AND PARKING LOTS**

- Insure high quality focal points by rearranging drives to service areas, installing and landscaping dumpster enclosures, creating shrub massings at selected focal points and insuring visual access to campus landmarks.
- Develop and implement gateway designs at the northern High Street entrance and the Prospect Street entrance.
- Develop strong consistent High Street image with new streetscape designs reflective of established campus and neighborhood motifs.

## PEDESTRIAN CONNECTIONS

- Insure high quality focal points and terminal views (clock tower, library, etc) by rearranging some path orientation and removing / pruning vegetation.
- Paths at future fine arts center should be rethought to reinforce new quad space in a geometrically simple fashion.
- Study new major pedestrian connection and repair work along Eastern Ave. on the west campus.
- Study the development of a uniform walk pavement "theme". Define use of special paving areas and campus motifs.


## OPEN SPACE FRAMEWORK

- Develop campus wide lighting concept for all spaces. Provide fixture continuity.
- Develop a building entrance concept and implement.
- Provide additional seating / gathering areas at key locations.
- Look to redesign certain nodes to accommodate better scale, comfort and passive recreational flexibility

# Priority Recommendations

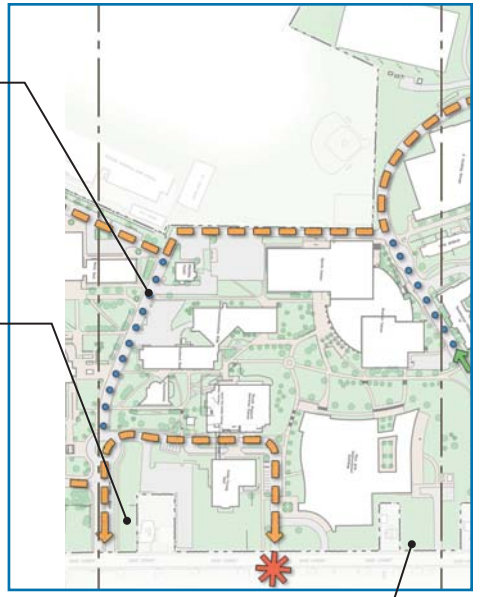
## VEHICULAR CIRCULATION AND PARKING LOTS

Poor visual entry point excess pavement / lack of entrance expression. Formalize entrance landscape. Use fencing etc. to match main entrance.

Poor image arrival focal point. Re-landscape and replace shelter. Reduce pavement create plaza. Develop textured crosswalk entry features.

Poor image focal point - dumpster and cell tower. Reorient enclosure and develop landscape edge.

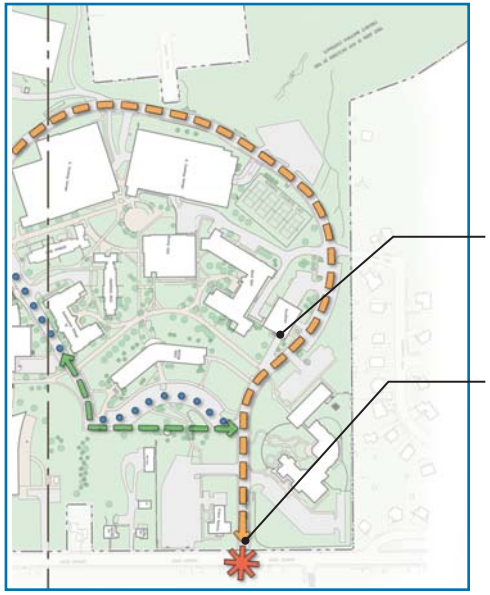
Develop consistent streetscape image with sidewalks.



Develop new streetscape - eliminate street side spaces, buffer lot and heating plant building.

Lack of perimeter definition. Plant tightly spaced columnar trees.

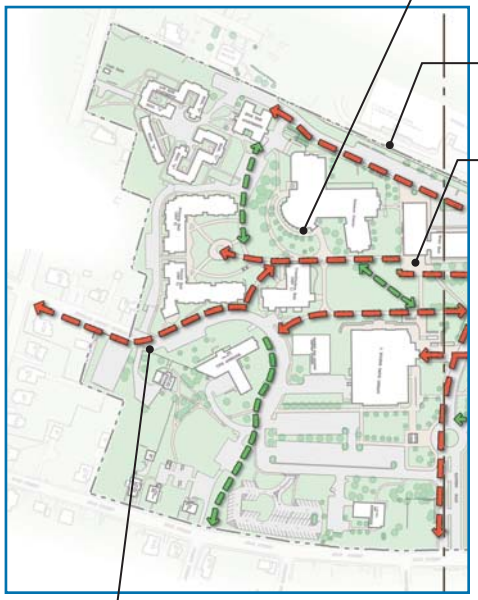
Develop new streetscape along High Street to tie entire campus frontage together.



Focal point poor - realign drive and landscape.\

Formalize entrance landscape. Use fencing etc. to match main entrance.

# PEDESTRIAN CONNECTIONS

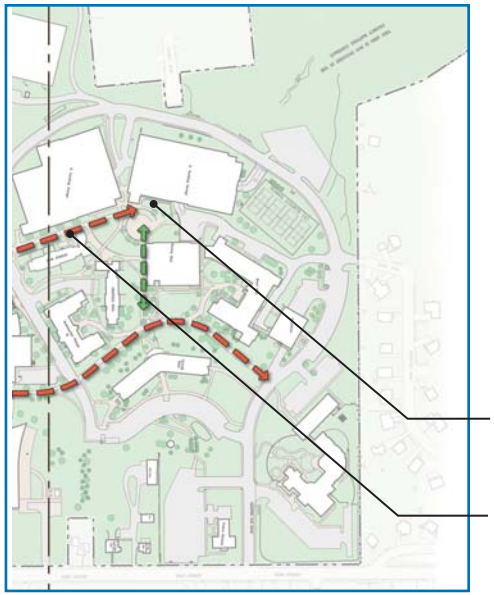


Finest campus example. Continue motif for other path systems.

Path from garage to resident halls. Good treatment-repair / replace deteriorated walks.

Awkward transition through barren plaza. Redesign transition and plaza.

Poor focal point arrival area. Redo bus shelter area.



Trees to buffer garage scale.

Flanking trees to match opposite side.

Move fence west and create new path with street trees to future south garage. Replace fence with aluminum to match High Street section.

Remove pine to open terminal view to student union and quad.

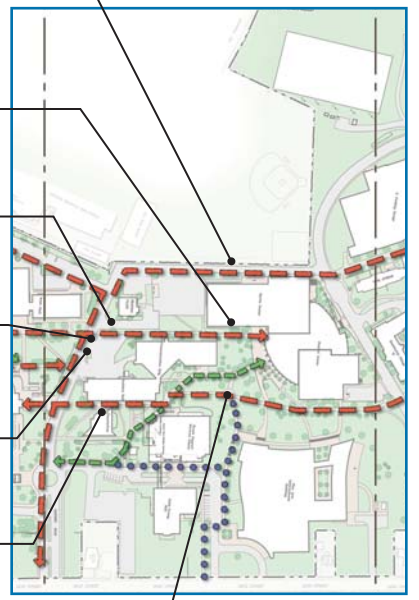
Narrow driveway and provide wider walk and trees.

Extend north side sidewalk, lose spaces / buffer lot.

Eliminate spaces for wider walk and trees.

.

Poor visual - create sitting plaza.



Reorient walk. Wall work required. Walkway focal points inappropriate. Realign to focus on library landmark.

# OPEN SPACE FRAMEWORK

Thin / trim landscape - open views to feature.

Poor circulation transition and plaza. Reconstruct as flow through node with art installation focus - continue quad shaded pathways.

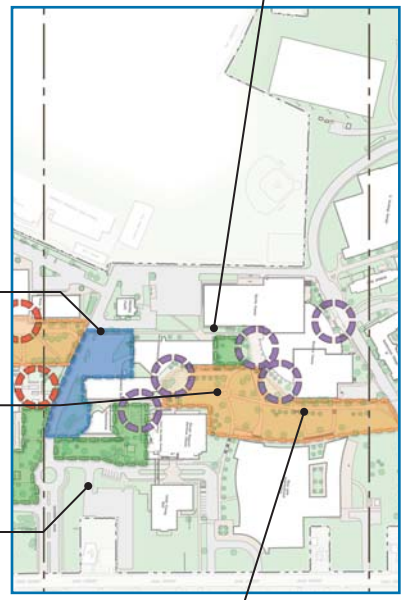
Eroding / visually unattractive- develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.

Library plaza node lacks scale and focus. Remove center planter and redesign - provide inviting sitting node. Integrate with terraced sitting area.

Lacks special definition - library dominates quad. Shade trees for structure and western shade - continue ornamental lighting throughout all primary quads.

Remove dying tree - reinforce edge with new trees.

Sterile node - redesign with seating/ landscape that strengthens path form / student union views.

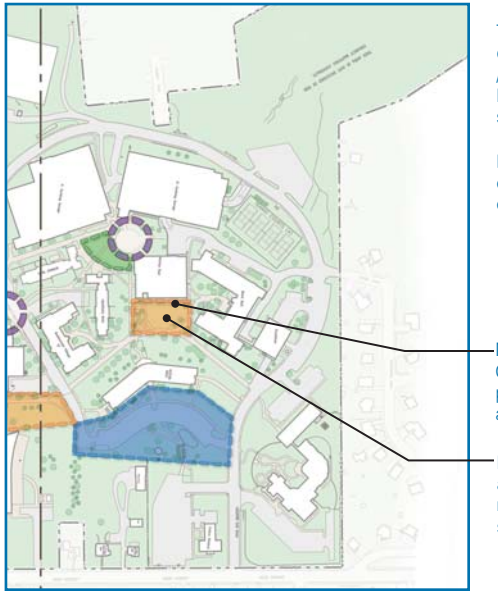


Buffer parking lot views (see paths and vehicular circulation).

Transfer walk to edge of quad. Remove grading / walls focus views to library and through quad space.

Reduce parking - consider flanking entrance greens.

Consolidate quads and define edges with landscape / walks.

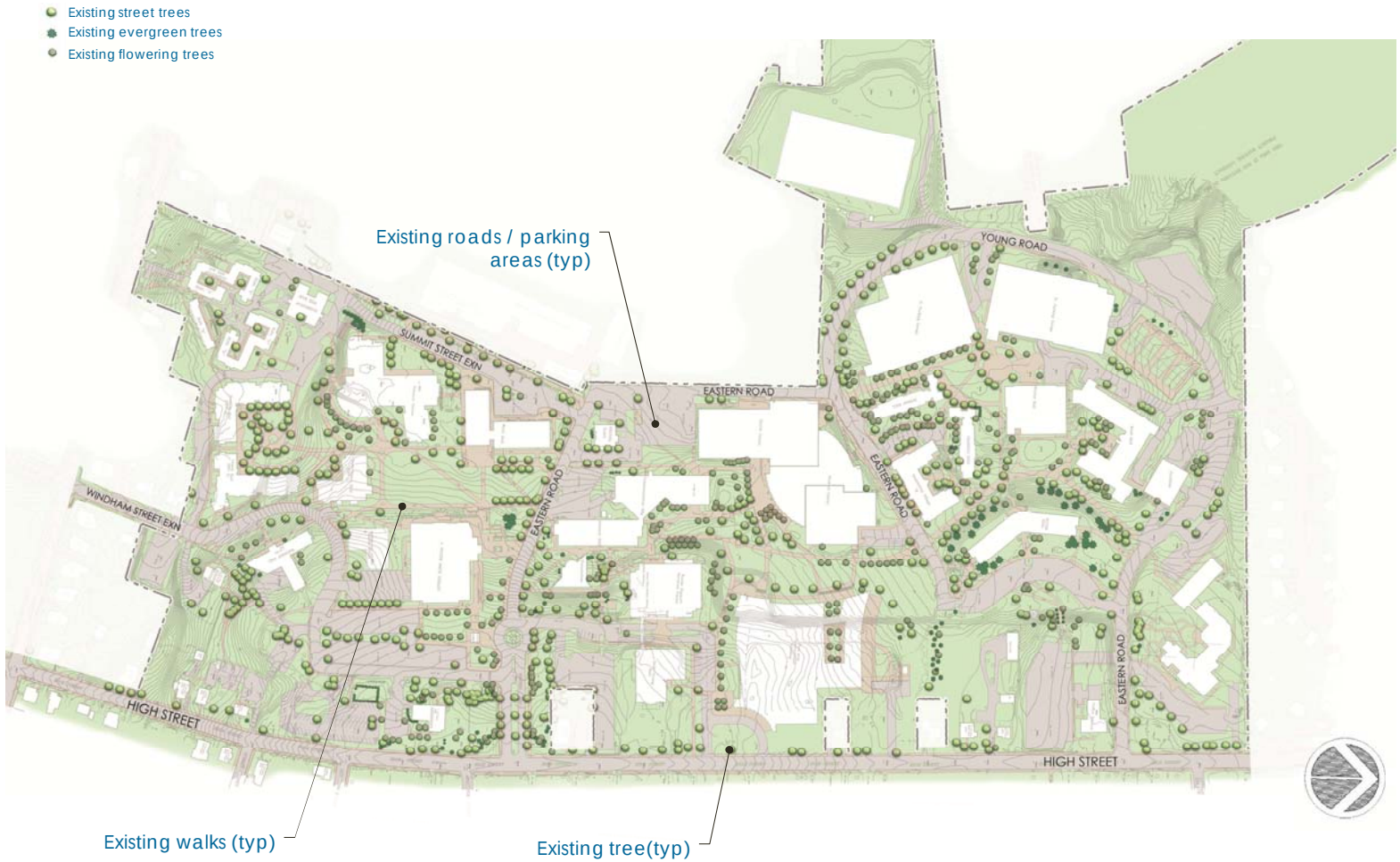


Node neither human nor auto. Check codes - augment with pedestrian friendly elements and landscape.

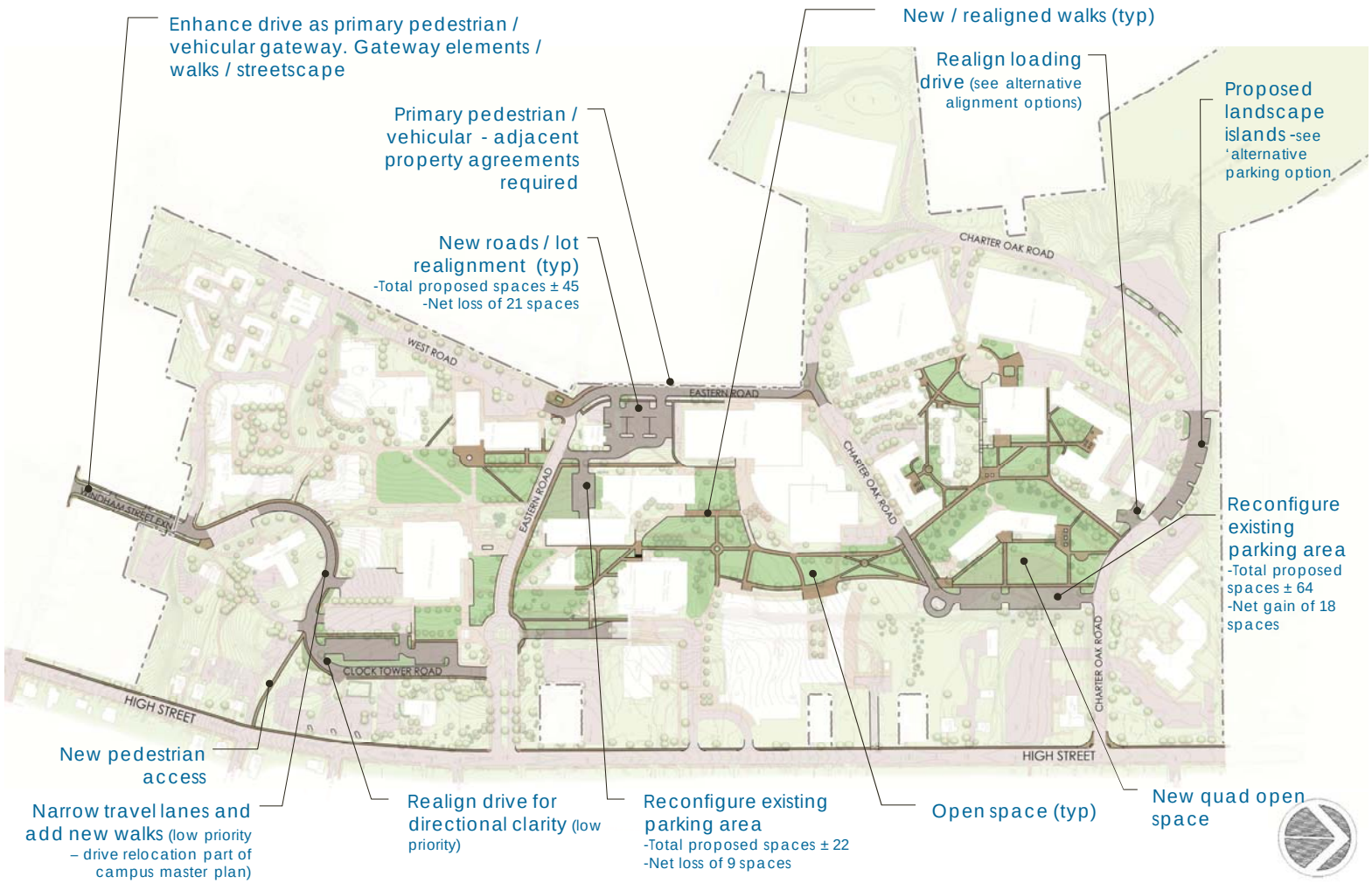
Look at ways to enlarge quad and consolidate walks. Too much pavement / too small space.

# Concept Landscape Master Plan

# Existing Conditions

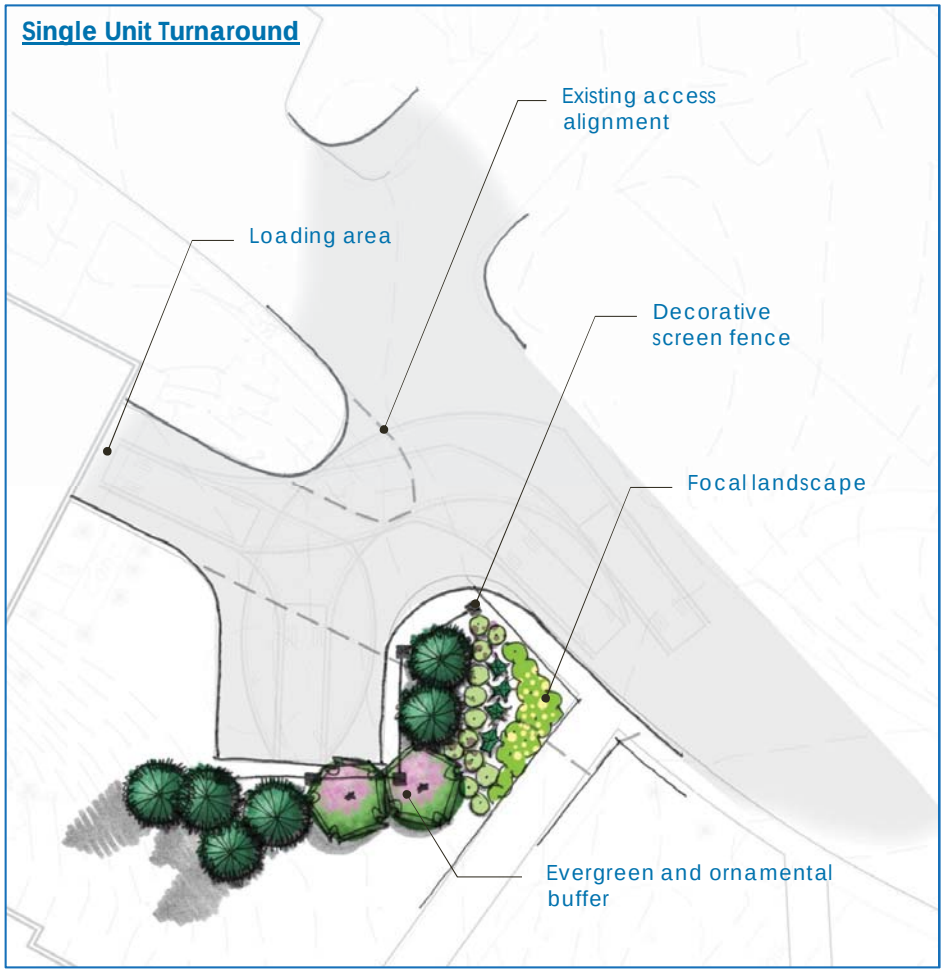


# Proposed Road and Walk Modifications



# Alternative Parking Options - Facilities Building

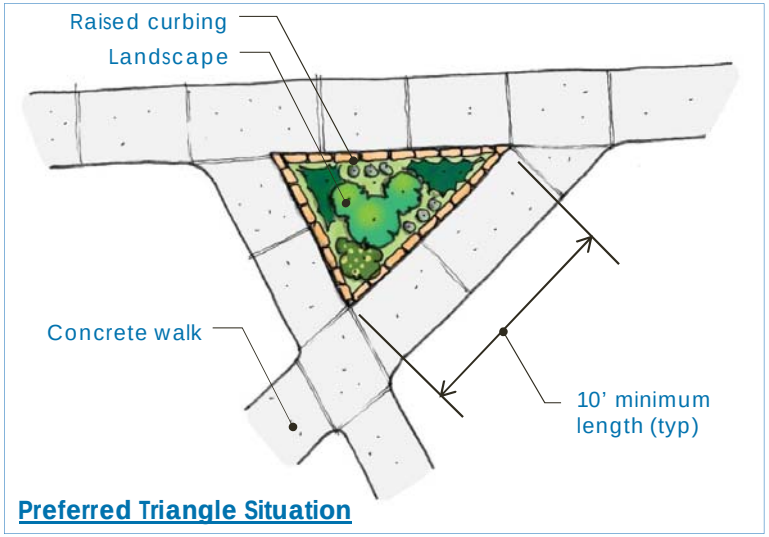
# Alternate Turnaround Options - Facilities Building




Note:
- Consider limiting upper loading area to box trucks / vans, or close all together
- Consider long term implications of truck access once Eastern Drive is closed.

# Pathway Analysis and Recommendations

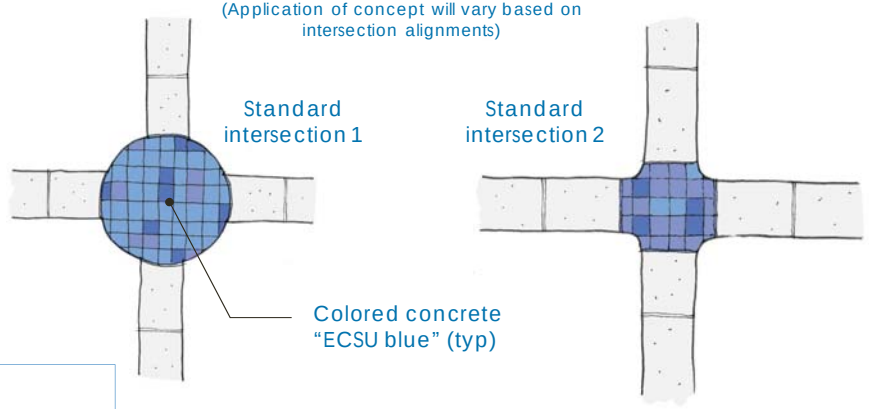
# Walk Intersection Configuration Typologies

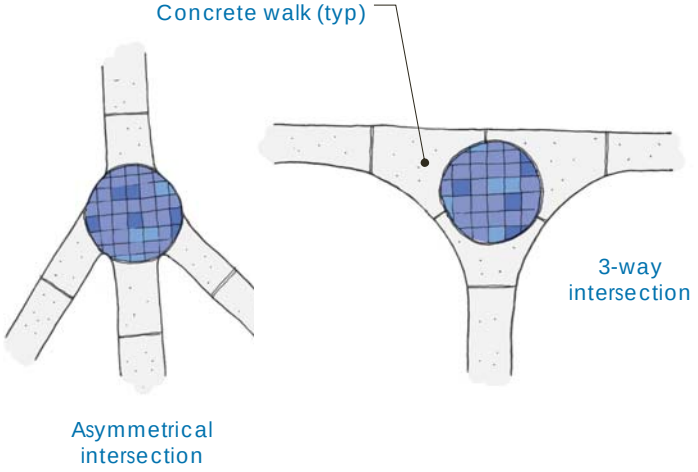




**Preferred Triangle Situation**

**Primary Walk Intersection Treatment Options**

(Application of concept will vary based on intersection alignments)

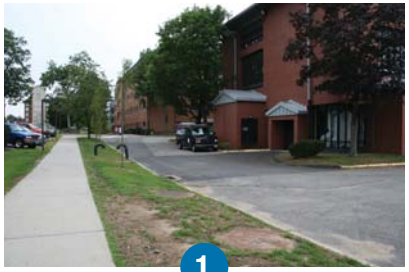


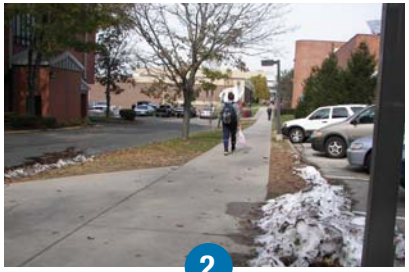



# Lawn Assessment and Recommendations

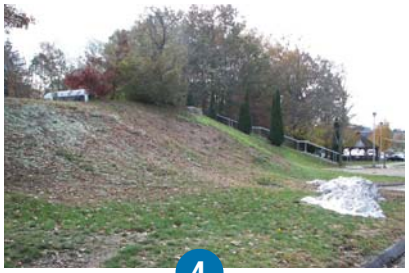
## EXISTING CONDITIONS

- Large continuous lawn spaces generally in good shape
- Lawn deterioration areas (see lawn assessment graphic)
- General deterioration areas associated with the following:
  1. Limited lawn areas (between walks and buildings and drives and walks etc.)
  2. Areas impacted by snow removal (road / lot edges and islands)
  3. Compacted via desire lines (including path edges and intersections)
  4. Western facing slopes (sun exposure)
  5. Predominantly shaded areas
  6. High Street (deterioration around utility poles)

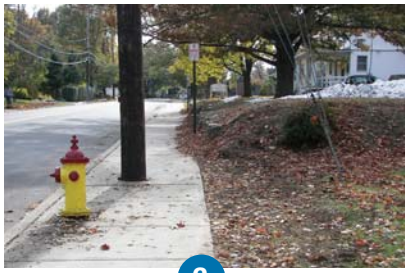











## DETERIORATION AREA RECOMMENDATIONS

### Limited Lawn Areas

- Landscape with low maintenance woody materials
- Must be salt and sand tolerant

### Snow Removal Areas

- Consider perennials / grasses/ groundcover and salt tolerant seed mixes

### Compacted Desire Lines

- Implement path intersection recommendations
- Implement path width recommendations
- Additional desire line treatment may include modular type paving system
- Realign walk system where necessary

### Western Facing Slopes

- Provide shade with appropriate trees or reseed with sunseed mixes

### Predominantly Shaded Areas

- Where applicable prune existing canopy tree to provide additional ground lighting, or seed with shade tolerant mixes

### High Street Area

- Implement streeetscape recommendations including wider sidewalks and grass strips

## LAWN MAINTENANCE RECOMMENDATIONS

### Early Spring

- Remove debris and unmat lawn by light raking / leaf blowing (avoids disturbing soil in fragile moist state).
- Apply pre-emergent herbicide to prevent weeds from germinating.
- Core aerate in areas where soil compaction is an issue. (Note if pre-emergent herbicide is complete aeration will disturb herbicide barrier)

### Late Spring to Early Summer

- Fertilize with proper nutrient levels (to be determined from prior years test results). Refer to product information for proper application rate.
- Apply post-emergent herbicide to control weed population.

### Summer

- Mowing is recommended at 3" or higher on a regular basis. Increases photosynthesis process and promotes healthy growth.
- Should never remove more than 1/3 of grass blade.

### Late Summer to Early Fall

- Perform soil test to determine nutrient requirements. Upon receipt of test results the appropriate lime/sulfur amounts to be applied.
- Core aerate to areas where soil compaction is an issue.

### Late Fall

- Optional fertilization before winter months. To be applied when grass ceases to grow but still holds its green color.

# Shrub Massing and Open Space

### AESTHETIC LANDSCAPE

- Mixture of deciduous and evergreen material
- Seasonal interest
- Generally larger in rear and smaller in front
- Mixed blooming times, concentration on material blooming when school is in session.
- Low maintenance, drought tolerant, minimize irrigation need
- Consistent with other campus planting motifs
- Avoid creating unsecure / hiding areas

### FOUNDATION LANDSCAPE

- Minimize foundation planting outside primary quads and open spaces
- Maximum mature material height not to exceed window sills
- Focus on fewer species in mass
- Where building fenestration is void of detail wider plant beds and taller material to be utilized
- Where building fenestration is appropriately detailed maintain consistent low landscape profile

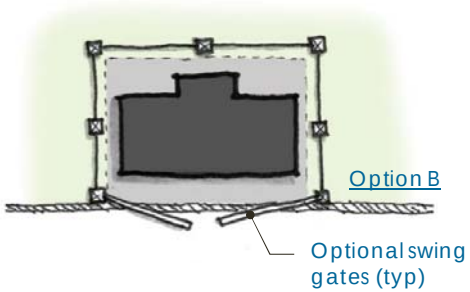
### BUFFER LANDSCAPE

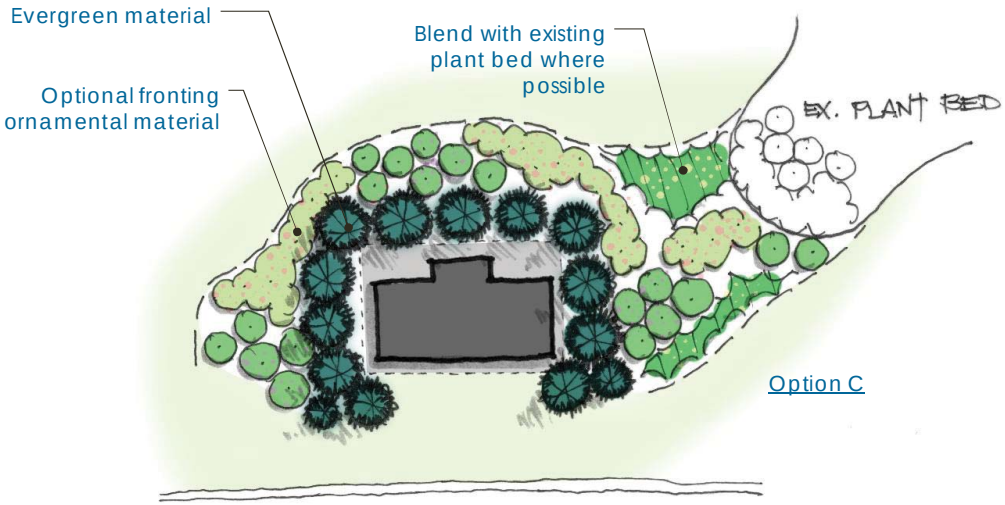
- Predominately evergreen material
- Height dependent of view to be buffered
- Do not impede visual focal points / vistas
- Material height generally 5'-10'
- For windbreaks, plant trees a minimum of 10' from walk and 20' from buildings

### OPEN SPACE LANDSCAPE

- Primarily trees
- Locate plant material along perimeter of space in spaces where active recreation is achievable
- For nodes and sitting areas see ornamental landscape

# Utility Buffer Options



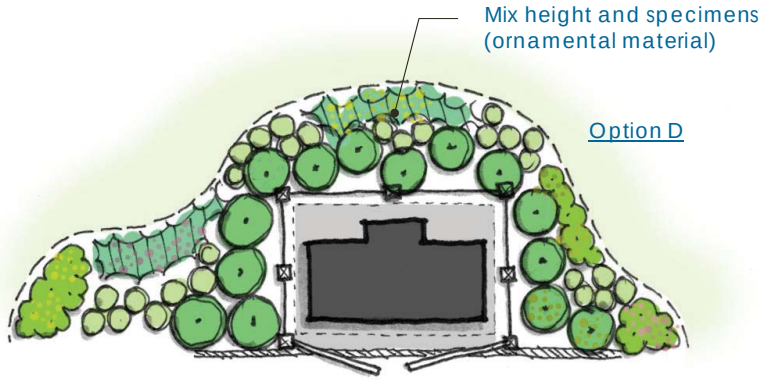

**OPTIONS**

A) Paint structure dark green or black

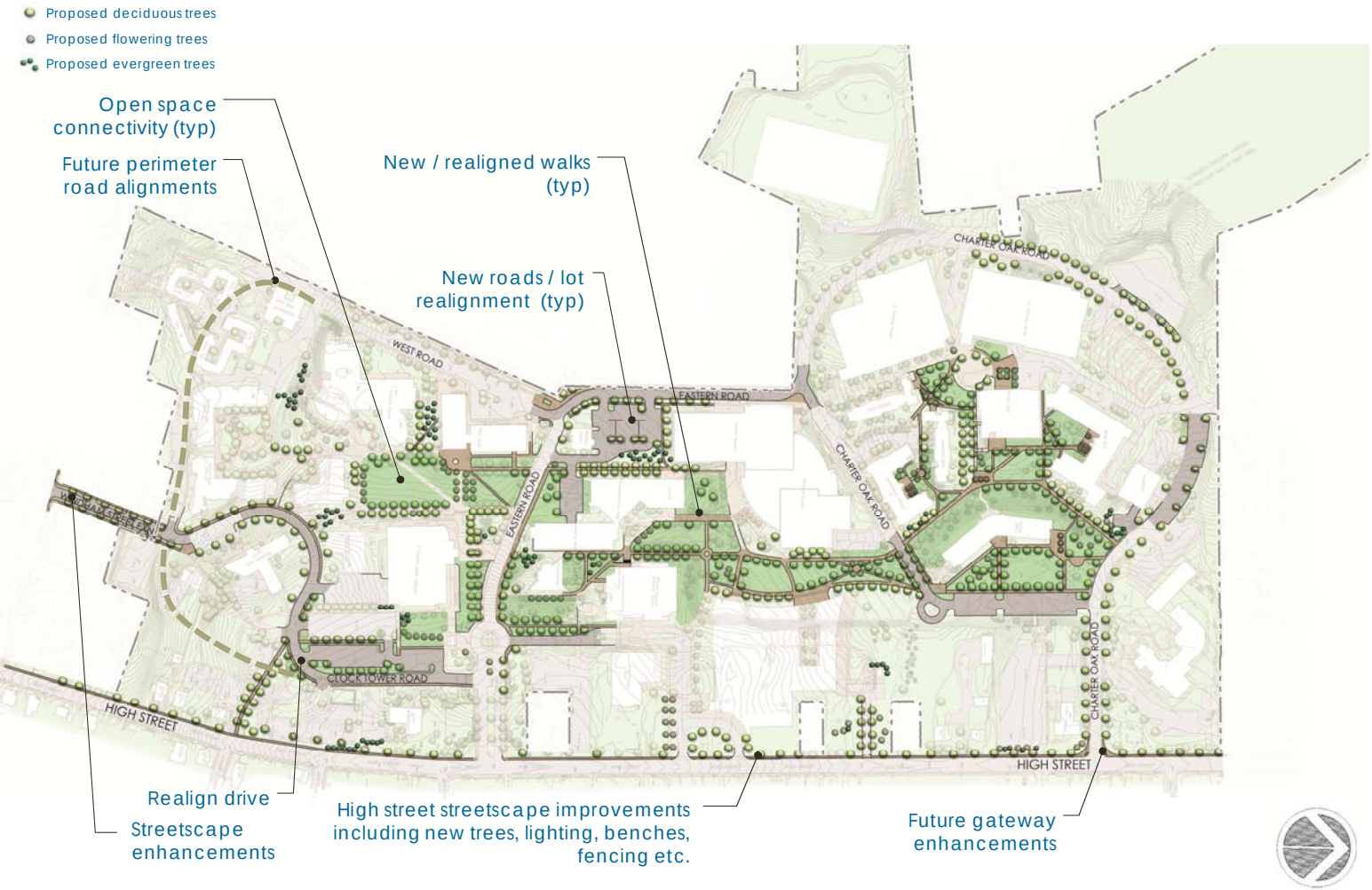
B) Hard screening - 4'-5' white fencing including ± 18" lattice (use in areas where utility is space restricted)

C) Landscape buffer- evergreen material ± 2' from structure
- Informal plant bed
- Combine with adjacent plant beds where possible
- Optional ornamental landscape in and around hedge

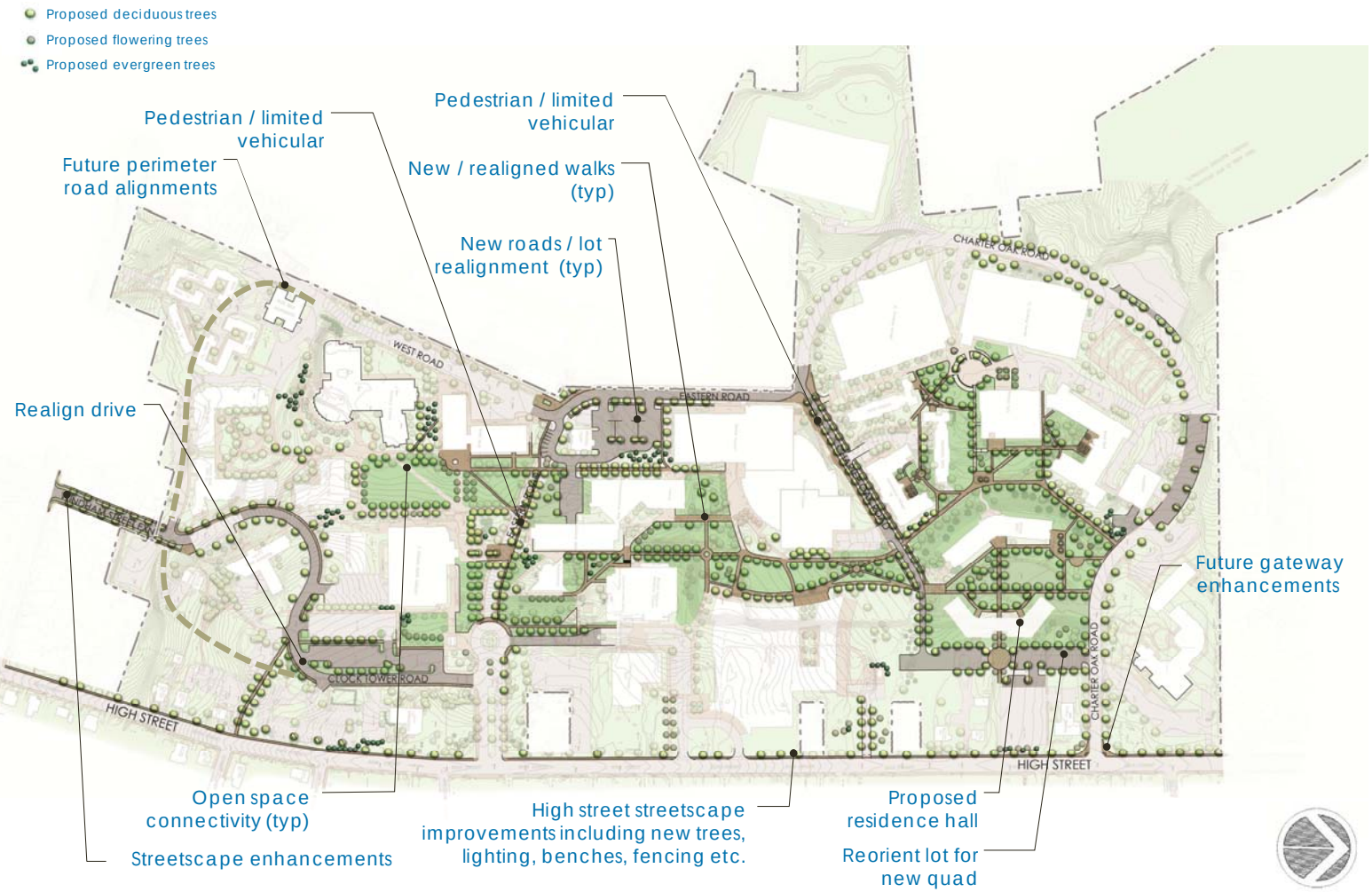
D) Combination of option B and C
- Landscape to be ornamental material



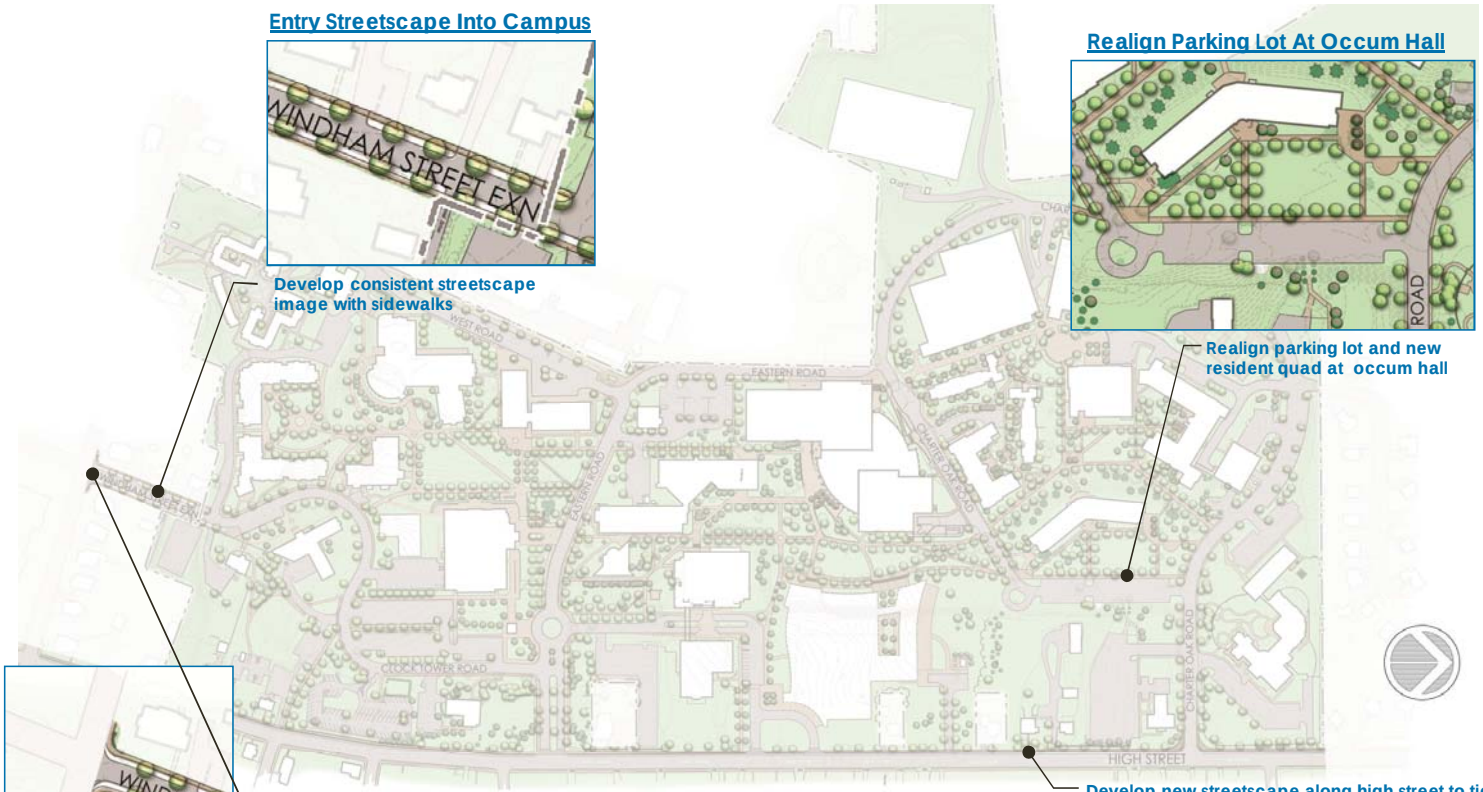
# New Tree Locations

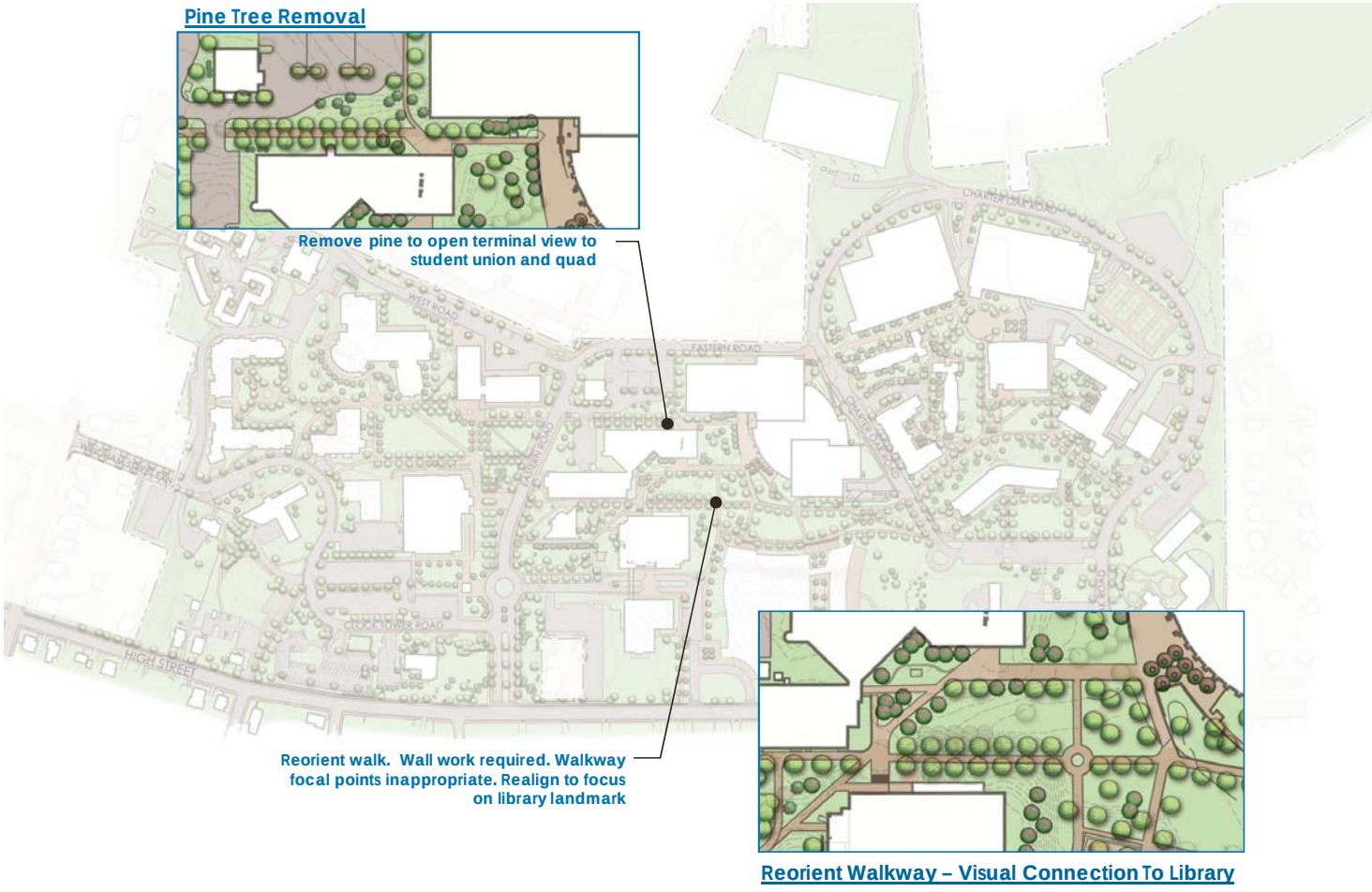


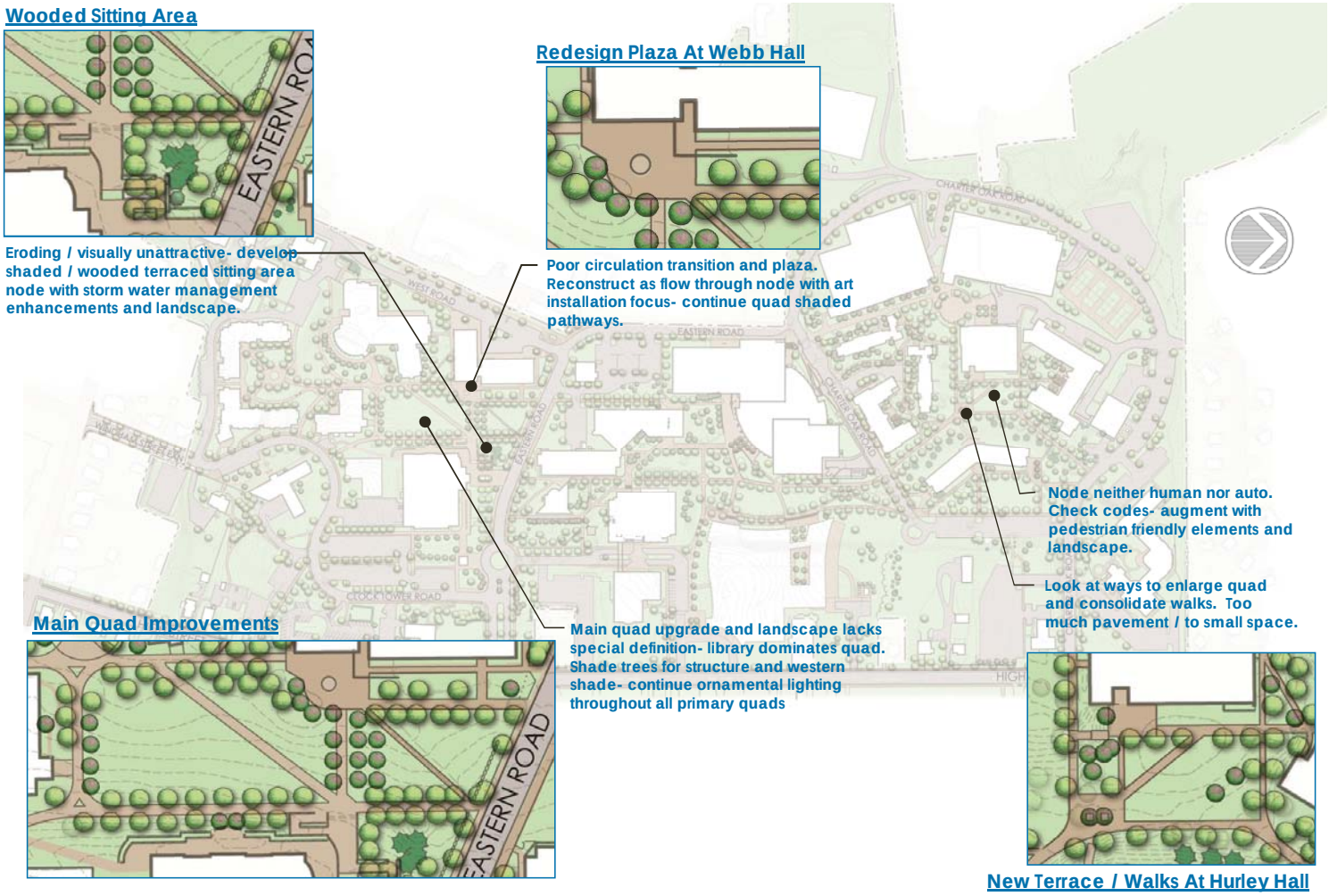
# Future Initiatives



# Priority Near Term Recommendations

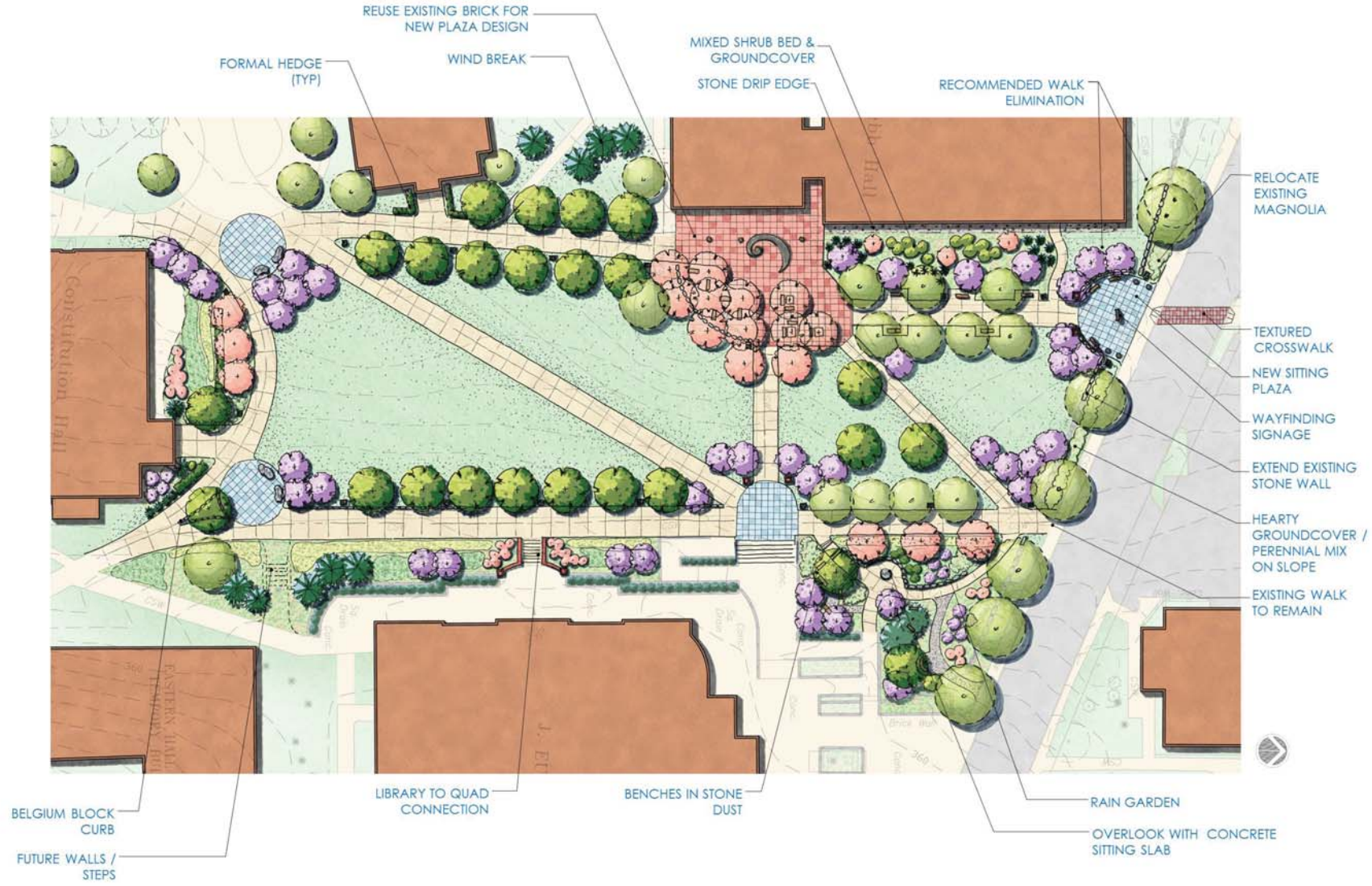



Pine Tree Removal
Remove pine to open terminal view to student union and quad
Reorient walk. Wall work required. Walkway focal points inappropriate. Realign to focus on library landmark
Reorient Walkway – Visual Connection To Library
WEST ROAD
EASTERN ROAD
CHARTER OAK ROAD
HIGH STREET


Wooded Sitting Area
EASTERN ROA
Eroding / visually unattractive- develop shaded / wooded terraced sitting area node with storm water management enhancements and landscape.
Redesign Plaza At Webb Hall
Poor circulation transition and plaza. Reconstruct as flow through node with art installation focus- continue quad shaded pathways.
Node neither human nor auto. Check codes- augment with pedestrian friendly elements and landscape.
Look at ways to enlarge quad and consolidate walks. Too much pavement / to small space.
Main Quad Improvements
Main quad upgrade and landscape lacks special definition- library dominates quad. Shade trees for structure and western shade- continue ornamental lighting throughout all primary quads
EASTERN ROAD
New Terrace / Walks At Hurley Hall

# Composite Master Plan

# Concept Quad Sketch

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