



Connecticut State University System

Developing a State of Minds

BR#04-07



RESOLUTION

concerning

THE 2004 COMPREHENSIVE CAMPUS MASTER PLAN FOR SOUTHERN CONNECTICUT STATE UNIVERSITY

January 30, 2004

WHEREAS, Southern Connecticut State University completed its previous Master Plan in 1993 and it was approved by the Board of Trustees on April 7, 1993 (BR#93-45), and

WHEREAS, The updated Program for the Master Plan study developed by Paulien & Associates which transformed the University's Strategic and Academic Plans into facilities requirements was completed in summer 2003, and

WHEREAS, The Campus Plan study by Symmes Maini & McKee was completed in 2004, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System hereby approve the 2003 Program for the Master Plan study and the 2004 Campus Master Plan study as the 2004 Comprehensive Campus Master Plan for Southern Connecticut State University.

A Certified True Copy:

[Handwritten signature of William J. Cibes, Jr.]
William J. Cibes, Jr., Chancellor

ITEM

2004 Comprehensive Campus Master Plan update for Southern Connecticut State University

BACKGROUND

The Board of Trustees develops and systematically updates Comprehensive Campus Master Plans for the four universities. In recent years, the Board of Trustees has approved Comprehensive Campus Master Plans for Western Connecticut State University (1995), Eastern Connecticut State University (1997) and Central Connecticut State University (1999). The Comprehensive Master Plan process for Southern Connecticut State University uses a planning model methodology developed by the firm of Dober, Lidsky, Craig and Associates and adopted by the System Office for use in developing master plans for the universities. In addition, Southern's Master Plan is based upon their strategic and academic plans.

ANALYSIS

The Comprehensive Campus Master Plan is comprised of two studies: the Program for the Master Plan and the Campus Plan. The higher education planning firm of Paulien & Associates was hired by the System Office to work with SCSU to update the Program for the Master Plan. The architectural/landscape planning firm of Symmes Maini & McKee (SMMA) was retained by the System Office to develop a Campus Plan that incorporates the findings of the Paulien study along with other components such as: AutoCad floor plans, an Existing Condition Survey of SCSU's buildings, and a site survey. Former President Adanti appointed a Master Planning Committee comprised of various members of the University community to assist the planning team in the development and decision making process. The committee met on a regular basis and through a participatory process, the campus plan for the university was completed. Several workshops open to students, staff and faculty were held over the last two years to solicit their input into the findings and recommendations of the planning consultants and the master planning committee.

Program for the Master Plan - The model uses data supplied by the university to project space requirements in several space categories. The space projections are summarized in the chart shown on the next page. The space projections are based upon student, faculty, staff and course file information, and adhere to national standards.

To supplement the data obtained during the development of the Program for the Master Plan, the consultants met with the chairperson of each academic department and the head of each administrative area. The departments were asked about their facilities needs, how they see their department changing over time and how those changes may affect their space needs in the future.

Enrollment projections developed by the university for the next fifteen years include a 2% growth factor from year 2000 to 2006, 1% from 2007 to 2011 and 0% for the remaining 4

years. In addition, the university developed enrollment projections for each College over the 15 years, which are as follows:

College	% Increase of FTE	% Increase of FTE
	Students by 2015	Faculty by 2015
Arts & Sciences	18.80 %	2.56%
Business	6.99%	13.56%
CILS	6.88%	16.67%
Education	26.71%	22.58%
Health & Human Services	20.17%	20.28%
Total	17.93%	

The Program for the Master Plan for Southern resulted in the identification of 499,241 net square feet (nsf) of additional non-residential space. The total space deficit identified during the development of the Program for the Master Plan is 643,405 net square feet.

The summary of the program is as follows:

Southern Connecticut State University Program for the Master Plan (nsf)				
	Existing	2000 Need 8,334 FTE	2015 Need 9,970 FTE	Space Deficit
Academic and Support	27,718	24,878	28,627	909
Arts and Sciences	142,393	162,996	205,870	63,477
Business	10,323	10,855	11,800	1,477
CILS	16,445	23,645	27,509	11,064
Education	13,844	30,389	40,589	26,745
Health & Human Svcs	19,430	38,425	47,657	28,227
Classroom/Auditorium	77,386	133,627	155,291	77,905
Library	69,765	126,899	149,214	79,449
Administrative and Support**	121,070	192,961	230,166	109,096
Athletic/PE/Recreation	195,567	174,581	191,065	(4,502)
Student Life/Campus Cntr/Dining	74,732	150,599	180,126	105,394
Subtotal	768,673	1,069,855	1,267,914	499,241
Residential Life*	456,133	458,199	600,297	144,164
Total	1,224,806	1,528,054	1,868,211	643,405

* Includes administrative staff

** Includes a 78,987 nsf conference center

More than 60% of the identified need is space required to meet Southern Connecticut State University's current academic program. The Comprehensive Master Plan is based upon an enrollment growth over the next fifteen years estimated at 1,636 FTE students, from an enrollment base of 8,334 FTE. Additionally, the university's goal is to house 33% of their full-time students, both graduate and undergraduate. Southern currently is able to provide housing for approximately 31% of its students.

Engleman Hall is currently undergoing construction and provides an additional 64,314 gross square feet of academic space. A new Student Center is under construction which will result in approximately 102,481 nsf for Student Life/Campus Center space needs. Additional student center space deficiencies will be made up by distributing student lounge and meeting space throughout campus during the renovation of existing buildings or development of new facilities. A major addition to Buley Library will provide a total of 139,107 nsf of library space resulting in a deficiency of 10,107 nsf for the year 2015. Construction funding for the project is awaiting legislative approval. Due to the lack of existing space on campus, the College of Communication Information and Library Science (CILS) and portions of IT will continue to temporarily utilize portions of Buley until new facilities are constructed. The new residence hall undergoing construction will reduce the number of beds needed for residential facilities from 589 to 239.

The following chart outlines the need for space based upon the completion of projects currently in construction or awaiting construction funding. The space deficiency will be reduced from 643,405 to 421,703.

Southern Connecticut State University Program for the Master Plan (nsf)			
	Existing with new Buildings	2015 Need 9,970 FTE	Space Deficit
Academic and Support	28,254	28,627	373
Arts and Sciences	172,649	205,870	33,221
Business	10,323	11,800	1,477
CILS	16,443	27,509	11,066
Education	13,494	40,589	27,095
Health & Human Svcs	19,430	47,657	28,227
Classroom/Auditorium	79,450	155,291	75,841
Library	139,107	149,214	10,107
Administrative and Support	136,884	230,166	93,282
Athletic/PE/Recreation	195,567	191,065	(4,502)
Student Life/Campus Ctr/Dining	111,011	180,126	69,115
Subtotal	922,612	1,267,914	345,302
Residential Life	523,896	600,297	76,401
Total	1,446,508	1,868,211	421,703

Campus Plan - The campus is situated on 164 acres, located in the northern part of New Haven and the southern part of Hamden and is bounded by predominately residential neighborhoods. A heavily traveled state road (State Route 10) and a large cemetery bisect the campus creating three areas of land holdings.

The development of a solution to meet SCSU's space requirements is a participatory, iterative process involving the administration, faculty, staff, and students. The campus planning process utilized the following tenets as its overriding goals: preservation, integration, renewal, adaptability and development. Recommendations for the future development of the university's physical environment include "... reinforcement of the campus boundary and edge condition, development of a consistent design approach for entries, plazas and quadrangles on campus, creation of new quadrangles and enhancement of existing, [and] development of new hierarchical pedestrian pathway system to improve overall visual quality and safety, and distinguish between pedestrian routes and vehicular routes". In addition, the Campus Plan recommends other enhancements such as the replacement of outdated, obsolete, severely deteriorated and uninhabitable buildings, construction of new facilities situated to enhance the existing campus, installation of a new campus wayfinding program, development of informal meeting places in new and existing buildings, increasing the amount of recreational and field space, and improving the connection between East and West campuses.

The first priority of the updated Master Plan is the development of a new 57,928 nsf Academic Building on Fitch Street to provide faculty office and classroom space for the School of Business and other academic programs. This project will permit the demolition of Seabury Hall which is uninhabitable and was previously scheduled for demolition as part of the 1993 Master Plan. A new 500-car parking garage to replace displaced faculty parking along Fitch Street will be developed on the site of Seabury Hall. The next priority project is the development of a new 55,659 nsf Fine Arts facility on the site of the old student center. The existing fine arts facility (Earl Hall) is severely deteriorated and is scheduled for demolition as recommended in the 1993 Master Plan. The old student center is obsolete and is not appropriate for use as an academic or administrative facility. There is no elevator in the building and it will require extensive demolition to provide qualitative program space for new users. The third project provides for a new 47,657 nsf Health and Human Services building and the renovation and a 40,589 nsf addition to Davis Hall for the School of Education. A new Health and Human Services building will allow for the consolidation of all of the academic departments that are scattered around campus in various facilities. Vacated space in Davis Hall can be reallocated to the School of Education. The fourth priority is the development of a new 48,806 nsf Administrative/Student Services building to replace Wintergreen Hall which is a temporary structure. The next priority recommends the development of a new 67,204 nsf CILS and IT building located on the site of the former Earl Hall completing the academic quadrangle in the campus core. A new 500-car parking facility will be developed adjacent to the new facility. The campus plan recommends the consolidation of Women's and Men's varsity athletics in Moore Field House with Pelz Gymnasium serving the needs of the Physical Education units and other recreation and intramural activities. To accommodate the influx of Women's varsity athletics, a small addition to Moore Field House will be required.

Student Life and Residence Life needs will be accommodated through the expansion of Connecticut Hall to accommodate the dining needs of the new residence hall as well as commuter students. A building condition survey recommends the comprehensive renovation of all the residence halls. In addition, the plan recommends the development of smaller townhouse type residential structures along Fitch Street to complement the existing residential neighborhood. These new residential facilities may replace the existing townhouses on North Campus and could be programmed for graduate or honors college students. New athletic fields could be developed on the site of the existing townhouses.

CHANCELLOR'S RECOMMENDATION

Approval of the 2004 Comprehensive Campus Master Plan update for Southern Connecticut State University.

Southern Connecticut State University Master Plan 2004

SCSU 1993 MP

GENERAL FUND	New ASF	New GSF	Reno GSF	New Garage	Demo	
1 New Academic Building	57,928	98,478				76,900 nsf new Academic Building
Demolition of uninhabitable Seabury Hall					19,276	
New Parking Garage - 500 cars				162,500		
2 Demolition of Obsolete Student Center					43,550	
New Fine Arts & Music Building	55,659	94,620				
Demolition of severely deteriorated Earl Hall					60,226	
					<u>103,776</u>	
3a New Health & Human Services Building	47,657	81,017				-
3b Addition to Davis Hall for Education	40,589	69,000				63,100 nsf addition to Davis Hall for Educat
3b Retrofit Davis after relocation of HHS			49,862			
3c Demolition of TE 5					3,643	
	<u>88,246</u>	<u>150,017</u>	<u>49,862</u>			
4 New Administration/Student Services Building	48,806	82,970				67,000 nsf new Administration/Student
Demolition of Wintergreen					48,406	Services Building on site of Seabury Hall
Relocate Orlando House			5,566			New parking garage
Renovate Lang House			10,199			
Renovate Admissions			5,967			
	<u>48,806</u>	<u>82,970</u>	<u>21,732</u>			
5 New CILS/IT Building	67,204	114,247				
Retrofit Buley						
New Parking Garage - 500				162,500		
	<u>67,204</u>	<u>114,247</u>		<u>162,500</u>		
6 Moore Field House Addition	35,000	42,000	116,000			86,400 nsf addition to accommodate all Ath
New Stadium Entrance	10,000	14,000				Recreation and Physical Education program
New Play Fields						Pelz is reconfigured as a Fine Arts Comple
	<u>45,000</u>	<u>56,000</u>	<u>116,000</u>			
7 Jennings Hall			121,025			

8 Morrill Hall Renovation			40,824	
9 New Clinic/Security Building Demolition of Granoff	44,339	75,376		10,573
10 Pelz Gymnasium Renovation		20,000	78,423	
11 Lyman Auditorium			50,415	
12 Demolition of TE 1-4				7,868
13 New Conference Center	79,867	135,774		

CHEFA

1 Connecticut Hall Addition/Renovation	22,665	38,530	45,154	60,800
2 North Campus Recreational Center				
3 Chase Hall			59,267	
4 Farnham Hall			56,524	
5 Wilkinson Hall			63,162	
6 Neff Hall			50,853	
7 Hickerson Hall			50,272	
8 Quad Improvements				
9 North Campus Residential Complex			152,360	
10 New Special Academic Housing Demolition of Town Houses	45,000	76,500		39,400
11 Schwartz Hall			103,100	
12 Brownell Hall			67,441	
13 New Residence Hall				

PARKING GARAGES - CHEFA

1 Moore Field House Parking Garage - 1000			325,000	227,520
2 North Campus Garage - 500			162,500	

EXECUTIVE SUMMARY

**SOUTHERN CONNECTICUT STATE UNIVERSITY
CAMPUS PLAN UPDATE**



PREPARED BY

SMMA
SYMMES MAINI & MCKEE ASSOCIATES

CAMBRIDGE, MASSACHUSETTS

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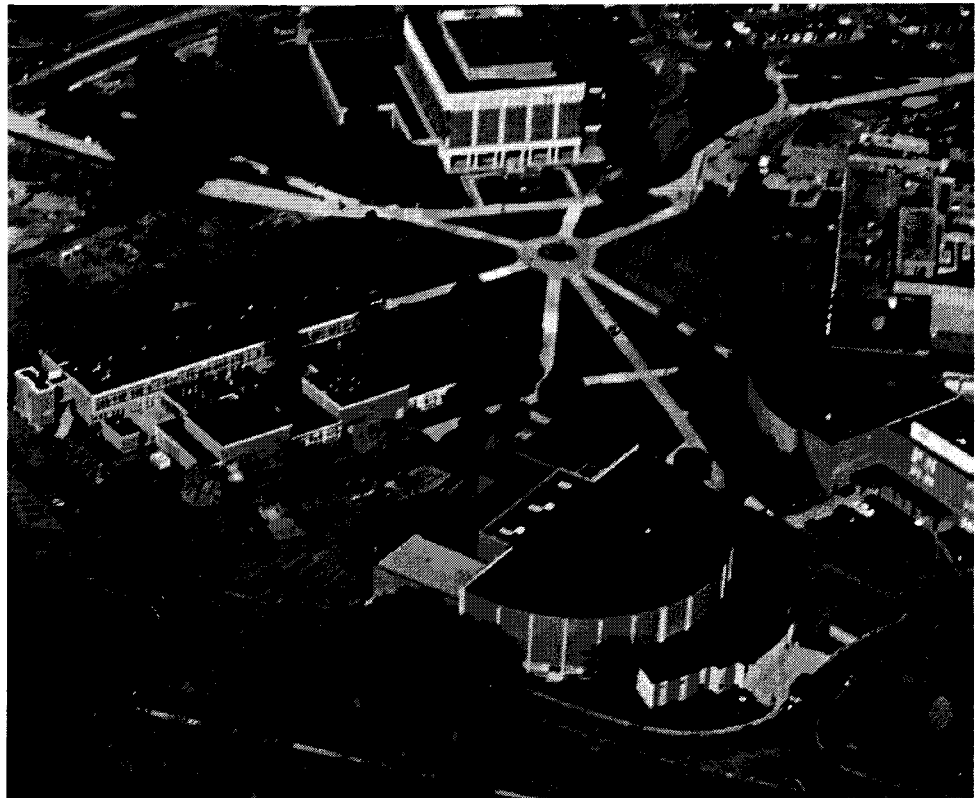
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INTRODUCTION

Colleges and universities face common problems, such as enrollments, parking, circulation, and building maintenance. Every institution also has its own character and quality that sets it apart from all others.

The Campus Plan Update is the second part of an update to the Southern Connecticut State University master plan first prepared in 1993. The campus master plan forms the basis of future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations made in the May 2003 Program for the Master Plan report, developed by Paulien Associates, Inc. The Campus Plan Update addresses the facilities required to accommodate the program and requirements of the University in 2015.

SMMA has had the opportunity to work with the faculty and administrative staff of SCSU who believe intensely in the future of the institution. We have sought to understand the unique qualities of the campus and institution and to help plan for the challenges of the future.



The Campus Plan Update for SCSU is a guide for incremental growth that responds to the stated needs, planned expansion and change in facilities needs. The planning process has developed criteria to evaluate alternatives and the final plan. Although the plan has a “big” idea – closing Farnham Avenue to create a new major campus quadrangle – it also allows for realistic future growth.

The plan builds on the existing strengths of the campus and works to enhance the image and identity of the campus and to provide an adequate physical plant to support its mission.

PLANNING APPROACH

Five paramount issues outlined as “Goals and Objectives” for SCSU have directed SMMA’s planning process:

- Preservation
- Integration
- Renewal
- Adaptability
- Development

The major sections of the Campus Plan Update punctuate these issues and define a way to address them.

Preservation of the architectural scale and character of the best parts of campus is a major consideration in all of our planning recommendations while accommodating the programmatic needs of the entire campus.

Integration of existing and proposed campus design elements are addressed in the land use, landscape, and open space portion of the work. Functional areas are unified wherever possible through the use of similar materials – design, texture, and color that form a cohesive whole on the campus and between the east and west portions of the campus.

Renewal of campus facilities is addressed in a renovation plan that prioritizes the need for modern academic programs in a specific plan with both initial and life cycle costs. A time frame will be established for relocations and renewal of buildings and grounds of the campus.

Adaptability of campus space, buildings, and programs is a key ingredient in allowing the University to grow and maintain itself in a changing academic world. The plan supports the nature of change in the continuing evolution of the academic programs.

Development of new facilities on the campus is necessary to meet the current and projected space needs of the University. Renewal and adaptability cannot transform existing facilities to adequately meet the needs of up-to-date teaching and research requirements. The plan proposes a number of new facilities to support the mission of the University.

GOALS AND OBJECTIVES OF THE MASTER PLAN

Goals and Objectives for Facilities and Campus Development are:

- To provide phased renovation, upgrading, replacement, and expansion of existing facilities.
- To identify functions that should be relocated in existing or new facilities in coordination with the space utilization study.
- To outline a guide for unification and consolidation of the campus.
- To provide a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the university, community, and state.
- To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions.

Together with focused areas of study, these broad objectives have formed the basis of the Master Plan, presented in detail in other sections of this report.

- A **renovation and sequencing plan** is provided to allow prioritized upgrading of existing facilities.
- **Relocation strategies** identify current use of space and functionality, and incorporates these strategies in the renovation and sequencing plan, including identifying new facilities as required.
- A Development Plan which identifies and prioritizes new campus buildings.
- The **comprehensive open space and landscaping plan**, develops a physical plan that will unify and consolidate the east and west portions of the campus.
- An outline of a **capital outlay plan** for new and renovated facilities to establish need, priority, and schedule within cost-effective solutions.

MASTER PLAN FOCUS AND EMPHASIS

The SCSU Campus Plan Update focuses on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
2. Proposed renovations and additions;
3. Capital outlay priorities for new facilities;
4. Short- and long-range uses of buildings;
5. Landscaping, open space, campus entrances, borders, and planting;
6. Land use on the east and west SCSU campuses;
7. Campus housing;
8. Schedule to build temporary structures and swing space in conjunction with a renovation and relocation plan;
9. Coordination with the assessment of the general use of space on each SCSU campus;
10. Review of existing utilities and infrastructure assessments;
11. The cost to maintain and renew facilities.
12. Parking and pedestrian/vehicular movement.

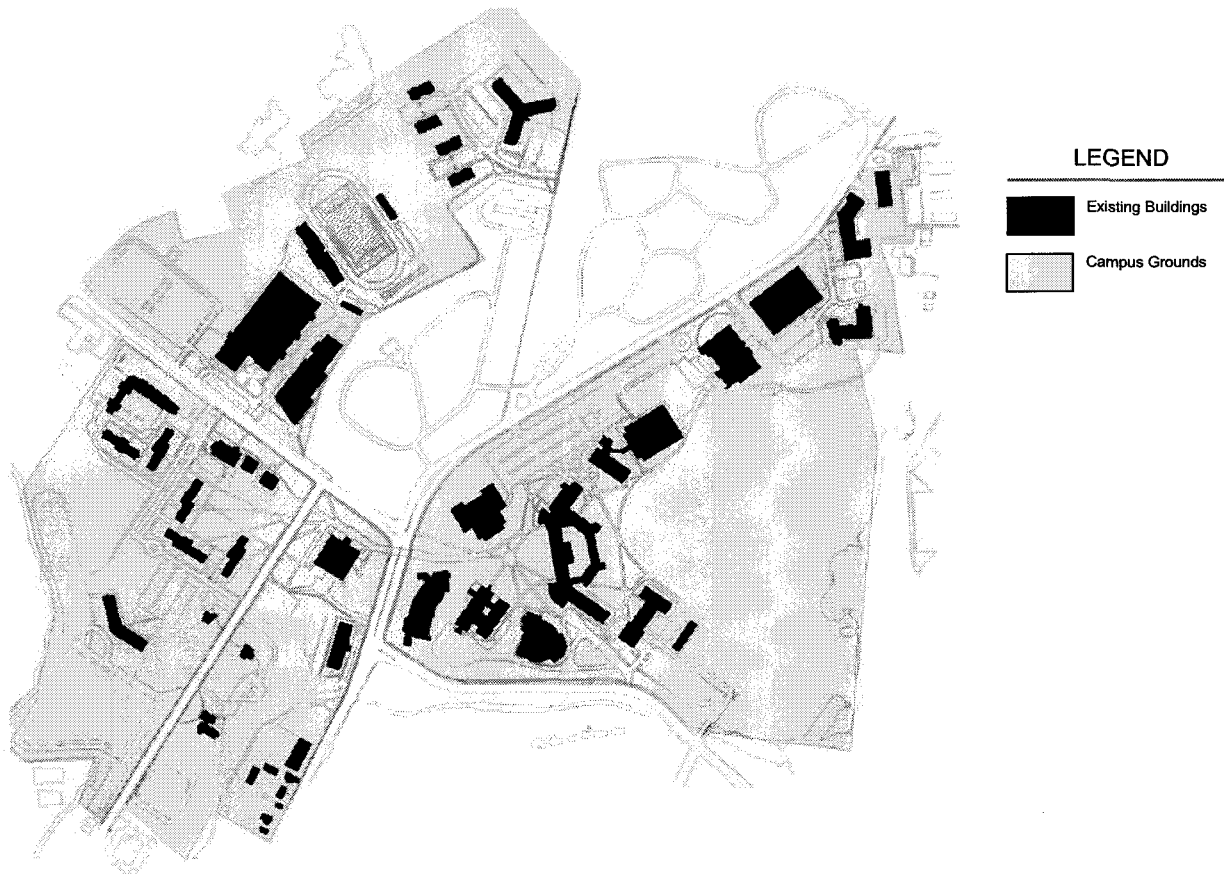
SITE ANALYSIS AND INVESTIGATION

INTRODUCTION

Site Analysis and Investigation is the first of a four part process. The first part is documentation of existing conditions. The work included site visits, data collection, photographic documentation, research, and interviews. The information gathered has been interpreted and graphically documented in a series of site analysis diagrams in this Section. The site analysis diagrams describe the existing conditions and allows the planning team to begin to identify the opportunities and constraints inherent in the campus.

The second part of this process identifies opportunities and constraints. The planning team will evaluate the opportunities and constraints and illustrate needed improvements for the campus. This will be done together with the interpretation of the Master Plan Program. The third part of this process evaluates the collected information as the basis for recommendations for the organization of existing and future development at SCSU. The fourth part outlines the projected alternatives within the context of the collected physical information.

Existing Campus Site



URBAN CONTEXT

SCSU is located between New Haven and Hamden, Connecticut, approximately three miles from the center of New Haven. The campus is accessible from Route 15, exit 59 or 60. SCSU is in a residential area of the City of New Haven close to the West Rock encampment and bordering city park land to the south.

Quinnipiac University, Albertus Magnus College, Yale University and the University of New Haven are within a five mile radius of SCSU.

Urban Context



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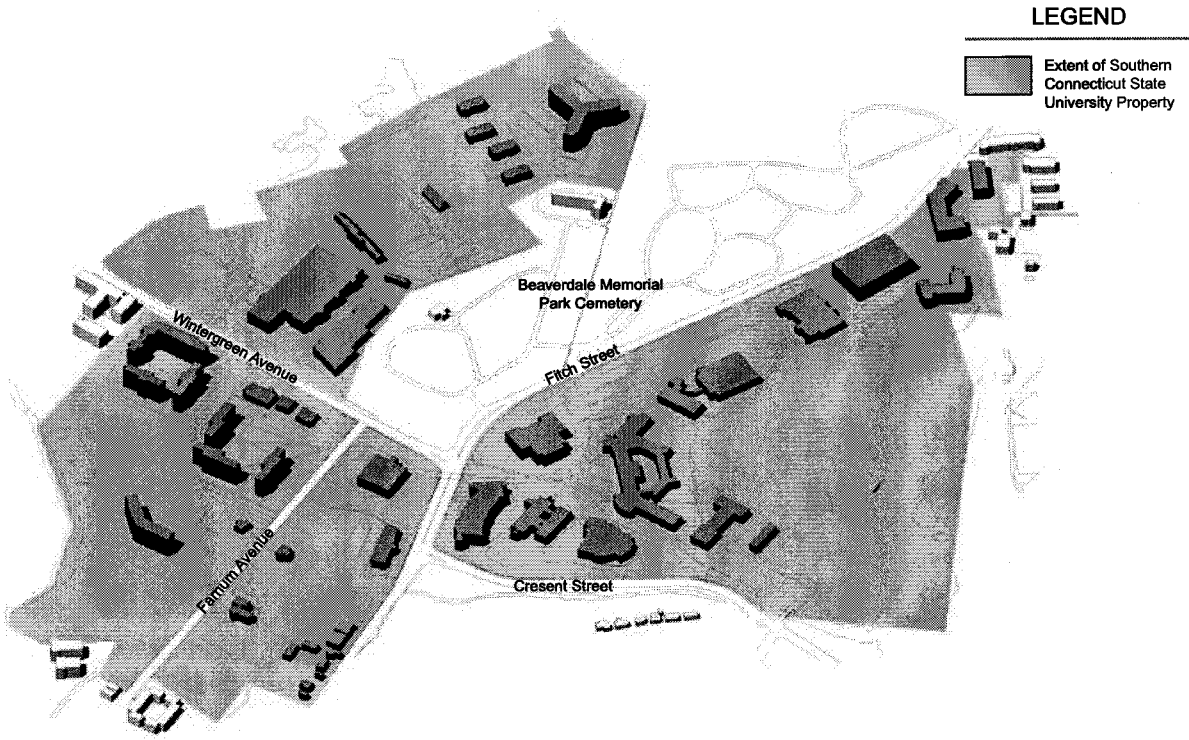
----- Southern Connecticut University Campus

UNIVERSITY PROPERTY

SCSU includes 172 acres. Most of the campus is in New Haven and a smaller portion in Hamden. The property is divided by city streets into four parts. With barriers to pedestrian movement, especially across Fitch Street. The pedestrian bridge across Fitch Street helps to ease the fragmentation, but the campus is made up of parts separated by public streets.

Expansion of the campus is limited geographically at the edges with Beaverdale Memorial Park Cemetery separating the north campus from the academic core allowing no expansion in the middle of the campus.

University Property

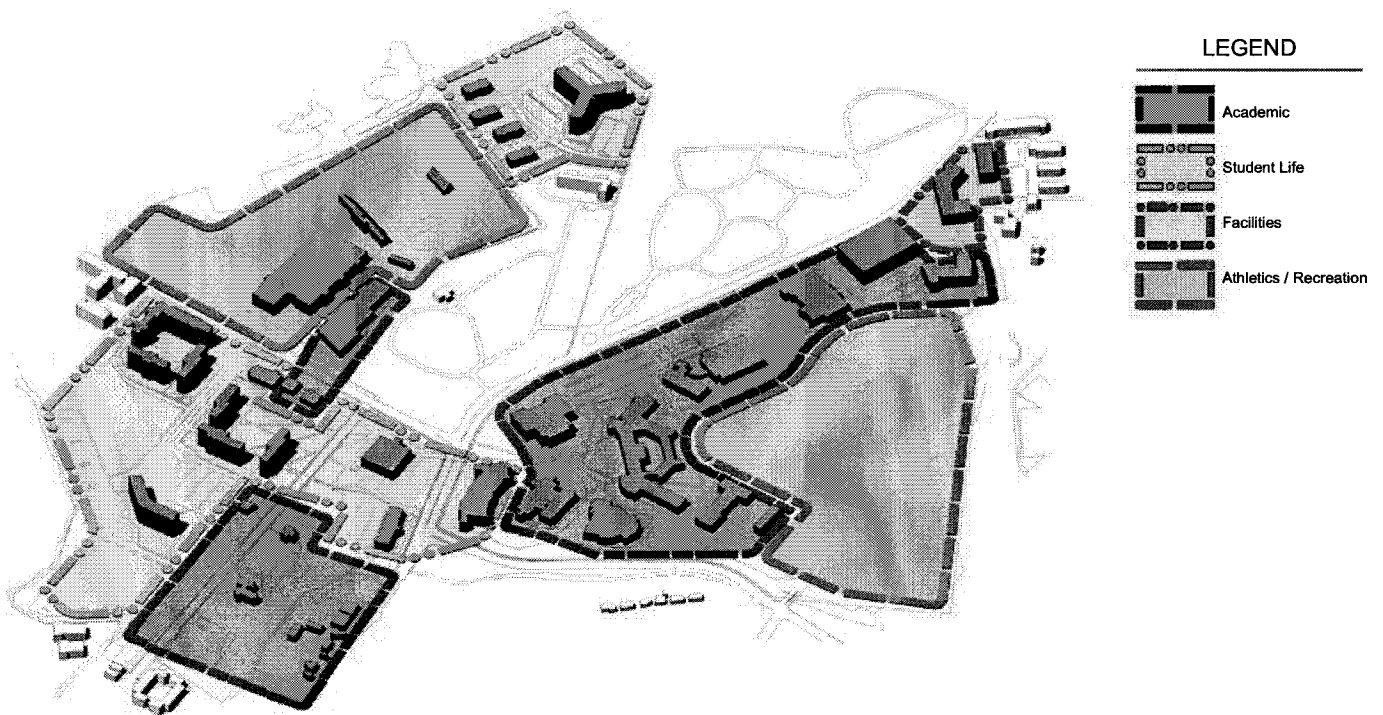


LAND USE

The **Land Use Diagram** illustrates groupings of buildings by use category: Housing, Academic, Facilities, and Recreation/Athletic. The Land Use Plan summarizes information contained in the Building Use Plan and includes the adjacent areas by use. The Land Use Plan is helpful in organizing and visualizing continuous outdoor spaces.

Academic areas are divided into two main areas of which one is located on the west, and the other on the east side of campus. Residential land use is concentrated on the east side of the campus. A smaller residential area is located to the north on the periphery of campus and is detached from the other residential zone. Facilities are located at the far end of the east campus, as illustrated in the Building Use Plan. Recreation and athletic land uses are located in two areas. One recreation area is located on the west side of campus adjacent to residential land use. The Land Use Plan indicates the need for reorganization and stronger physical connections of academic areas.

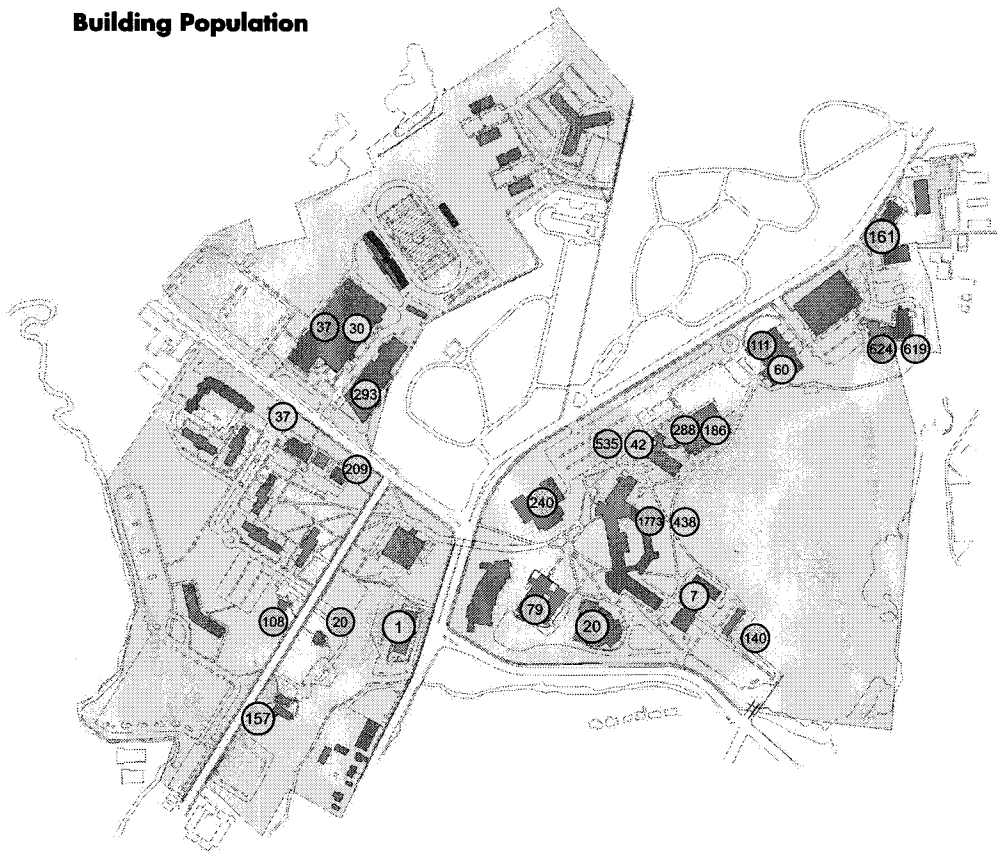
Existing Land Use



BUILDING POPULATION

Faculty and staff building population is noted with totals by Campus Zones. These totals will be a planning guide for parking distribution based on faculty and staff need, available classroom seats and existing parking to be replaced.

Building Population

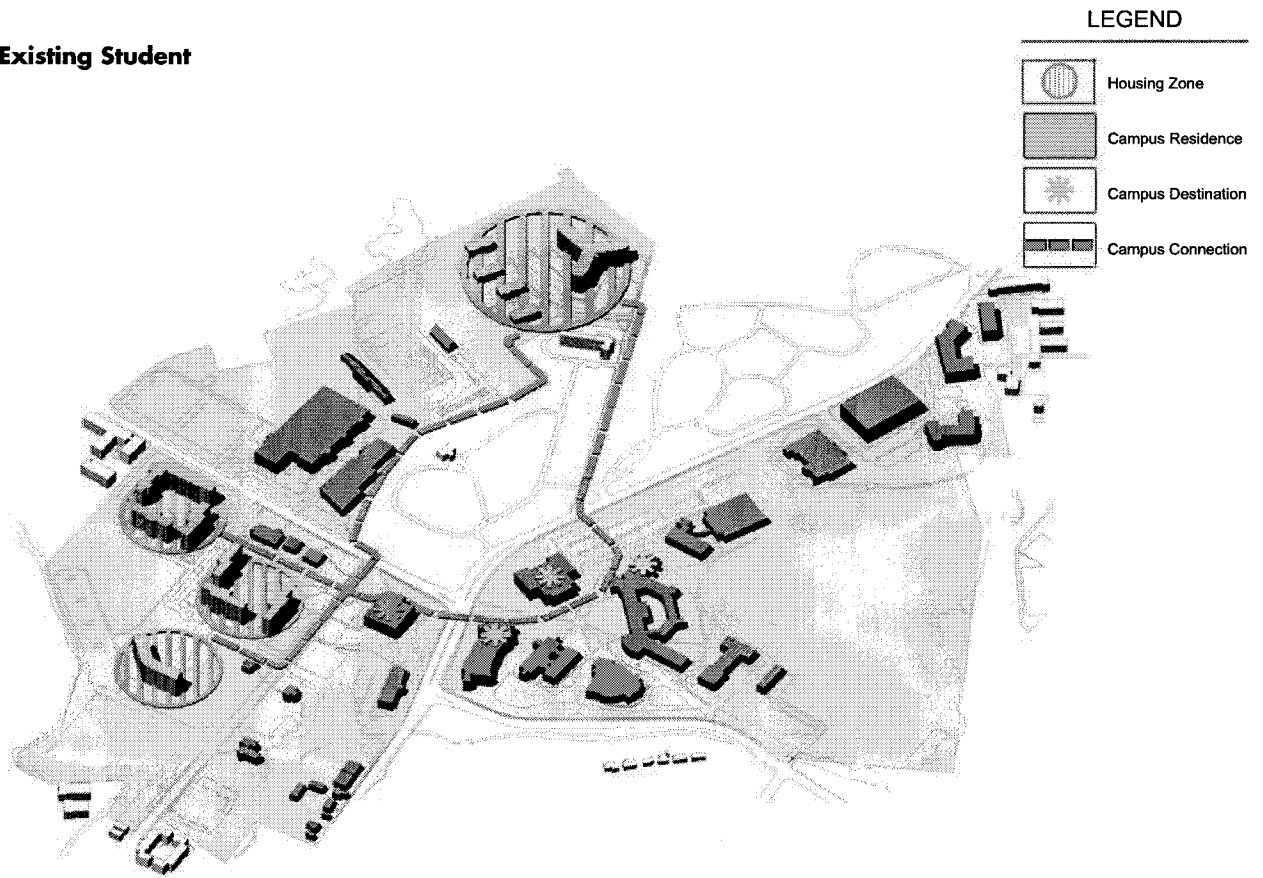


STUDENT HOUSING

The **Student Housing Diagram** illustrates the location of all existing student housing on campus, denoting destinations and access routes to student services. The Housing Plan needs to be assessed to determine the existing pedestrian connections on campus and identify areas for improvement.

Residence Halls are concentrated on the east side of campus in two zones. The first consists of six-seven story high buildings around two quadrangles. The second consists of one residence hall and four townhouses on the north campus. The north campus housing is relatively isolated from the rest of the campus with little space for interaction in this area. The pedestrian access routes to and from the residence halls will be evaluated for safety and connectivity. Additional informal student spaces need to be created. The main activators of resident halls student movements are indicated as the central commons, library, student center and main administration.

Existing Student



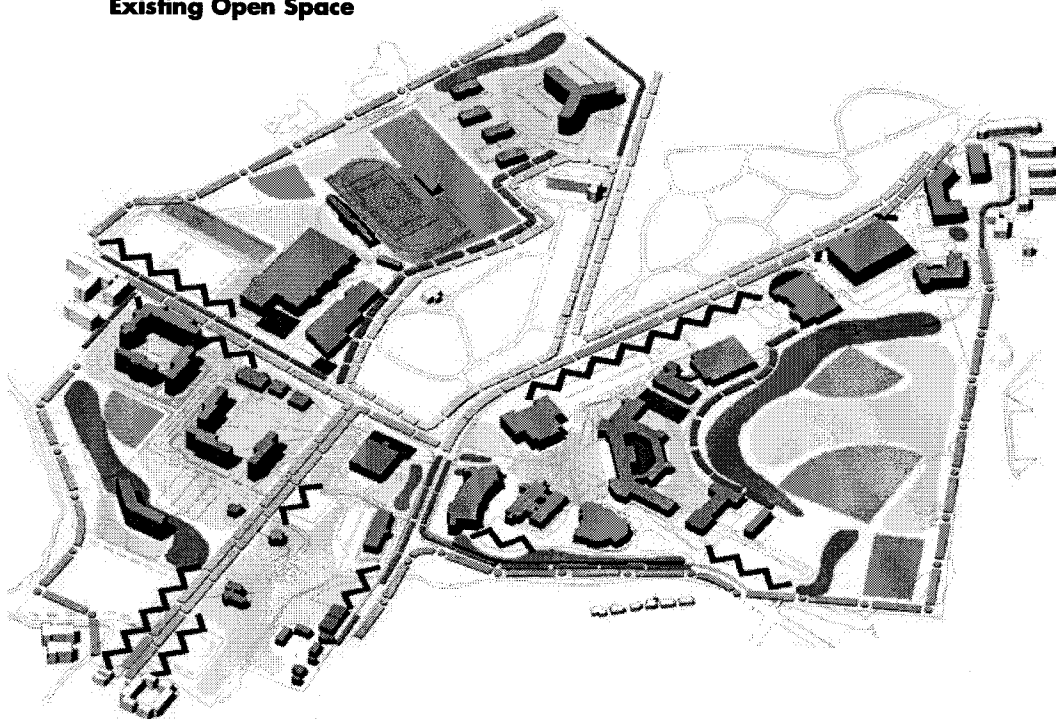
OPEN SPACE

The **Open Space Diagram** describes the quality and character of open space and the campus edges. Open space includes entry points/ plazas, quadrangles, recreation / athletic space, and common/ transition open space that are linked by pedestrian passageways. Campus edges include parking edges, open space edges and streetscape edges. The characterizations describe a hierarchy and use of the various spaces. The suggested Open Space Plan should allow for the evaluation and interpretation of open space and campus edges and identification of areas for improvement.

To enhance the quality and coherence of the open space on campus, selected elements need to be strengthened, unified, and redefined. These elements include:

- **Entry Points / Plazas** – there is no consistent design approach or palette of materials used for entries and plazas on campus. Building entry points and plazas should be enhanced to differentiate these areas and direct pedestrians to their destinations.
- **Quadrangles** – Two identifiable quadrangles exist on campus. The open space bounded by Engleman Hall, Buley Library, Earl Hall, Lyman Auditorium and the Student Center serves as a good example. Quadrangles help to establish a unique identity to a group of buildings and assist in way finding and creating a sense of place within the broader campus. Creation of new and enhancements to existing quadrangles is recommended.
- **Recreation / Athletic Space** – The recreation and athletic fields generally have a good relationship to each other and adjacent uses, but there is the potential to improve existing facilities and create additional playing fields.

Existing Open Space



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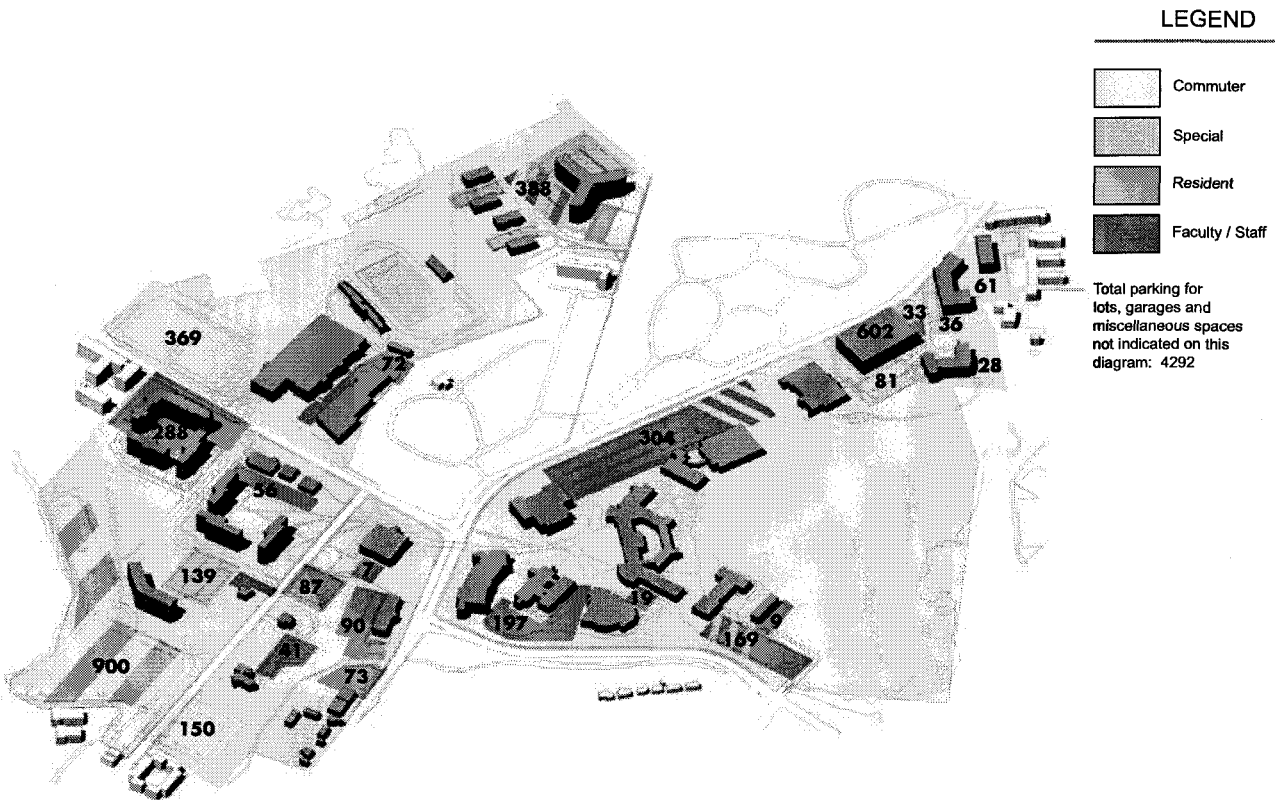
	Streetscape Edge
	Institutional Edge
	Environmental Edge
	Cemetery Edge
	Parking Edge
	Pedestrian Edge
	Common Spaces
	Quadrangles
	Plazas / Courtyards
	Athletics / Recreation
	Slopes

PARKING

The **Parking Diagram** illustrates the location of all existing parking on campus, denoting the users. The Parking Diagram must be examined to determine if the amount of existing parking is adequate and is optimally located.

In general, parking is inadequate and inefficient in its use and allocation. The assigned parking areas are spread across campus, requiring intrusive vehicular circulation and a shuttle bus service. Reorganization of some lots can provide an immediate increase in the number of available parking spaces closer to the main buildings. Consolidation of parking at the perimeter will eliminate unnecessary vehicular circulation into the interior of the campus, however, the issues of walkable distances and safety will need to be addressed. There is a need for improved security and lighting along pedestrian routes to and from parking areas and within the lots. Structured parking should be considered to consolidate and conserve land.

Existing Parking



MASTERPLAN PROGRAM/DEVELOPMENT PROGRAM/PROGRAM FIT

MASTERPLAN PROGRAM

The masterplan program for the Southern Connecticut State University is based on the space needs analysis of Southern Connecticut State University. The tabulated campus wide and specific academic and administrative space requirements are based on target goals with respect to estimated enrollments, staff increases and other relevant academic program data. The analysis uses the year 2000 as the base year and 2015 as the target year using projections of the intervening years. The detailed study and analysis may be found in the *Program for the Master Plan* developed by Paulien and Associates, Inc. dated May 2003.



CAMPUSWIDE SPACE NEEDS ANALYSIS

College/Unit	Fall 2000 Base Year <i>Student FTE = 8,334</i> <i>Student HC = 12,127</i>			Fall 2015 Target Year <i>Student FTE = 9,970</i> <i>Student HC = 14,039</i>		
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)
Academic						
School of Arts & Sciences	142,393	162,996	(20,603)	172,649	205,870	(33,221)
School of Business	10,323	10,885	(532)	373	11,800	(11,427)
School of CILS	16,445	23,645	(7,200)	16,443	27,509	(11,065)
School of Education	13,844	30,389	(16,545)	13,494	40,589	(27,095)
School of Extended Learning	1,428	3,595	(2,167)	1,428	4,340	(2,912)
School of Graduate Studies	1,713	1,875	(162)	1,472	2,315	(843)
School of Health & Human Services	19,430	38,425	(18,995)	19,430	47,657	(28,227)
¹ Other Academic	195,567	174,581	20,986	195,567	191,065	4,502
General Classroom Space	67,099	100,627	(33,528)	69,163	115,291	(46,128)
Academic Total	468,241	546,988	(78,747)	490,019	646,435	(156,416)
Administrative						
President	9,169	7,364	1,805	9,110	8,304	806
VP Academic Affairs	104,629	179,643	(75,014)	177,648	211,066	(33,418)
VP Finance & Administration	85,001	109,530	(24,529)	92,474	129,884	(37,410)
VP Student & University Affairs	548,445	676,689	(128,244)	591,184	862,712	(271,528)
VP Institutional Advancement	8,808	6,890	1,918	7,355	8,670	(1,315)
Other Administrative	512	950	(438)	1,004	1,140	(136)
Administrative Total	756,565	981,066	(224,501)	878,775	1,221,776	(343,001)
UNIVERSITY TOTAL	1,224,806	1,528,054	(303,248)	1,368,795	1,868,211	(499,417)

¹ A category created to illustrate Intercollegiate Athletics and Exercise Science space.

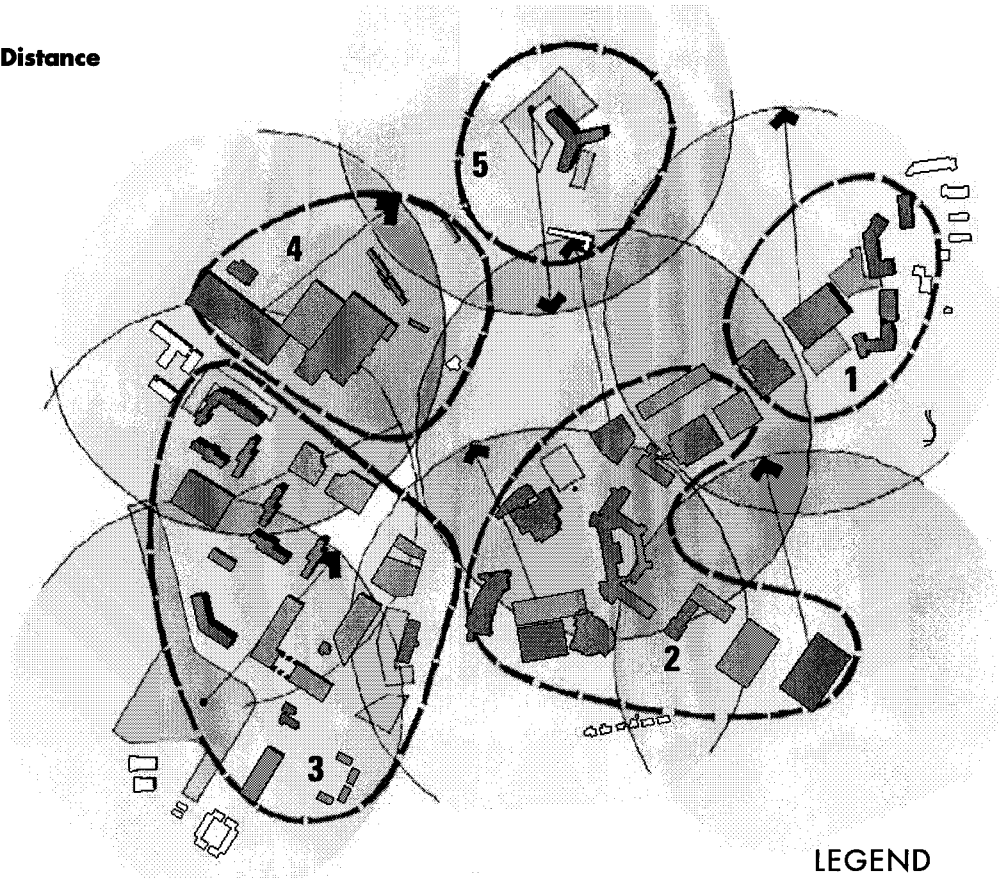
MASTER PLAN

INTRODUCTION

Southern Connecticut State University has a significant current shortage of space for academic and student life functions. To meet the needs identified in the January 2003 Program for the Master Plan, prepared by Paulien Associates, Inc., the University will need to build more than One Million square feet of new facilities as well as structured parking for up to 2,000 cars. The required new construction will nearly double the overall square footage of campus buildings. It offers the University the opportunity to replace a number of outdated buildings and address many of the issues associated with the existing campus.

This diagram illustrates the walking distance from major parking areas that can be reached by a five minute walk. If Faculty and Staff can park within their campus zones where their office is located, then reasonable relocation can be achieved. Students in the commuter lot will still need to take the shuttle to West campus academic buildings.

Walking Distance



LEGEND



Campus Zones

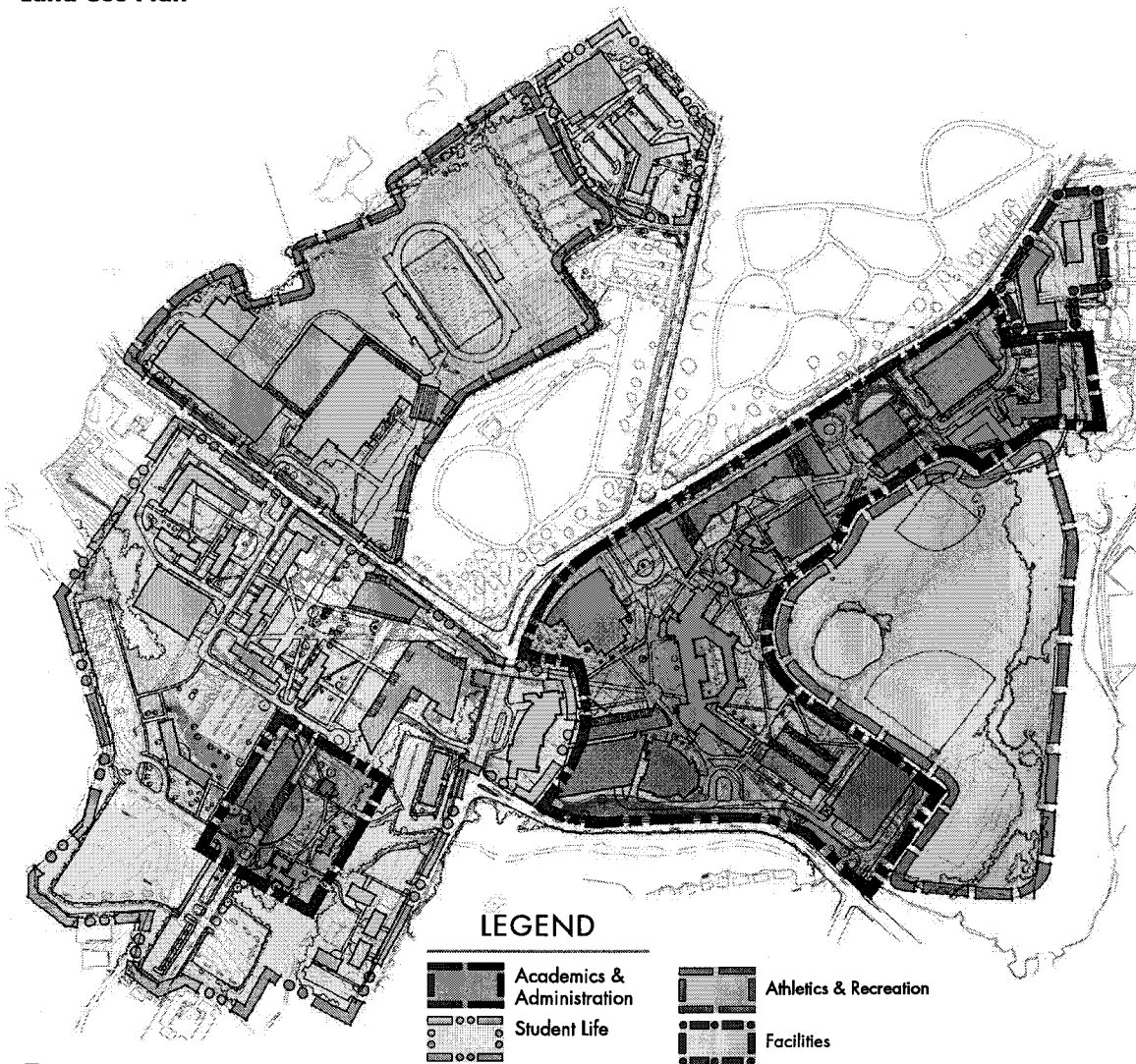


5 Minute Walking Distance (800-1000 Feet)

Land Use

The preferred plan consolidates and organizes each of the primary campus uses. Academic functions are located on the East Campus, centered around Englemen, Buley Library and several new academic buildings. Student Life functions are aggregated on West Campus focused around the existing residence halls, the food service housed in a renovated and expanded Connecticut Hall, a new Administration and Student Services building and a new Fitness Center. Varsity and recreational sports facilities are located north of Wintergreen Street clustered around an expanded Moore Field House. The North Campus residential population is better served with the inclusion of a new building providing a fitness center and places for meetings, and other social events.

Land Use Plan



LEGEND

	Academics & Administration		Athletics & Recreation
	Student Life		Facilities

Building Placement

New construction is proposed for all areas of the campus. New building massing and location seeks to enhance the existing campus and create new quadrangles and linked exterior spaces throughout the university.

Phase 1

1. Academic Building: The new academic building planned between Pelz Gymnasium and Jennings Hall will provide much needed classroom and faculty office space, establish a new image for the University along Fitch Street and help to create a new quadrangle connecting Davis, Jennings and Morrill Halls. Programs currently housed in Seabury Hall and Engleman Hall will be among the users of the new building.

2. Fine Arts Center: The demolition of the outdated old Student Center and Seabury Hall will create a site along Crescent Street for a new academic building to replace Earl Hall and eliminate the unsuitable faculty offices in the Lyman Center. The building, in conjunction with an adjacent 500 car parking garage will define the eastern-most limit of the campus and a new campus entrance from a realigned Ella Grasso Boulevard.

3. Health & Human Services Building: Located just to the south of Davis Hall, the new facility for the Department of Health & Human Services includes specialty classrooms, faculty offices and outpatient clinical areas. The location adjacent to the existing parking garage provides convenient parking for clients visiting the clinics. The building also helps to define the pond side edge of campus and provide linkage between Davis and the rest of the East Campus.

4. Student Services Building: The Wintergreen Building was conceived of as a temporary building and is reaching the end of its useful life. The new Student Services Building will allow the consolidation of all Student Services into a single facility, and provide for the relocation of the Office of the President and associated functions out of Engleman Hall. The building spans Farnham Avenue and will close off the street, creating a new large quadrangle on campus. If the street closing is delayed, the building can be built in two phases if necessary.

4. Orlando House Relocation: Orlando House will be relocated to make room for the new Administration Building. The new location will form a cluster of wood frame buildings of similar age and scale adjacent to the Administration Building.

5. Computing Center: Consolidation of both academic and administrative computing functions and the campus Data Center is made possible by the new Computing Center. Located on the site of Earl Hall, the building forms one edge of the reorganized main academic quadrangle.

6. Moore Field House Addition: Originally included in the 1993 master plan, the addition to Moore Field House will allow the consolidation of both men's and women's varsity athletics within Moore, freeing up space in Pelz Gymnasium. The addition will be linked

to a new 1,000 car parking garage and provide additional field house space as well as swing space to facilitate renovation of the existing locker rooms. A new public entrance to Moore along the east façade to provide direct public access to the basketball court seating is also proposed. A new entry plaza and ticket office is planned for the stadium area to the north of Moore. It will provide additional linkages to the student life areas to the south.

Phase 2

1. Connecticut Hall Expansion & Conference Center: To meet the needs of an increasing percentage of students living on campus, an expansion of Connecticut Hall is required. The master plan combines this expansion with the identified need for a new Conference Center. Connecticut Hall is surrounded by the new construction which allows for a new exterior appearance that relates more closely to the main pedestrian circulation between East and West campus and a new quadrangle created by the closing of Farnham Avenue.

2. Student Fitness / Health Center: Although not specifically required by the Program for the Master Plan, a new fitness center will be provided. It will share a building with the Student Health Center to be located along Wintergreen Street at the northern edge of the new quadrangle formed by the closing of Farnham Avenue. The fitness center forms a physical link between the residence hall to the south and east and the athletic and recreational facilities across Wintergreen Street.

6. Parking: Three new parking garages are planned. A 500 car garage will be adjacent to the new Computing Center serving both the main academic core as well as events at Lyman Hall. Another 500 car garage will be adjacent to the Fine Arts Building and entered from the realigned Ella Grasso entry to the campus, and a 1,000 car garage will be built adjacent to Moore Field House to serve commuter students and athletic events on campus.

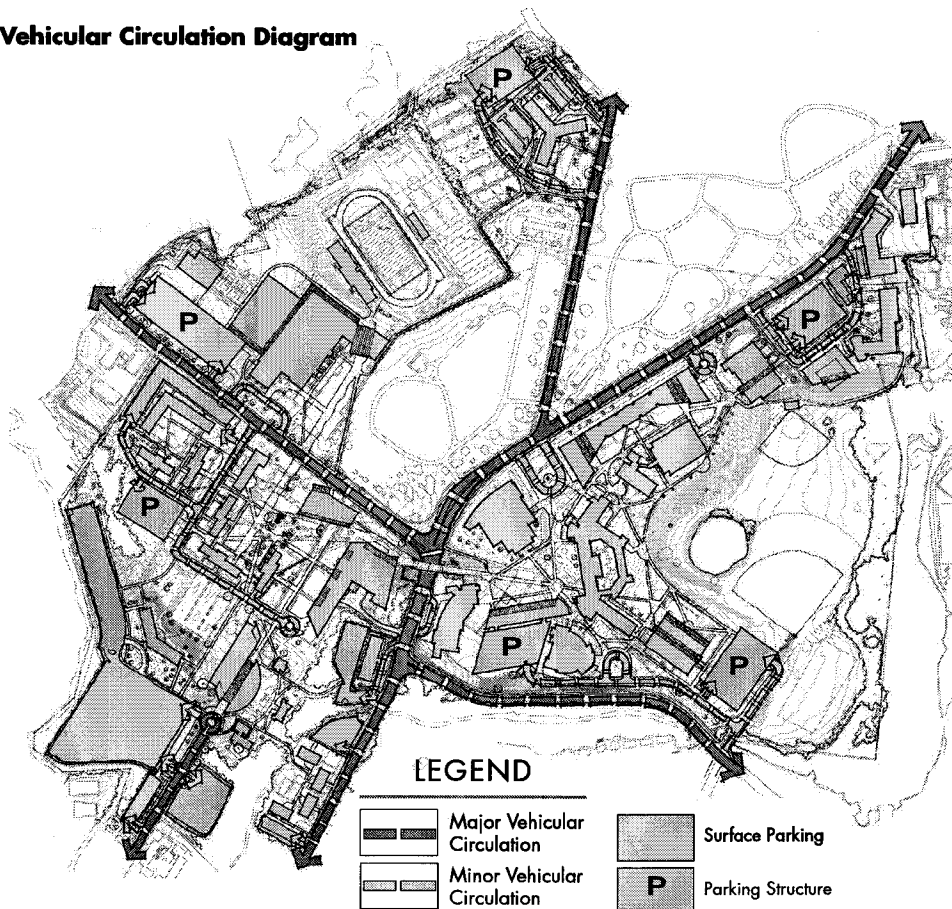
Vehicular / Pedestrian Circulation

Vehicular Circulation: Fitch Street (Conn. Rt 10) splits of Southern Connecticut State University in two, resulting in an East and West campus. Vehicular access to the east campus occurs at multiple locations along Fitch Street, with no one entry clearly delineated as the main entrance to campus. Additional entrances occur on Crescent Street as well as on Farnham Avenue. On campus vehicular circulation between buildings is limited. In a number of locations there are conflicts between the vehicular and pedestrian circulation.





East Campus - The Preferred Plan limits the number of campus entrances on Fitch Street, and establishes one main entrance adjacent to the Administrative wing of Engleman Hall. At the northern edge of the East campus, vehicular entries direct traffic into the existing parking garage. On Crescent Street, the vehicular entrance is moved to align with Ella Grasso Boulevard. Lyman Center and two new parking garages are accessed from this entrance. Vehicular circulation between buildings on the East Campus is will otherwise be limited to service and emergency vehicles and required ADA access.

West Campus – The Preferred Plan proposes the closing of Farnham Avenue to create a new quadrangle on the West campus. Vehicular access is limited to a single entrance from Wintergreen into resident student parking, and from Blake Street to the south into Lot 9, the main commuter parking area. To the north of Wintergreen, a new 1,000 car parking

Vehicular Circulation Diagram



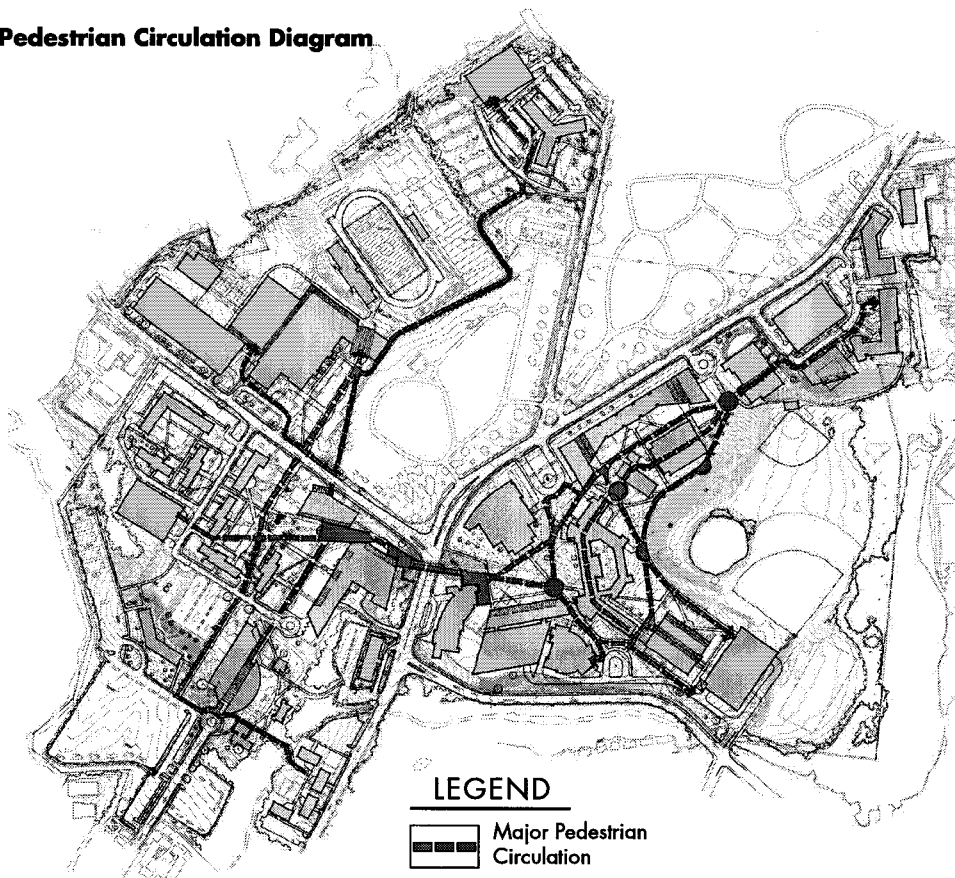
LEGEND

-  Major Vehicular Circulation
-  Minor Vehicular Circulation
-  Surface Parking
-  Parking Structure

Pedestrian Circulation: A new major pedestrian circulation route is suggested along the new inner green spaces parallel to Fitch Street starting at Davis Hall and opening out into the new main quadrangle. The existing “pond – side” pathway will be enhanced with wider paving, new lighting and landscaping and periodic seating areas overlooking the pond. It terminates at the new Center for the Arts.

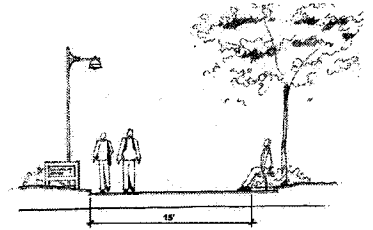
The alignment of pedestrian bridge over Fitch Street establishes the thrust of the new main circulation path between East and West campus, connecting the residence halls and student life with the academic functions in Engleman and elsewhere. Pedestrian pathways will be created along the edges of the new Farnham quadrangle connecting the commuter parking area (Lot 9) with the new Administration Building, Connecticut Hall / Conference Center, the residence halls along the west side of the quadrangle and the Student Fitness / Health Center at Wintergreen Street. The existing link between Wintergreen and the North Campus housing is maintained and now crosses Wintergreen to link with both the new Farnham and existing residential quadrangles. The street and associated pedestrian crossing will be re-designed to include a “table top” crossing for traffic calming to reduce the general traffic speed, and create a clearly delineated pedestrian precinct.

Pedestrian Circulation Diagram

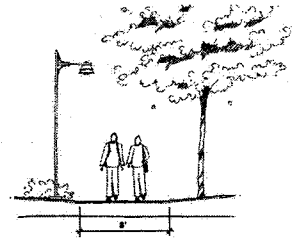


LANDSCAPE AND OPEN SPACE

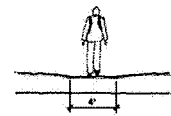
PATHWAY HIERARCHY- SECTIONS



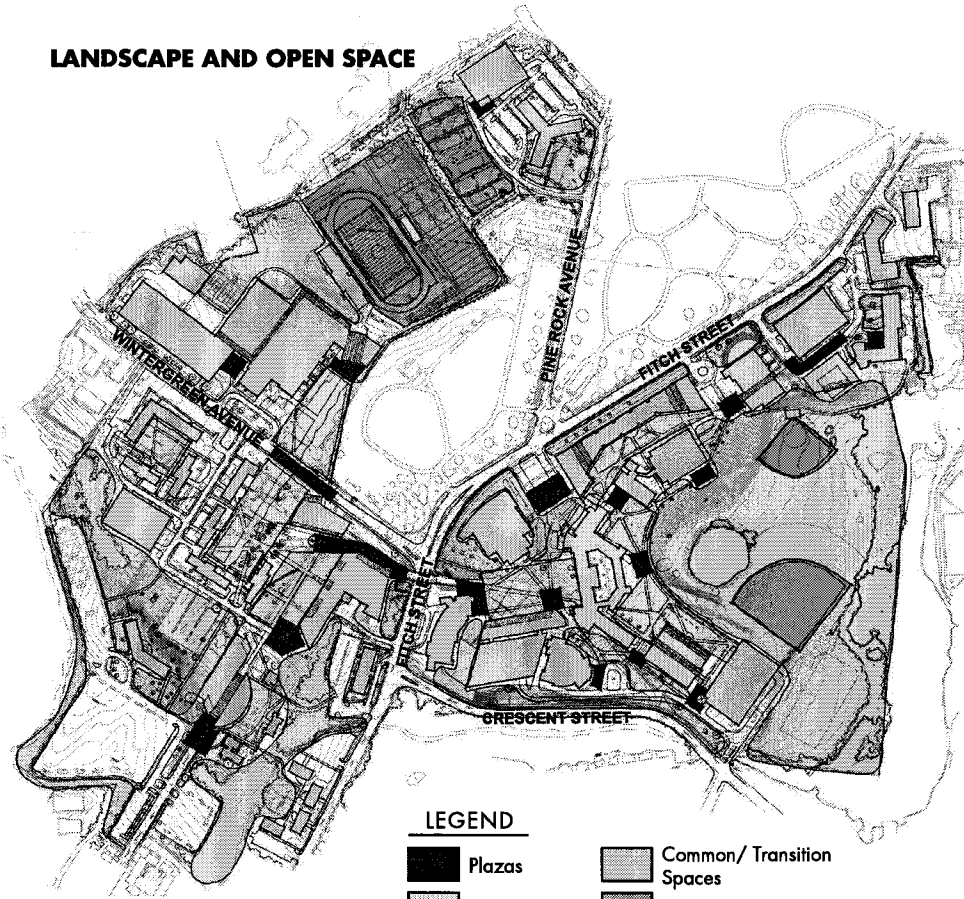
Primary Path (with shuttle)







Secondary Path

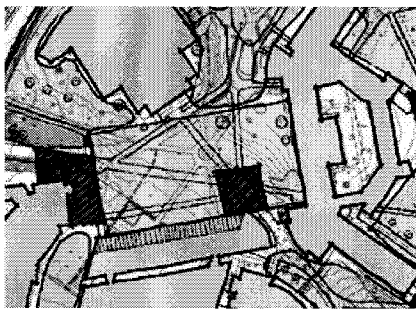


Tertiary Path

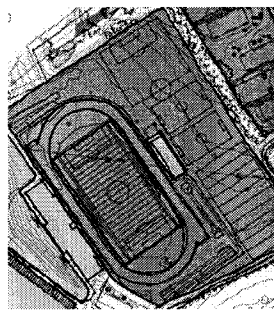


LEGEND

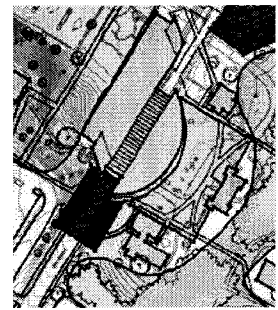
-  Plazas
-  Common/ Transition Spaces
-  Quadrangles
-  Athletics/ Recreation



Main Quadrangle Reorientation



Additional Playing Fields



Close Farnham Avenue w/ Student Services Building

The Plan creates a reoriented main quadrangle. Smaller, but well defined open spaces connect to adjacent space that follow the new pedestrian circulation spine. The pond-side edge of the East campus is strengthened and better defined by creating a wide well lighted and landscaped pathway. The entire arc of the pathway system is visible from all points along the path clarifying distances, destinations and improving wayfinding.

The West campus is transformed by the new quadrangle that closes Forenham Avenue. What is now a wide boulevard with through traffic and buildings set back from the street becomes a bounded green space terminating in the south with a new student services building. This provides a place for informal active and passive recreation by the resident and commuter students alike, and a new image for the West campus. Expansion of the playing fields along the edge of North campus provides additional areas needed for varsity practice and recreational sports.

The edges of campus will be landscaped with a limited palette of trees and shrubs and low walls and fences to better define what is 'campus' and what is 'neighborhood', and provide a consistent image of the campus.

PROGRAM PRIORITIES

The development priorities established by Southern Connecticut State University are listed below:

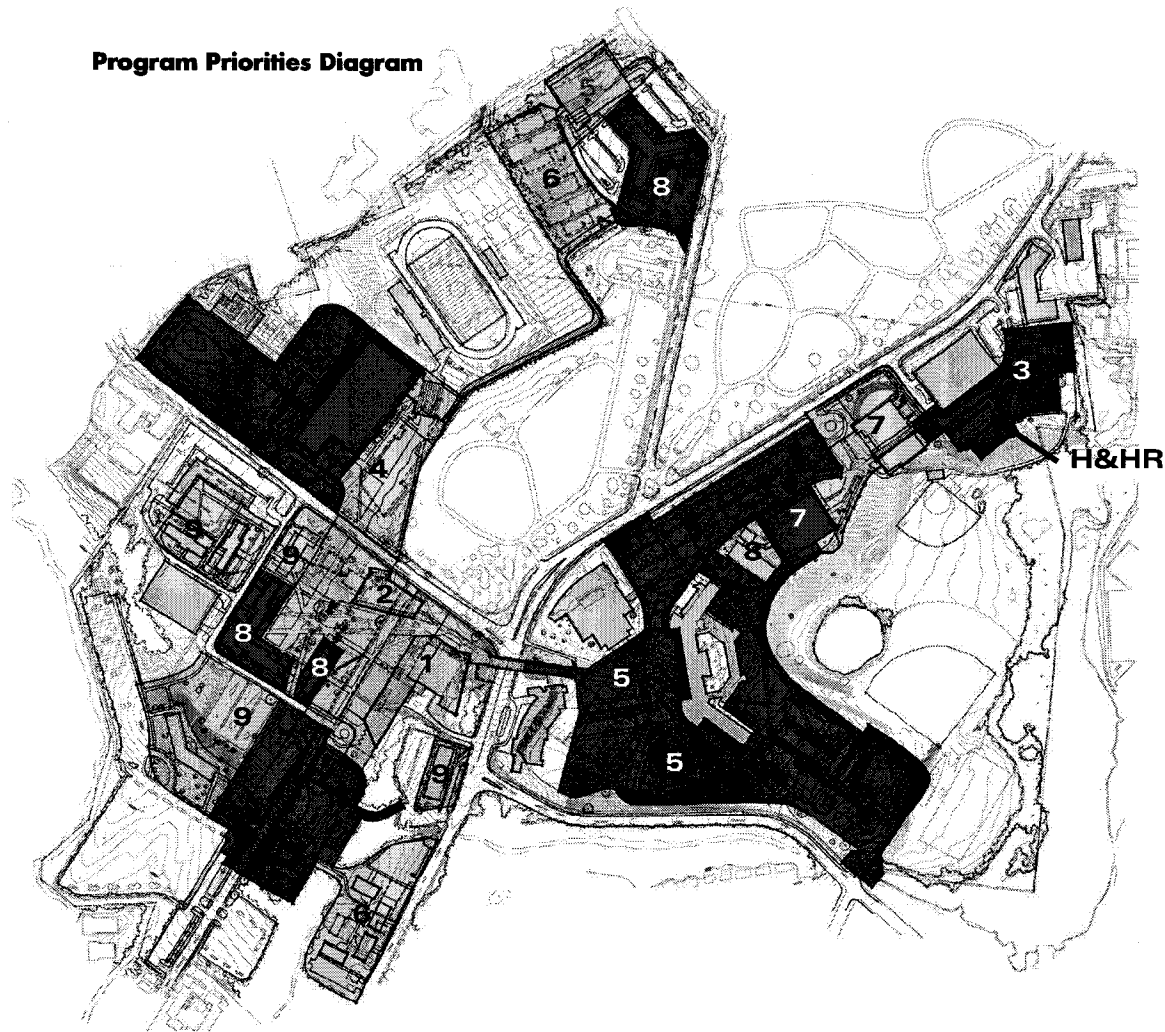
 Phase 1

 Phase 2

1. Academic Building
2. Fine Arts Center
3. Health & Human Resources
4. Administration Building
5. School of CILS
6. Moore Hall Field House Addition
7. Jennings Hall
8. Residence Life

1. Connecticut Hall/Cafeteria Addition
2. Fitness Center / Clinic/ Security
3. Conference Center
4. Stadium Entrance / Plaza
5. Fitness Center / North Campus
6. Town Houses / Recreation Field
7. Pelz Gymnasium Building Renovations
8. Science Building
9. Residence Life

Program Priorities Diagram



SCHEDULE OF IMPLEMENTATION

Development Program Capital Budget - Phase 1

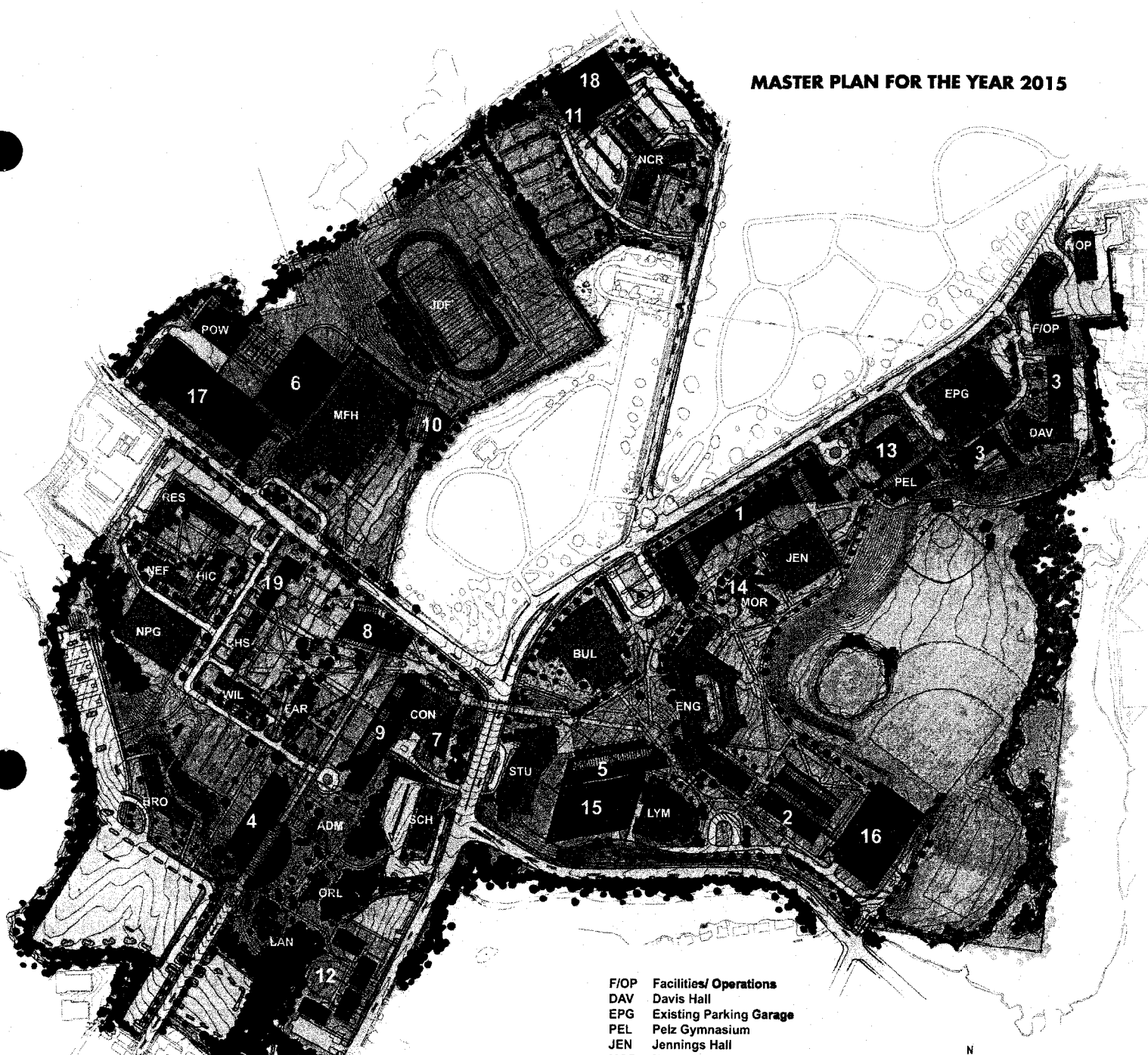
PHASE 1 PRIORITY PROJECTS					
Space Category	ASF	GSF	Location	Construction/ Reno Cost	Funding Source
1. A Power Plant & Multi-Cultural Center, Parking Lot			Tear down building		
B General Classrooms	46,128	78,418	One new building associated with other prog.		General Fund
Business School	11,800	20,060	Could be combined with Classrooms building		General Fund
C Quad and Pedestrian Link Associated with Classroom Building					
D Main Campus Drop-off and Pedestrian Link to Main Quad					
E Seabury Hall			Tear down building		
F Ella Grasso Garage	162,500		500 cars - new garage with relocation of campus entrance		General Fund
G New Intersection/Campus Entrance					
H Garage Entry Plaza					
2. A University Student Center		43,560	Tear down building	3,722,749	Auxiliary Fund
B Fine Arts & Music	55,659 *	94,620	New building to include new theater space		General Fund
C Fine Arts Building Entry Plaza					
D Pedestrian Inner Loop Improvements to Engleman					
E Earl Hall		60,226	Tear down building	3,125,361	General Fund
F Crescent Street Garage	162,500		500 cars - new garage along Crescent Street		Other Revenue Funds
G Pedestrian Link and Open Space to Campus Standard			Upgrade		
3. A Health & Human Services	47,657 *	81,017	New building		General Fund
B Education	40,589	69,000	Additional to Davis or new building		General Fund
C Davis Hall Renovation		49,862	Refit HHS space for School of Education use	1,311,504	General Fund
D Roadway Improvement: Pedestrian Crossing to Garage & Davis Hall Drop-off & Plaza & Pelz Plaza					
4. A Orlando House		5,566	Move and Renovate and Addition	142,519	General Fund
B Administration Building	48,806	82,970	Replaced Wintergreen		General Fund
C Farnham Avenue			Close and Create Turnaround		
D Admissions Building		5,967	Renovation	138,001	General Fund
E Lang House		10,199	Renovation	312,983	General Fund
F Pedestrian Links and Open Space Development					
G Administration Building Entry Plazas					
5. A School of CILS	27,509 *	46,765	In new building		General Fund
(plus Administration IT Space)	39,695 *	67,482	In new building combined with CILS		
	Subtotal	67,204	114,247		
B Entry Plaza			New Building		
C Main Academic Campus Quad Redevelopment & Pedestrian Connection to Bridge					
D Lyman Auditorium		50,415	Renovation	1,923,227	General Fund
E Lyman Drop-off and Entry Plaza					
6. A Moore Hall Field House Addition	35,000	42,000	Men's and Women's Athletics (Pelz becomes General Recreation)		General Fund
B Moore Hall Fieldhouse		116,200	Renovation	2,670,671	General Fund
C Wintergreen Garage	325,000		1,000 cars - new garage in front of New Central Plant		Other Revenue Funds
D Moore Hall Entry Plaza					
E Moore Hall Drop-off and Entry Upgrade to Campus Standard					
7. A Jennings Hall		121,025	Renovation	2,811,923	General Fund
8. A Residence Life:					
Chase Hall		59,267	Renovation	5,738,137	Auxiliary Fund
Farnham Hall		56,524	Renovation	5,400,473	Auxiliary Fund
Wilkinson Hall		63,162	Renovation	6,214,955	Auxiliary Fund
B North Campus Residence Complex		152,360	Renovate Open Space Improvements	12,568,807	Auxiliary Fund
9. A Shuttle Route Improvements					
10. A Miscellaneous Streetscape Improvements Required to Upgrade to Campus Standards (paving, lighting, planting, amenities)					
B Signage					
C Security Upgrades (call boxes, fencing, etc.)					
Total Phase 1	1,002,843	1,376,655		46,081,310	

SCHEDULE OF IMPLEMENTATION

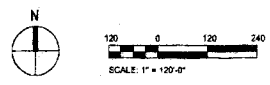
Development Program Capital Budget - Phase 2

PHASE 2 PRIORITY PROJECTS					
Space Category	ASF	GSF	Location	Construction/ Reno Cost	Funding Source
1. A Connecticut Hall/Cafeteria Addition	22,665	38,530	New space component addition to Connecticut Hall		CHEFA
B Connecticut Hall Food Service		45,154	Renovation	2,622,004	Auxiliary Fund
C Entry Plaza & Pedestrian Connection to Bridge/Bridge Improvements					
2. A Temporary Buildings			Tear down buildings		
B Fitness Center/Clinic/Security	44,339	75,376	New building including Student Center spacelounge space of 5,000 SF		CHEFA
C Granoff Hall		10,573	Tear down building	608,621	General Fund
D Remove Remaining Faham Avenue, Develop Turnaround					
E Develop Open Space:					
Quad A					
Quad B					
Entry Plaza at New Fitness Center & Future Conf. Ctr					
3. A Conference Center	79,867	135,774	Combines space now in temporary buildings		General Fund/Other
B Entry Plaza					
4. A Wintergreen Transition Building		48,406	Swing space - eventual tear down	322,513	General Fund
B Stadium Entrance	10,000	14,000	Entrance to Field House - replaces ticket booth, etc.		General Fund
C Stadium Plaza					
D Quad Development					
E Pedestrian Crossing at Wintergreen Avenue					
5. A North Campus Garage	162,500		500 cars - new garage with Fitness Center		Other Revenue Funds
B Fitness Center - North Campus	5,000	7,000	Combined with North Campus Garage		Auxiliary Fund
C Garage and Fitness Center Entry Plaza					
6. A Temporary Facilities/Storage Building (and other structures)			Tear down buildings		
B New Special Academic Housing					
Town House A					
Town House B					
Town House C					
Town House D					
C Additional Parking and Open Space Development for New Housing & Pedestrian Link					
D Special Academic Housing (for Fitch out-parcel)	45,000	76,500	Tear down buildings - remove parking		CHEFA
Town House A		9,850	Tear down building	134,101	Auxiliary Fund
Town House B		9,850	Tear down building	128,624	Auxiliary Fund
Town House C		9,850	Tear down building	123,108	Auxiliary Fund
Town House D		9,850	Tear down building	129,658	Auxiliary Fund
E New Athletic/Recreation Field and Adjacent Open Space					
F Upgrades to Pedestrian Walkway for ADA and Shuttle Access					
7. A Pelz Gymnasium Building Renovations Including Exterior Sunken Courtyard		78,423	Renovation	1,592,241	General Fund
B Pelz Gymnasium Pedestrian Connector Upgrades	20,000	N/A	Upgrade to connector and entrances		General Fund
C Pelz Gymnasium Drop-off					
D Pedestrian Loop Connection and Plaza Improvements					
8. A Science Building	60,000	102,000	Morrill Hall replacement		General Fund
Morrill Hall		40,824	Tear down building, replaced by new science building	1,518,552	General Fund
9. A Residence Life:					
Schwartz Hall		103,100	Renovation	2,517,037	Auxiliary Fund
Brownell Hall		67,441	Renovation	1,100,126	Auxiliary Fund
Open Space Improvements Adjacent to Brownell Hall					
B New Residence Hall					
C Neff Hall		50,853	Renovation	4,858,402	Auxiliary Fund
Hickerson Hall		50,272	Renovation	5,457,766	Auxiliary Fund
Quad Improvements					
10. A Miscellaneous Streetscape Improvements Required to Upgrade to Campus Standards (paving, lighting, planting, amenities)					
B Signage					
C Security Upgrades (call boxes, fencing, etc.)					
Total Phase 2	449,371	983,626		21,112,753	

MASTER PLAN FOR THE YEAR 2015



- | | | | |
|-----|--|------|-----------------------------------|
| 1. | Academic/General Classrooms | F/OP | Facilities/ Operations |
| 2. | Academic/Fine Arts & Music | DAV | Davis Hall |
| 3. | Academic/Health & Human Services/Davis Addition | EPG | Existing Parking Garage |
| 4. | Student Services | PEL | Pelz Gymnasium |
| 5. | Academic/CILS - IT | JEN | Jennings Hall |
| 6. | Field House | MOR | Morrill Hall |
| 7. | Connecticut Hall/Cafeteria Addition | ENG | Engleman Hall |
| 8. | Fitness Center/Clinic/Security | LYM | Lyman Center |
| 9. | Conference Center | BUL | Buley Library |
| 10. | Stadium Entrance | STU | New Student Center |
| 11. | Fitness Center North Campus | SCH | Schwartz Hall |
| 12. | Special Academic Housing | LAN | Lang Social Work House |
| 13. | Renovation Pelz Hall with Connector | ORL | Oriando Public Health Building |
| 14. | New Science Building | ADM | Admissions House |
| 15. | Lyman Center Garage | BRO | Brownell Hall |
| 16. | Ella Grasso Garage | CON | Connecticut Hall |
| 17. | Moore Hall Garage | FAR | Farnham Hall |
| 18. | North Campus Garage | WIL | Wilkinson Hall |
| 19. | Future Resident Hall | CHS | Chase Hall |
| | | HIC | Hickerson Hall |
| | | NEF | Neff Hall |
| | | RES | New Residence Hall |
| | | NPG | New Residence Hall Parking Garage |
| | | MFH | Moore Field House |
| | | POW | Power Building |
| | | JDF | Jess Dow Field |
| | | NCR | North Campus Residence Complex |



EXECUTIVE SUMMARY

**SOUTHERN CONNECTICUT STATE UNIVERSITY
CAMPUS PLAN UPDATE**



PREPARED BY

SMMA
SYMMES MAINI & MCKEE ASSOCIATES

CAMBRIDGE, MASSACHUSETTS

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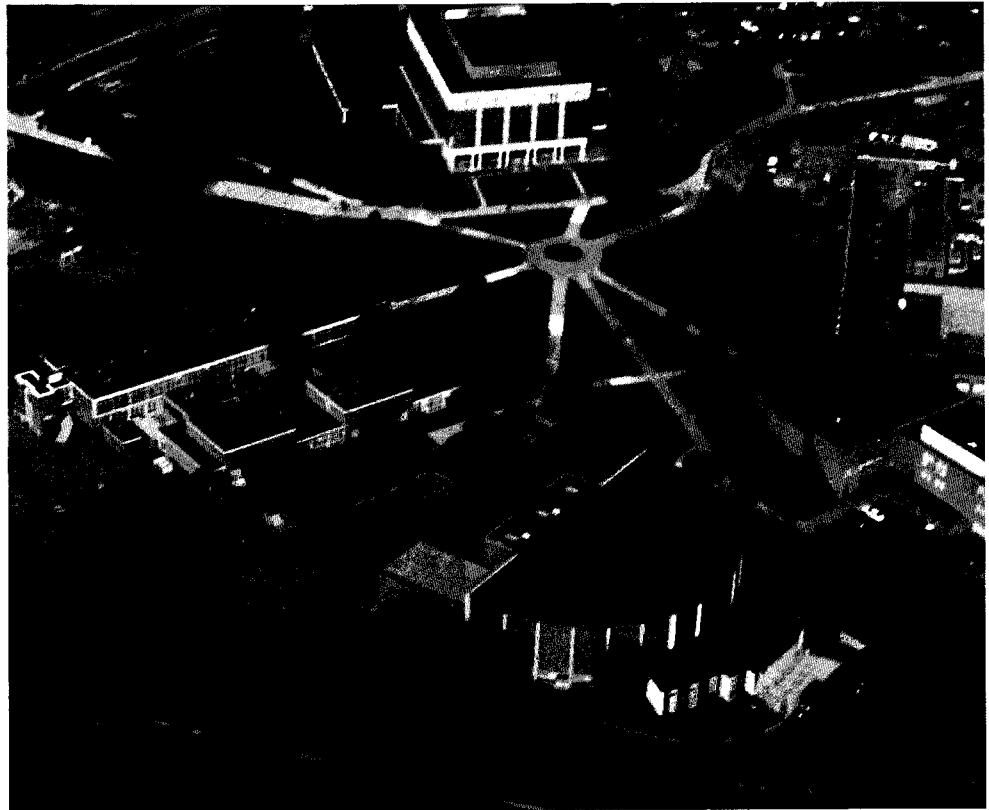
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INTRODUCTION

Colleges and universities face common problems, such as enrollments, parking, circulation, and building maintenance. Every institution also has its own character and quality that sets it apart from all others.

The Campus Plan Update is the second part of an update to the Southern Connecticut State University master plan first prepared in 1993. The campus master plan forms the basis of future campus development and funding requests to the Board of Trustees. The educational space needs of the University were analyzed and recommendations made in the May 2003 Program for the Master Plan report, developed by Paulien Associates, Inc. The Campus Plan Update addresses the facilities required to accommodate the program and requirements of the University in 2015.

SMMA has had the opportunity to work with the faculty and administrative staff of SCSU who believe intensely in the future of the institution. We have sought to understand the unique qualities of the campus and institution and to help plan for the challenges of the future.



The Campus Plan Update for SCSU is a guide for incremental growth that responds to the stated needs, planned expansion and change in facilities needs. The planning process has developed criteria to evaluate alternatives and the final plan. Although the plan has a “big” idea – closing Farnham Avenue to create a new major campus quadrangle – it also allows for realistic future growth.

The plan builds on the existing strengths of the campus and works to enhance the image and identity of the campus and to provide an adequate physical plant to support its mission.

PLANNING APPROACH

Five paramount issues outlined as “Goals and Objectives” for SCSU have directed SMMA’s planning process:

- Preservation
- Integration
- Renewal
- Adaptability
- Development

The major sections of the Campus Plan Update punctuate these issues and define a way to address them.

Preservation of the architectural scale and character of the best parts of campus is a major consideration in all of our planning recommendations while accommodating the programmatic needs of the entire campus.

Integration of existing and proposed campus design elements are addressed in the land use, landscape, and open space portion of the work. Functional areas are unified wherever possible through the use of similar materials – design, texture, and color that form a cohesive whole on the campus and between the east and west portions of the campus.

Renewal of campus facilities is addressed in a renovation plan that prioritizes the need for modern academic programs in a specific plan with both initial and life cycle costs. A time frame will be established for relocations and renewal of buildings and grounds of the campus.

Adaptability of campus space, buildings, and programs is a key ingredient in allowing the University to grow and maintain itself in a changing academic world. The plan supports the nature of change in the continuing evolution of the academic programs.

Development of new facilities on the campus is necessary to meet the current and projected space needs of the University. Renewal and adaptability cannot transform existing facilities to adequately meet the needs of up-to-date teaching and research requirements. The plan proposes a number of new facilities to support the mission of the University.

GOALS AND OBJECTIVES OF THE MASTER PLAN

Goals and Objectives for Facilities and Campus Development are:

- To provide phased renovation, upgrading, replacement, and expansion of existing facilities.
- To identify functions that should be relocated in existing or new facilities in coordination with the space utilization study.
- To outline a guide for unification and consolidation of the campus.
- To provide a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive image of the university, community, and state.
- To provide a development strategy that establishes need, priority, schedule, and cost-effective solutions.

Together with focused areas of study, these broad objectives have formed the basis of the Master Plan, presented in detail in other sections of this report.

- A **renovation and sequencing plan** is provided to allow prioritized upgrading of existing facilities.
- **Relocation strategies** identify current use of space and functionality, and incorporates these strategies in the renovation and sequencing plan, including identifying new facilities as required.
- A Development Plan which identifies and prioritizes new campus buildings.
- The **comprehensive open space and landscaping plan**, develops a physical plan that will unify and consolidate the east and west portions of the campus.
- An outline of a **capital outlay plan** for new and renovated facilities to establish need, priority, and schedule within cost-effective solutions.

MASTER PLAN FOCUS AND EMPHASIS

The SCSU Campus Plan Update focuses on the following areas:

1. New construction to meet existing and anticipated space deficiencies;
2. Proposed renovations and additions;
3. Capital outlay priorities for new facilities;
4. Short- and long-range uses of buildings;
5. Landscaping, open space, campus entrances, borders, and planting;
6. Land use on the east and west SCSU campuses;
7. Campus housing;
8. Schedule to build temporary structures and swing space in conjunction with a renovation and relocation plan;
9. Coordination with the assessment of the general use of space on each SCSU campus;
10. Review of existing utilities and infrastructure assessments;
11. The cost to maintain and renew facilities.
12. Parking and pedestrian/vehicular movement.

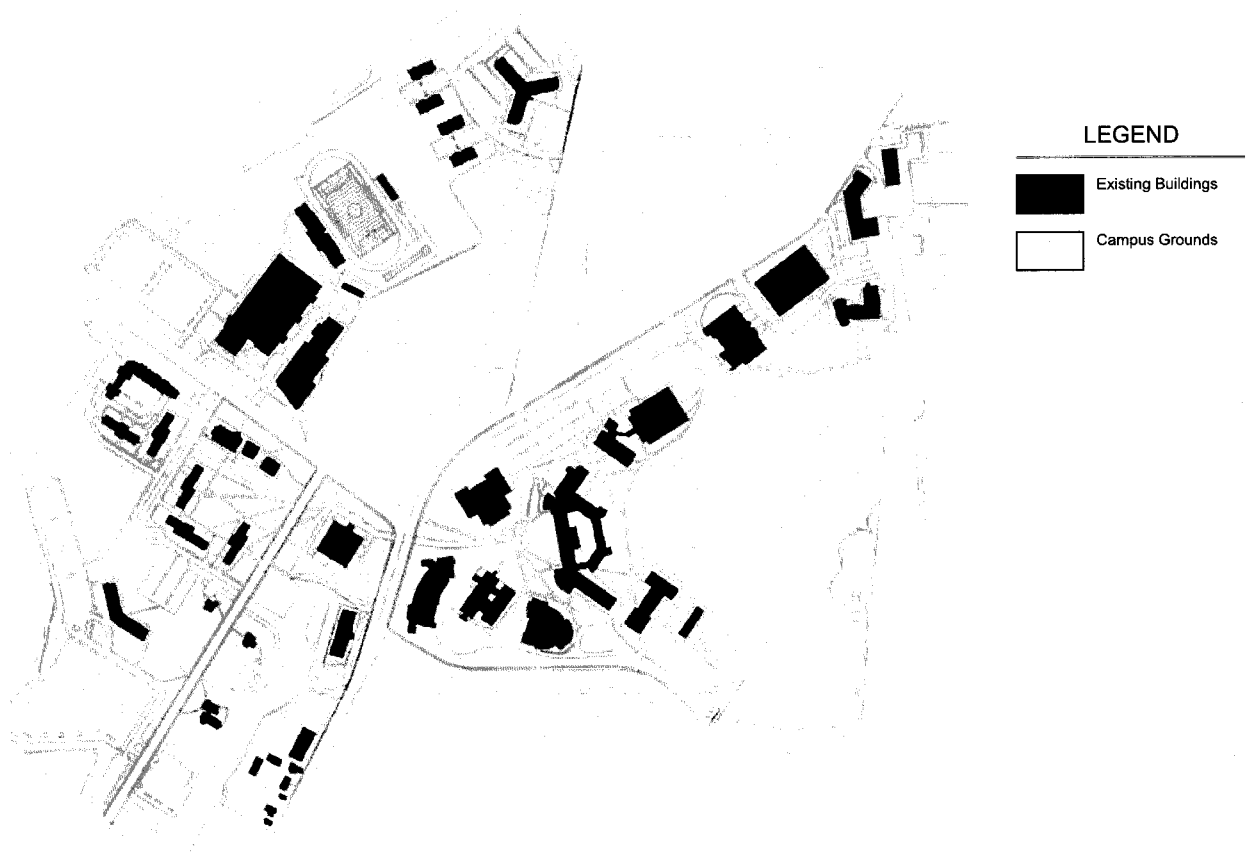
SITE ANALYSIS AND INVESTIGATION

INTRODUCTION

Site Analysis and Investigation is the first of a four part process. The first part is documentation of existing conditions. The work included site visits, data collection, photographic documentation, research, and interviews. The information gathered has been interpreted and graphically documented in a series of site analysis diagrams in this Section. The site analysis diagrams describe the existing conditions and allows the planning team to begin to identify the opportunities and constraints inherent in the campus.

The second part of this process identifies opportunities and constraints. The planning team will evaluate the opportunities and constraints and illustrate needed improvements for the campus. This will be done together with the interpretation of the Master Plan Program. The third part of this process evaluates the collected information as the basis for recommendations for the organization of existing and future development at SCSU. The fourth part outlines the projected alternatives within the context of the collected physical information.

Existing Campus Site



URBAN CONTEXT

SCSU is located between New Haven and Hamden, Connecticut, approximately three miles from the center of New Haven. The campus is accessible from Route 15, exit 59 or 60. SCSU is in a residential area of the City of New Haven close to the West Rock encampment and bordering city park land to the south.

Quinnipiac University, Albertus Magnus College, Yale University and the University of New Haven are within a five mile radius of SCSU.

Urban Context



LEGEND

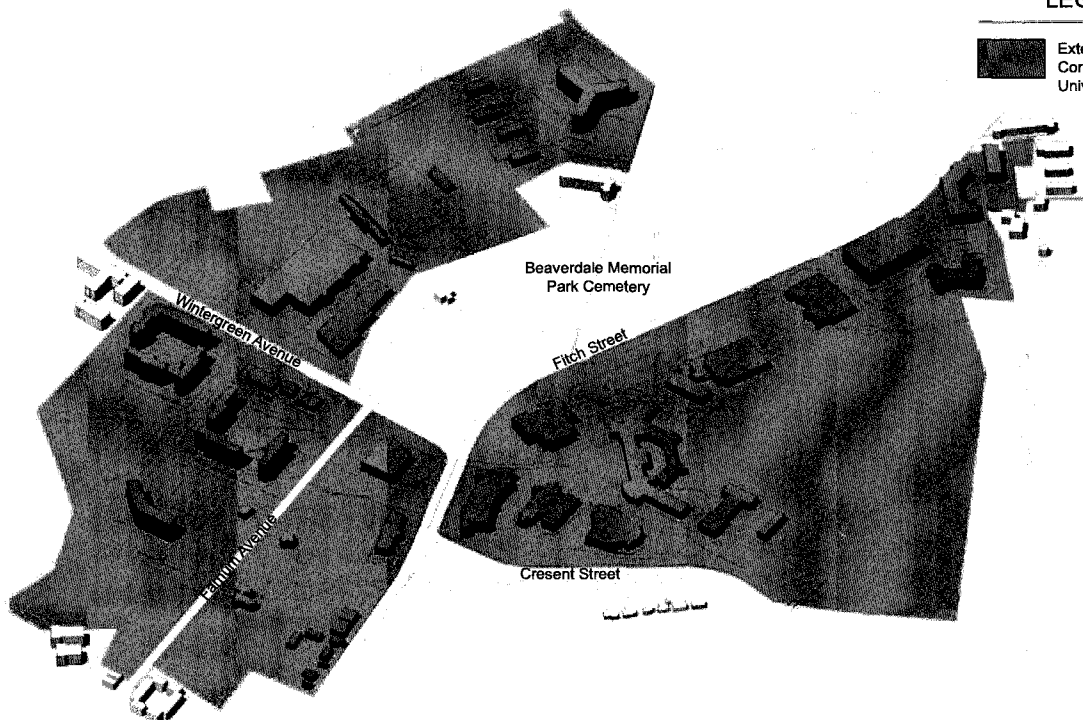
Southern Connecticut
University Campus

UNIVERSITY PROPERTY

SCSU includes 172 acres. Most of the campus is in New Haven and a smaller portion in Hamden. The property is divided by city streets into four parts. With barriers to pedestrian movement, especially across Fitch Street. The pedestrian bridge across Fitch Street helps to ease the fragmentation, but the campus is made up of parts separated by public streets.

Expansion of the campus is limited geographically at the edges with Beaverdale Memorial Park Cemetery separating the north campus from the academic core allowing no expansion in the middle of the campus.

University Property

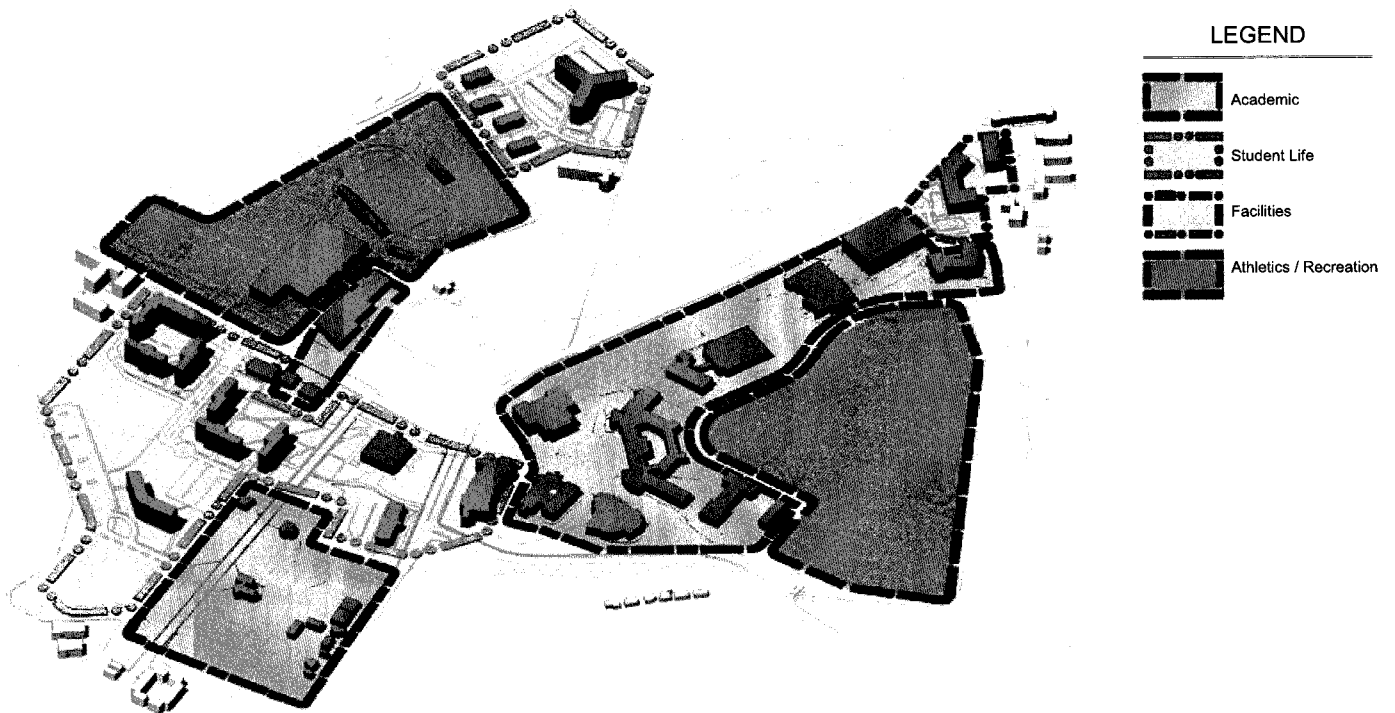


LAND USE

The **Land Use Diagram** illustrates groupings of buildings by use category: Housing, Academic, Facilities, and Recreation/Athletic. The Land Use Plan summarizes information contained in the Building Use Plan and includes the adjacent areas by use. The Land Use Plan is helpful in organizing and visualizing continuous outdoor spaces.

Academic areas are divided into two main areas of which one is located on the west, and the other on the east side of campus. Residential land use is concentrated on the east side of the campus. A smaller residential area is located to the north on the periphery of campus and is detached from the other residential zone. Facilities are located at the far end of the east campus, as illustrated in the Building Use Plan. Recreation and athletic land uses are located in two areas. One recreation area is located on the west side of campus adjacent to residential land use. The Land Use Plan indicates the need for reorganization and stronger physical connections of academic areas.

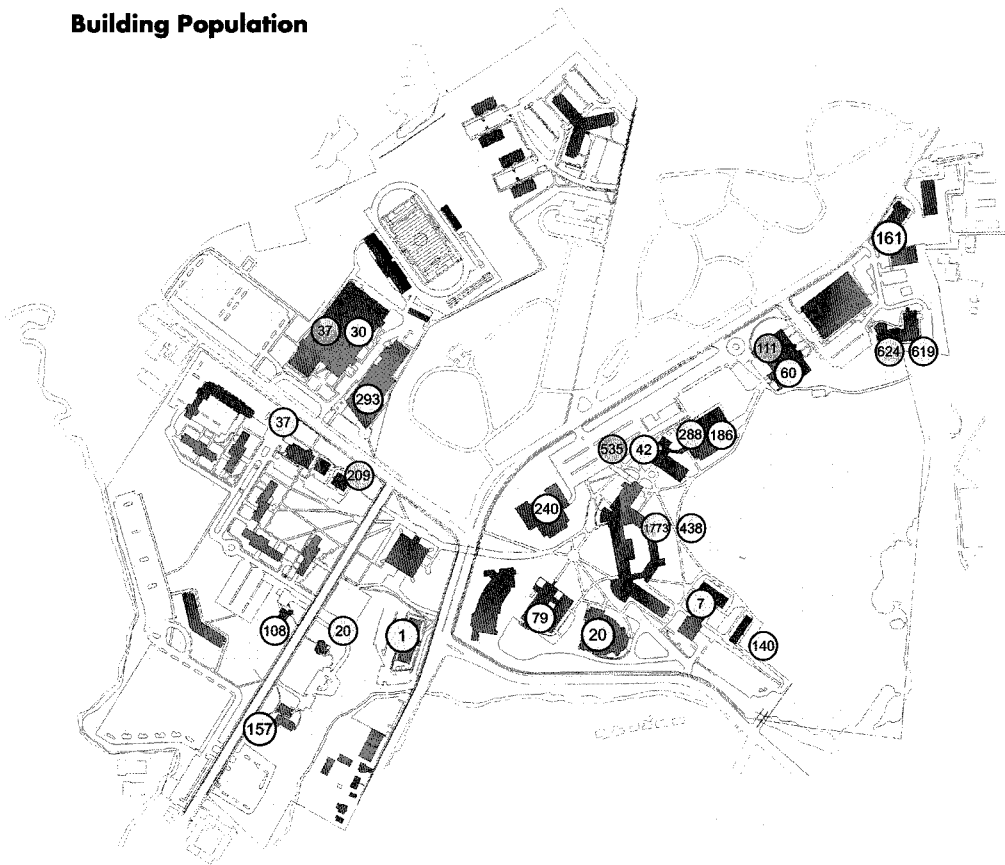
Existing Land Use





BUILDING POPULATION

Faculty and staff building population is noted with totals by Campus Zones. These totals will be a planning guide for parking distribution based on faculty and staff need, available classroom seats and existing parking to be replaced.

Building Population



LEGEND

-  Faculty and Staff Population
-  Classroom Population

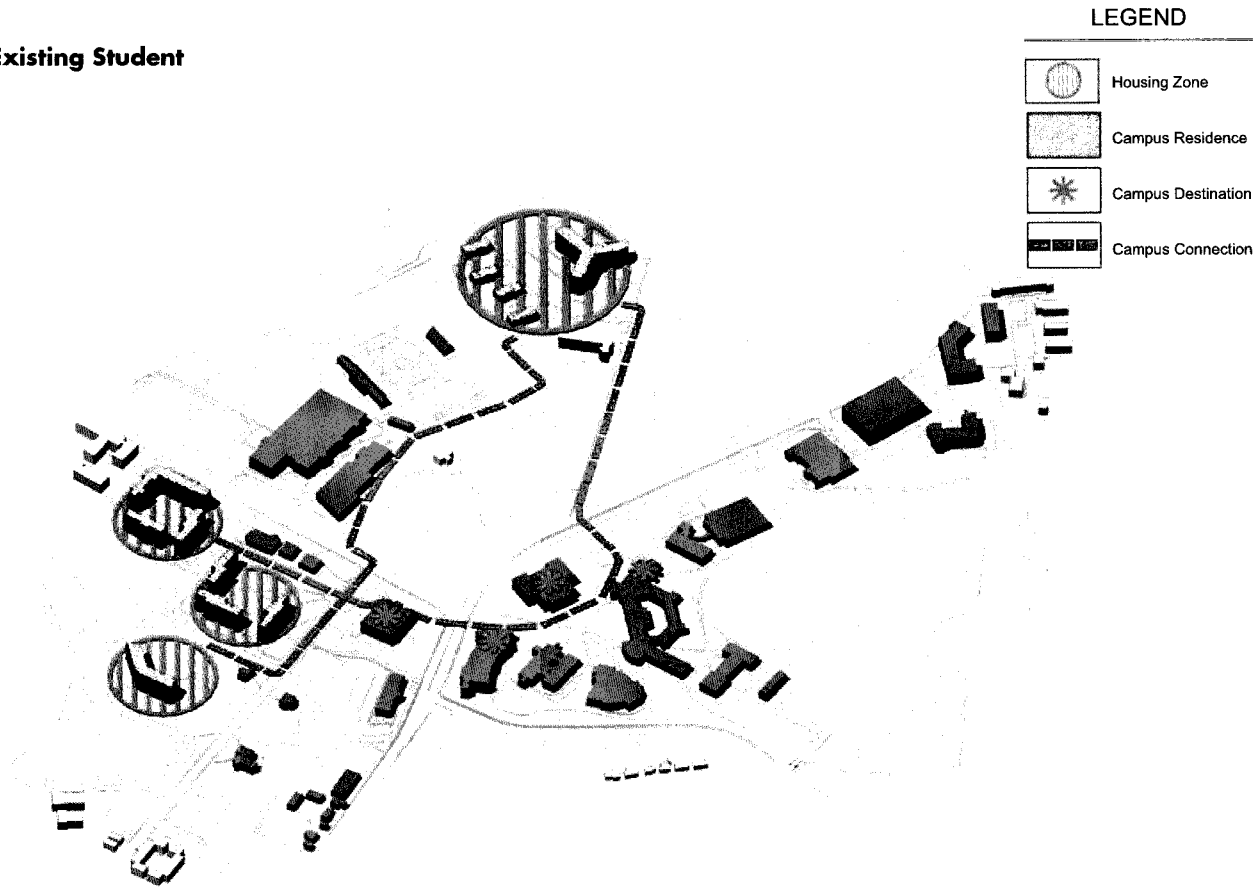
NOTE: Information interpreted from the Program for the Master Plan by Paulien and Associates, January 2003.

STUDENT HOUSING

The Student Housing Diagram illustrates the location of all existing student housing on campus, denoting destinations and access routes to student services. The Housing Plan needs to be assessed to determine the existing pedestrian connections on campus and identify areas for improvement.

Residence Halls are concentrated on the east side of campus in two zones. The first consists of six-seven story high buildings around two quadrangles. The second consists of one residence hall and four townhouses on the north campus. The north campus housing is relatively isolated from the rest of the campus with little space for interaction in this area. The pedestrian access routes to and from the residence halls will be evaluated for safety and connectivity. Additional informal student spaces need to be created. The main activators of resident halls student movements are indicated as the central commons, library, student center and main administration.

Existing Student



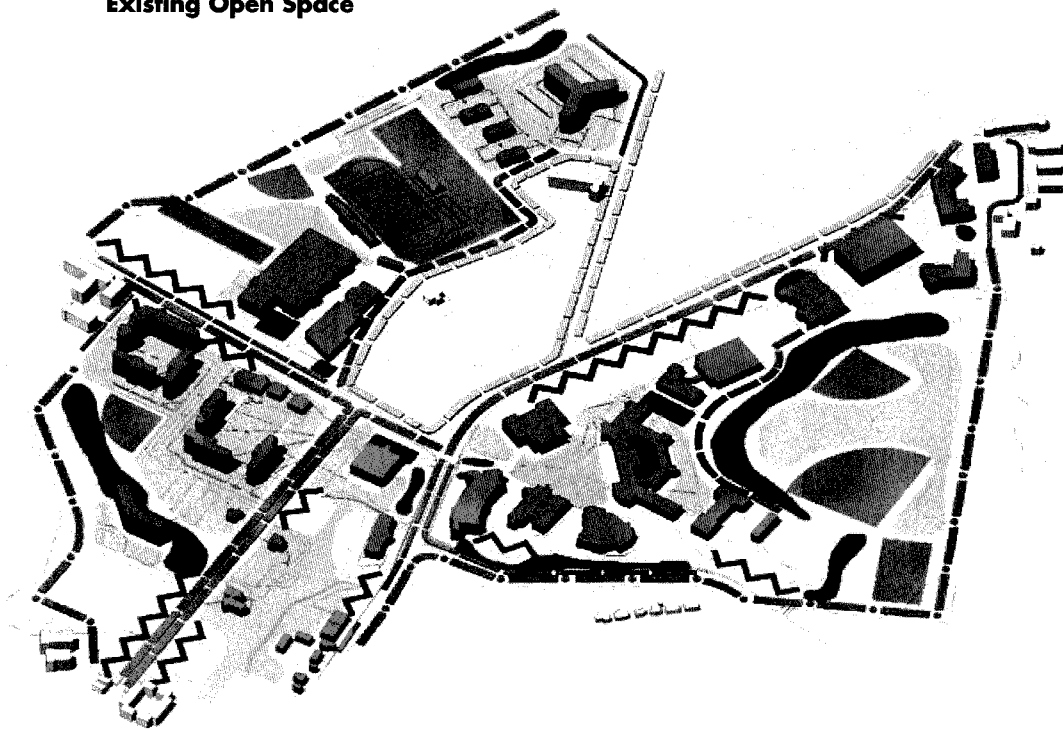
OPEN SPACE

The **Open Space Diagram** describes the quality and character of open space and the campus edges. Open space includes entry points/ plazas, quadrangles, recreation / athletic space, and common/ transition open space that are linked by pedestrian passage-ways. Campus edges include parking edges, open space edges and streetscape edges. The characterizations describe a hierarchy and use of the various spaces. The suggested Open Space Plan should allow for the evaluation and interpretation of open space and campus edges and identification of areas for improvement.

To enhance the quality and coherence of the open space on campus, selected elements need to be strengthened, unified, and redefined. These elements include:

- **Entry Points / Plazas** – there is no consistent design approach or palette of materials used for entries and plazas on campus. Building entry points and plazas should be enhanced to differentiate these areas and direct pedestrians to their destinations.
- **Quadrangles** – Two identifiable quadrangles exist on campus. The open space bounded by Engleman Hall, Buley Library, Earl Hall, Lyman Auditorium and the Student Center serves as a good example. Quadrangles help to establish a unique identity to a group of buildings and assist in way finding and creating a sense of place within the broader campus. Creation of new and enhancements to existing quadrangles is recommended.
- **Recreation / Athletic Space** – The recreation and athletic fields generally have a good relationship to each other and adjacent uses, but there is the potential to improve existing facilities and create additional playing fields.

Existing Open Space



LEGEND

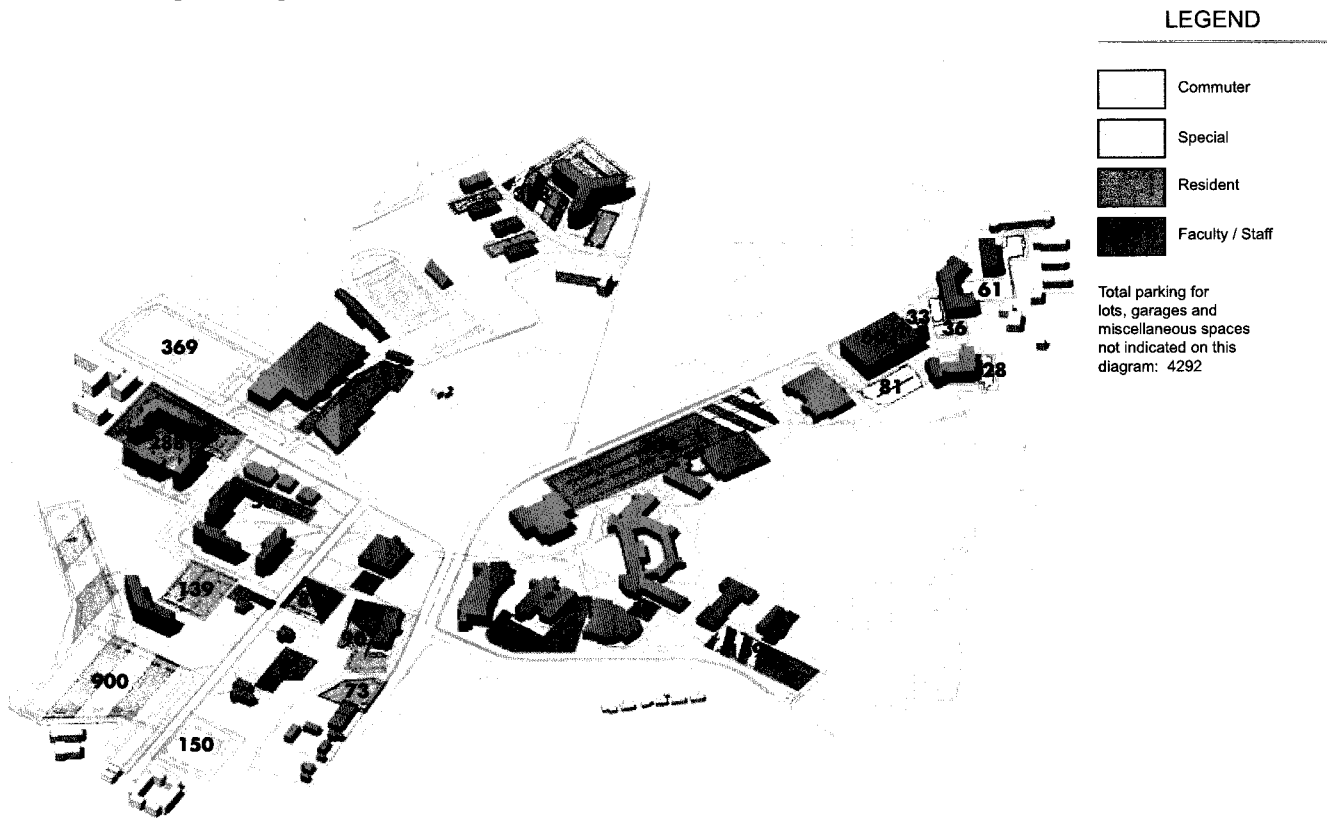
	Streetscape Edge
	Institutional Edge
	Environmental Edge
	Cemetery Edge
	Parking Edge
	Pedestrian Edge
	Common Spaces
	Quadrangles
	Plazas / Courtyards
	Athletics / Recreation
	Slopes

PARKING

The **Parking Diagram** illustrates the location of all existing parking on campus, denoting the users. The Parking Diagram must be examined to determine if the amount of existing parking is adequate and is optimally located.

In general, parking is inadequate and inefficient in its use and allocation. The assigned parking areas are spread across campus, requiring intrusive vehicular circulation and a shuttle bus service. Reorganization of some lots can provide an immediate increase in the number of available parking spaces closer to the main buildings. Consolidation of parking at the perimeter will eliminate unnecessary vehicular circulation into the interior of the campus, however, the issues of walkable distances and safety will need to be addressed. There is a need for improved security and lighting along pedestrian routes to and from parking areas and within the lots. Structured parking should be considered to consolidate and conserve land.

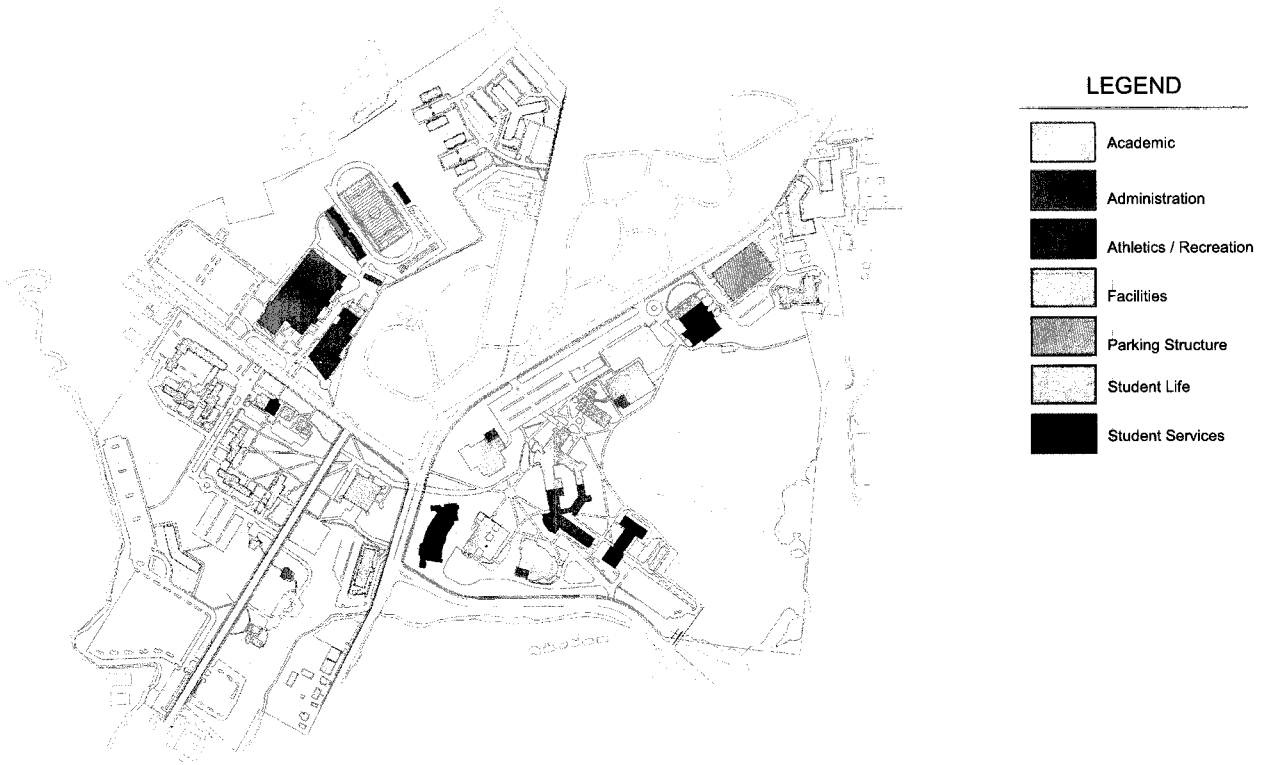
Existing Parking



MASTERPLAN PROGRAM/DEVELOPMENT PROGRAM/PROGRAM FIT

MASTERPLAN PROGRAM

The masterplan program for the Southern Connecticut State University is based on the space needs analysis of Southern Connecticut State University. The tabulated campus wide and specific academic and administrative space requirements are based on target goals with respect to estimated enrollments, staff increases and other relevant academic program data. The analysis uses the year 2000 as the base year and 2015 as the target year using projections of the intervening years. The detailed study and analysis may be found in the *Program for the Master Plan* developed by Paulien and Associates, Inc. dated May 2003.



CAMPUSWIDE SPACE NEEDS ANALYSIS

College/Unit	Fall 2000 Base Year <i>Student FTE = 8,334</i> <i>Student HC = 12,127</i>			Fall 2015 Target Year <i>Student FTE = 9,970</i> <i>Student HC = 14,039</i>		
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)
Academic						
School of Arts & Sciences	142,393	162,996	(20,603)	172,649	205,870	(33,221)
School of Business	10,323	10,885	(532)	373	11,800	(11,427)
School of CILS	16,445	23,645	(7,200)	16,443	27,509	(11,065)
School of Education	13,844	30,389	(16,545)	13,494	40,589	(27,095)
School of Extended Learning	1,428	3,595	(2,167)	1,428	4,340	(2,912)
School of Graduate Studies	1,713	1,875	(162)	1,472	2,315	(843)
School of Health & Human Services	19,430	38,425	(18,995)	19,430	47,657	(28,227)
¹ Other Academic	195,567	174,581	20,986	195,567	191,065	4,502
General Classroom Space	67,099	100,627	(33,528)	69,163	115,291	(46,128)
<i>Academic Total</i>	468,241	546,988	(78,747)	490,019	646,435	(156,416)
Administrative						
President	9,169	7,364	1,805	9,110	8,304	806
VP Academic Affairs	104,629	179,643	(75,014)	177,648	211,066	(33,418)
VP Finance & Administration	85,001	109,530	(24,529)	92,474	129,884	(37,410)
VP Student & University Affairs	548,445	676,689	(128,244)	591,184	862,712	(271,528)
VP Institutional Advancement	8,808	6,890	1,918	7,355	8,670	(1,315)
Other Administrative	512	950	(438)	1,004	1,140	(136)
<i>Administrative Total</i>	756,565	981,066	(224,501)	878,775	1,221,776	(343,001)
UNIVERSITY TOTAL	1,224,806	1,528,054	(303,248)	1,368,795	1,868,211	(499,417)

¹ A category created to illustrate Intercollegiate Athletics and Exercise Science space.

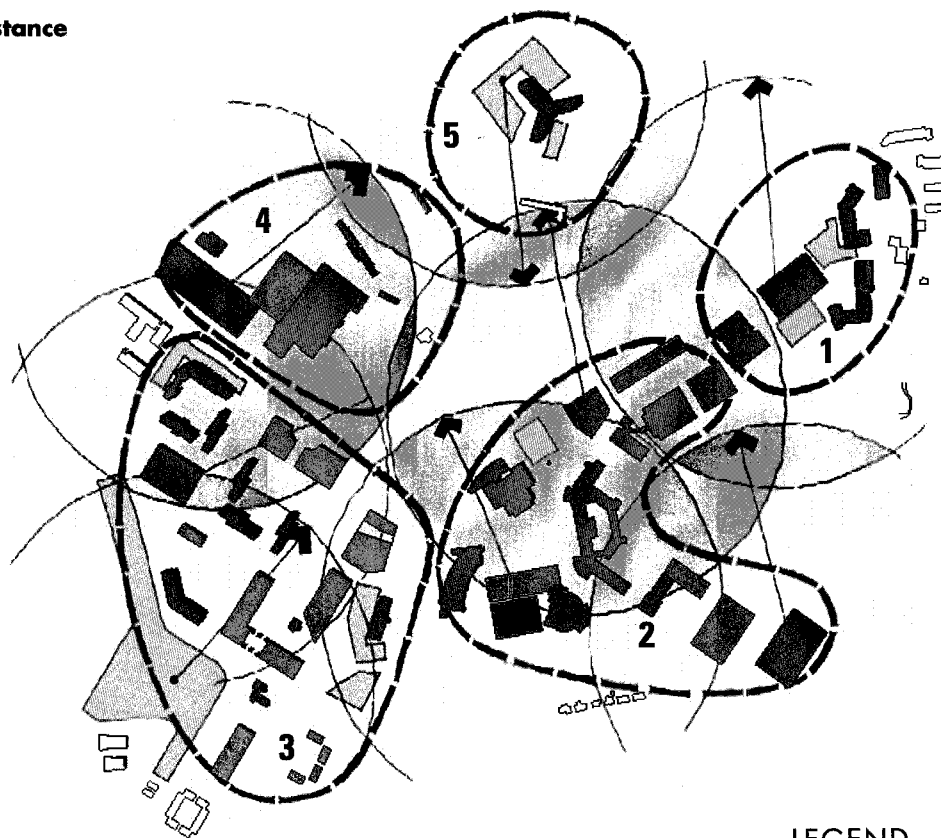
MASTER PLAN

INTRODUCTION

Southern Connecticut State University has a significant current shortage of space for academic and student life functions. To meet the needs identified in the January 2003 Program for the Master Plan, prepared by Paulien Associates, Inc., the University will need to build more than One Million square feet of new facilities as well as structured parking for up to 2,000 cars. The required new construction will nearly double the overall square footage of campus buildings. It offers the University the opportunity to replace a number of outdated buildings and address many of the issues associated with the existing campus.

This diagram illustrates the walking distance from major parking areas that can be reached by a five minute walk. If Faculty and Staff can park within their campus zones where their office is located, then reasonable relocation can be achieved. Students in the commuter lot will still need to take the shuttle to West campus academic buildings.

Walking Distance



LEGEND



Campus Zones

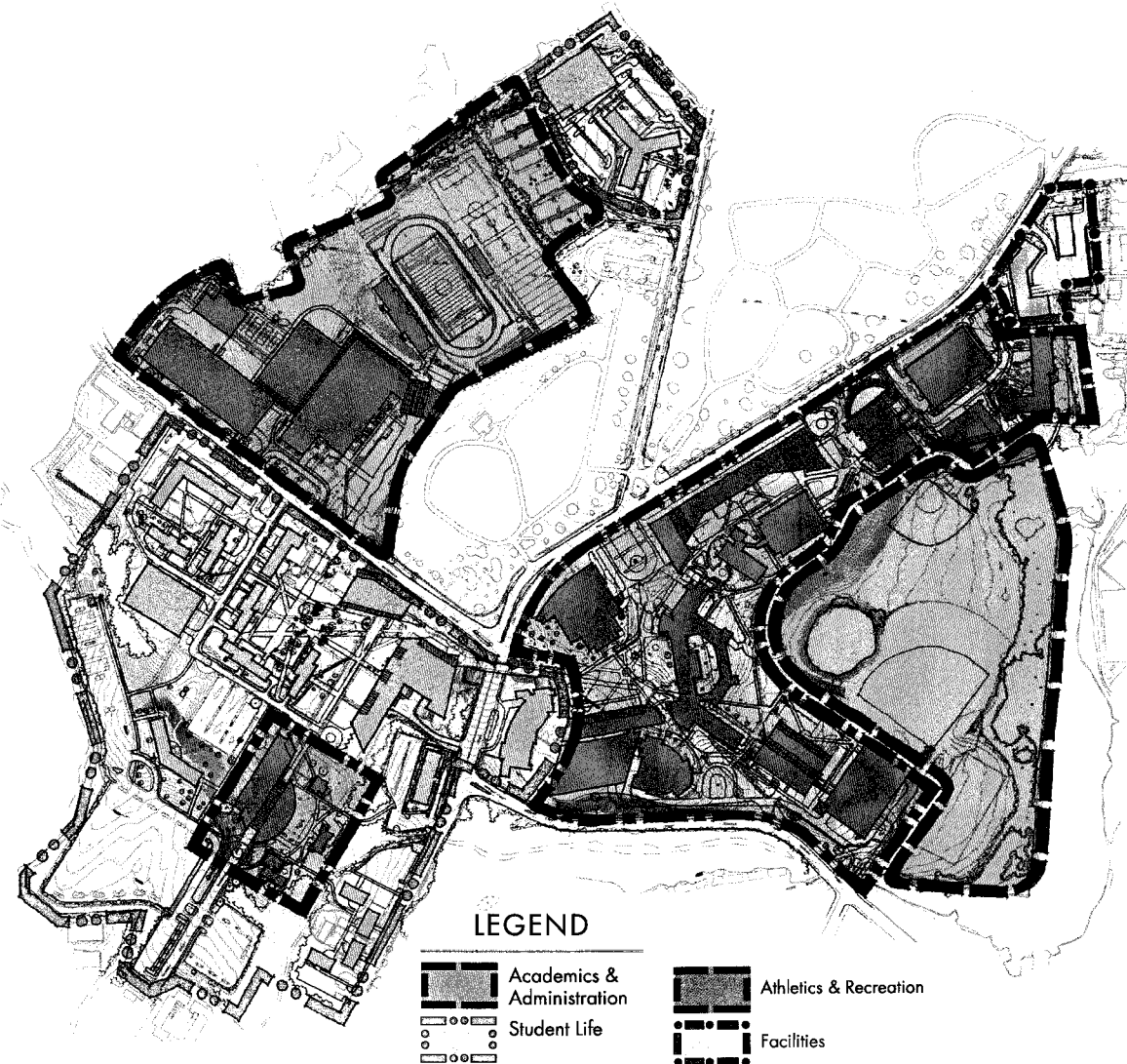


5 Minute Walking Distance (800-1000 Feet)

Land Use

The preferred plan consolidates and organizes each of the primary campus uses. Academic functions are located on the East Campus, centered around Englemen, Buley Library and several new academic buildings. Student Life functions are aggregated on West Campus focused around the existing residence halls, the food service housed in a renovated and expanded Connecticut Hall, a new Administration and Student Services building and a new Fitness Center. Varsity and recreational sports facilities are located north of Wintergreen Street clustered around an expanded Moore Field House. The North Campus residential population is better served with the inclusion of a new building providing a fitness center and places for meetings, and other social events.

Land Use Plan



Building Placement

New construction is proposed for all areas of the campus. New building massing and location seeks to enhance the existing campus and create new quadrangles and linked exterior spaces throughout the university.

Phase 1

1. Academic Building: The new academic building planned between Pelz Gymnasium and Jennings Hall will provide much needed classroom and faculty office space, establish a new image for the University along Fitch Street and help to create a new quadrangle connecting Davis, Jennings and Morrill Halls. Programs currently housed in Seabury Hall and Engleman Hall will be among the users of the new building.

2. Fine Arts Center: The demolition of the outdated old Student Center and Seabury Hall will create a site along Crescent Street for a new academic building to replace Earl Hall and eliminate the unsuitable faculty offices in the Lyman Center. The building, in conjunction with an adjacent 500 car parking garage will define the eastern-most limit of the campus and a new campus entrance from a realigned Ella Grasso Boulevard.

3. Health & Human Services Building: Located just to the south of Davis Hall, the new facility for the Department of Health & Human Services includes specialty classrooms, faculty offices and outpatient clinical areas. The location adjacent to the existing parking garage provides convenient parking for clients visiting the clinics. The building also helps to define the pond side edge of campus and provide linkage between Davis and the rest of the East Campus.

4. Student Services Building: The Wintergreen Building was conceived of as a temporary building and is reaching the end of its useful life. The new Student Services Building will allow the consolidation of all Student Services into a single facility, and provide for the relocation of the Office of the President and associated functions out of Engleman Hall. The building spans Farnham Avenue and will close off the street, creating a new large quadrangle on campus. If the street closing is delayed, the building can be built in two phases if necessary.

4. Orlando House Relocation: Orlando House will be relocated to make room for the new Administration Building. The new location will form a cluster of wood frame buildings of similar age and scale adjacent to the Administration Building.

5. Computing Center: Consolidation of both academic and administrative computing functions and the campus Data Center is made possible by the new Computing Center. Located on the site of Earl Hall, the building forms one edge of the reorganized main academic quadrangle.

6. Moore Field House Addition: Originally included in the 1993 master plan, the addition to Moore Field House will allow the consolidation of both men's and women's varsity athletics within Moore, freeing up space in Pelz Gymnasium. The addition will be linked

to a new 1,000 car parking garage and provide additional field house space as well as swing space to facilitate renovation of the existing locker rooms. A new public entrance to Moore along the east façade to provide direct public access to the basketball court seating is also proposed. A new entry plaza and ticket office is planned for the stadium area to the north of Moore. It will provide additional linkages to the student life areas to the south.

Phase 2

1. Connecticut Hall Expansion & Conference Center: To meet the needs of an increasing percentage of students living on campus, an expansion of Connecticut Hall is required. The master plan combines this expansion with the identified need for a new Conference Center. Connecticut Hall is surrounded by the new construction which allows for a new exterior appearance that relates more closely to the main pedestrian circulation between East and West campus and a new quadrangle created by the closing of Farnham Avenue.

2. Student Fitness / Health Center: Although not specifically required by the Program for the Master Plan, a new fitness center will be provided. It will share a building with the Student Health Center to be located along Wintergreen Street at the northern edge of the new quadrangle formed by the closing of Farnham Avenue. The fitness center forms a physical link between the residence hall to the south and east and the athletic and recreational facilities across Wintergreen Street.

6. Parking: Three new parking garages are planned. A 500 car garage will be adjacent to the new Computing Center serving both the main academic core as well as events at Lyman Hall. Another 500 car garage will be adjacent to the Fine Arts Building and entered from the realigned Ella Grasso entry to the campus, and a 1,000 car garage will be built adjacent to Moore Field House to serve commuter students and athletic events on campus.

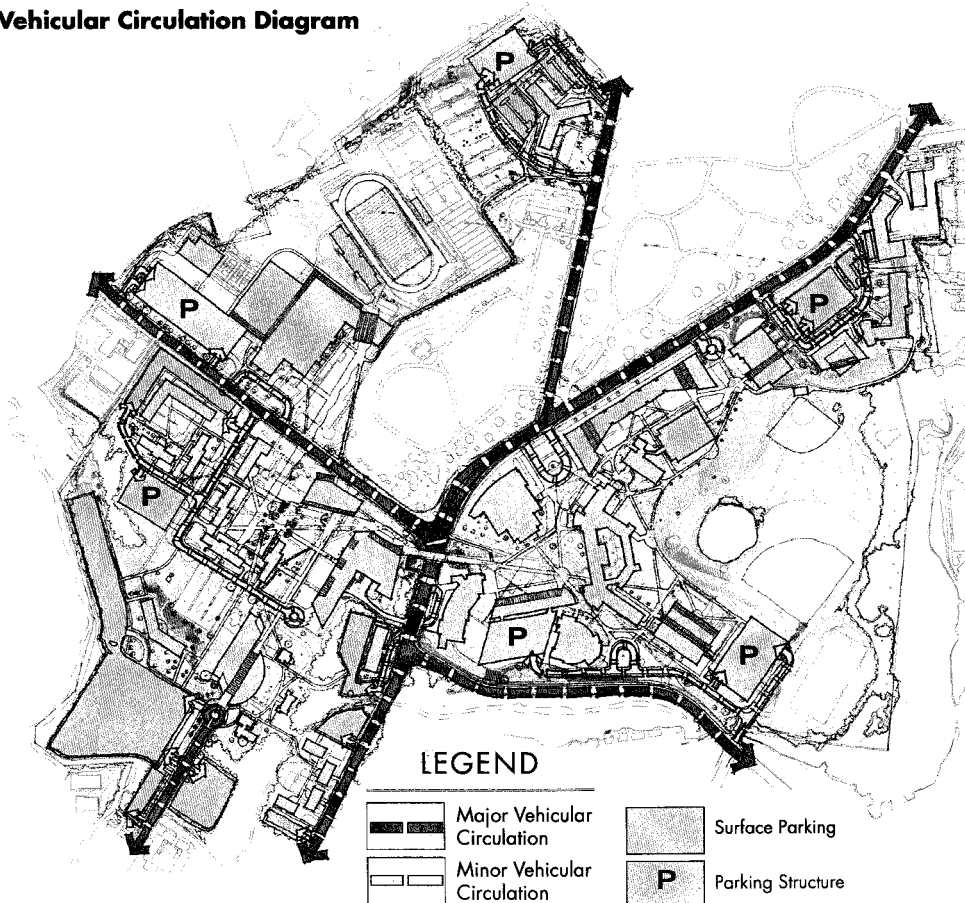
Vehicular / Pedestrian Circulation

Vehicular Circulation: Fitch Street (Conn. Rt 10) splits of Southern Connecticut State University in two, resulting in an East and West campus. Vehicular access to the east campus occurs at multiple locations along Fitch Street, with no one entry clearly delineated as the main entrance to campus. Additional entrances occur on Crescent Street as well as on Farnham Avenue. On campus vehicular circulation between buildings is limited. In a number of locations there are conflicts between the vehicular and pedestrian circulation.

East Campus - The Preferred Plan limits the number of campus entrances on Fitch Street, and establishes one main entrance adjacent to the Administrative wing of Engleman Hall. At the northern edge of the East campus, vehicular entries direct traffic into the existing parking garage. On Crescent Street, the vehicular entrance is moved to align with Ella Grasso Boulevard. Lyman Center and two new parking garages are accessed from this entrance. Vehicular circulation between buildings on the East Campus is will otherwise be limited to service and emergency vehicles and required ADA access.

West Campus - The Preferred Plan proposes the closing of Farnham Avenue to create a new quadrangle on the West campus. Vehicular access is limited to a single entrance from Wintergreen into resident student parking, and from Blake Street to the south into Lot 9, the main commuter parking area. To the north of Wintergreen, a new 1,000 car parking

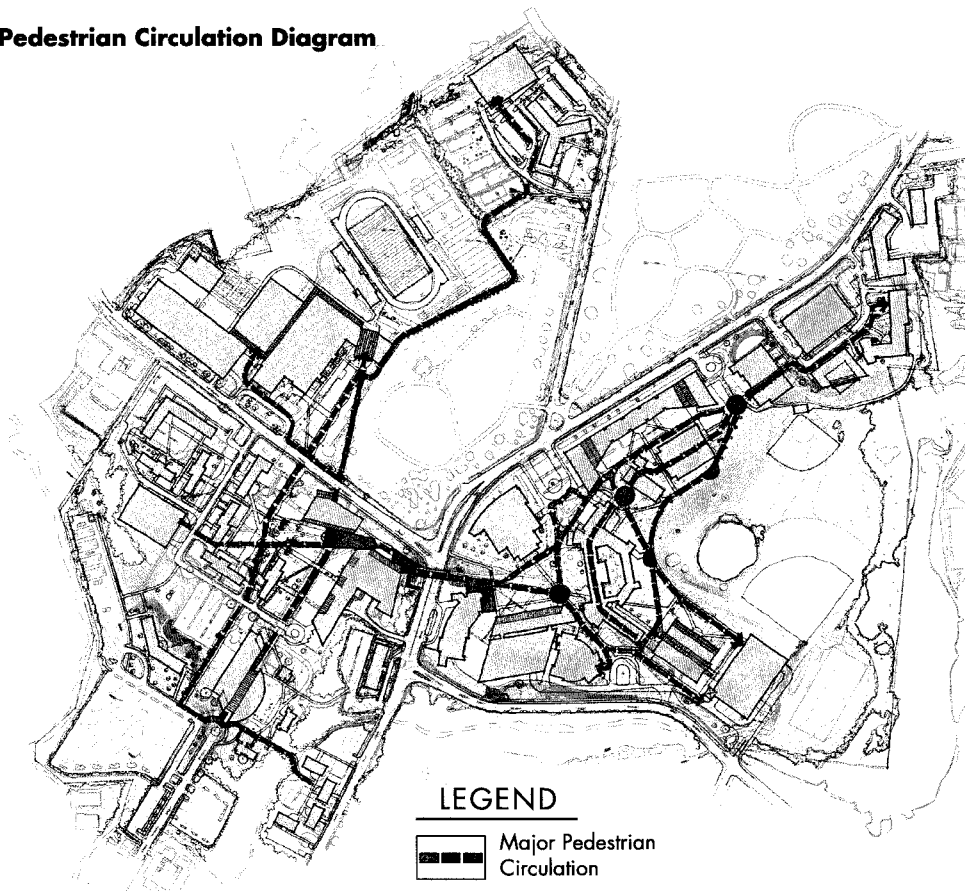
Vehicular Circulation Diagram



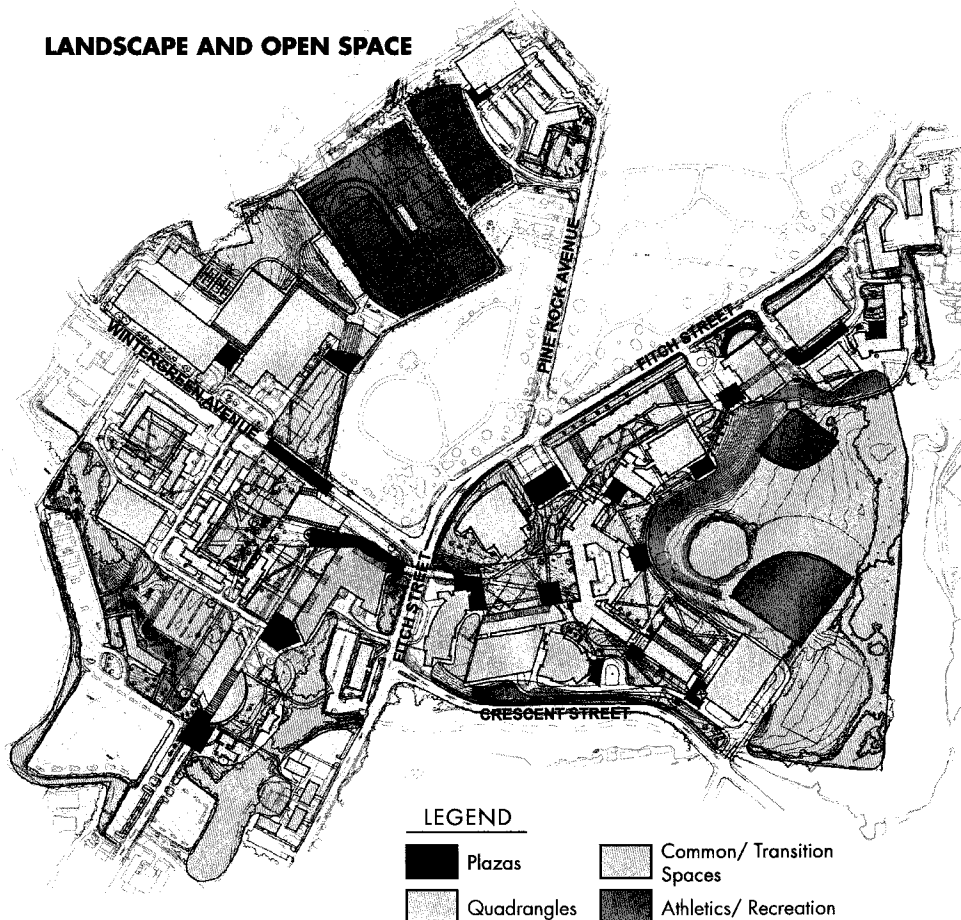
Pedestrian Circulation: A new major pedestrian circulation route is suggested along the new inner green spaces parallel to Fitch Street starting at Davis Hall and opening out into the new main quadrangle. The existing “pond – side” pathway will be enhanced with wider paving, new lighting and landscaping and periodic seating areas overlooking the pond. It terminates at the new Center for the Arts.

The alignment of pedestrian bridge over Fitch Street establishes the thrust of the new main circulation path between East and West campus, connecting the residence halls and student life with the academic functions in Engleman and elsewhere. Pedestrian pathways will be created along the edges of the new Farnham quadrangle connecting the commuter parking area (Lot 9) with the new Administration Building, Connecticut Hall / Conference Center, the residence halls along the west side of the quadrangle and the Student Fitness / Health Center at Wintergreen Street. The existing link between Wintergreen and the North Campus housing is maintained and now crosses Wintergreen to link with both the new Farnham and existing residential quadrangles. The street and associated pedestrian crossing will be re-designed to include a “table top” crossing for traffic calming to reduce the general traffic speed, and create a clearly delineated pedestrian precinct.





Pedestrian Circulation Diagram



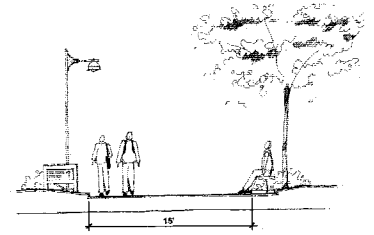
LANDSCAPE AND OPEN SPACE



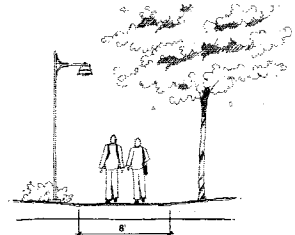
LEGEND

	Plazas		Common/ Transition Spaces
	Quadrangles		Athletics/ Recreation

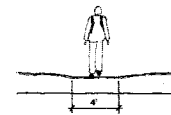
PATHWAY HIERARCHY- SECTIONS



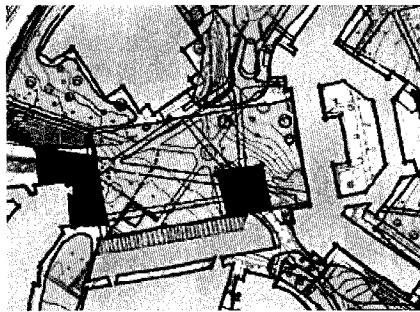
Primary Path (with shuttle)



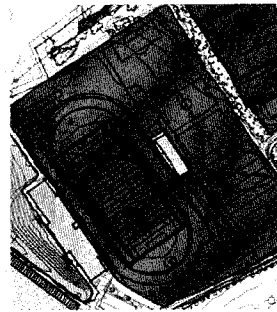
Secondary Path



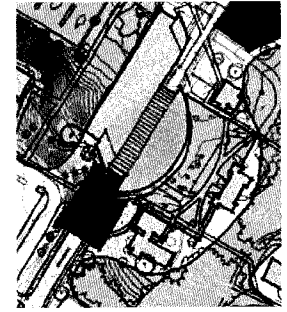
Tertiary Path



Main Quadrangle Reorientation



Additional Playing Fields



Close Farnham Avenue w/ Student Services Building

The Plan creates a reoriented main quadrangle. Smaller, but well defined open spaces connect to adjacent space that follow the new pedestrian circulation spine. The pond-side edge of the East campus is strengthened and better defined by creating a wide well lighted and landscaped pathway. The entire arc of the pathway system is visible from all points along the path clarifying distances, destinations and improving wayfinding.


The West campus is transformed by the new quadrangle that closes Forenham Avenue. What is now a wide boulevard with through traffic and buildings set back from the street becomes a bounded green space terminating in the south with a new student services building. This provides a place for informal active and passive recreation by the resident and commuter students alike, and a new image for the West campus. Expansion of the playing fields along the edge of North campus provides additional areas needed for varsity practice and recreational sports.

The edges of campus will be landscaped with a limited palette of trees and shrubs and low walls and fences to better define what is 'campus' and what is 'neighborhood', and provide a consistent image of the campus.

PROGRAM PRIORITIES

The development priorities established by Southern Connecticut State University are listed below:

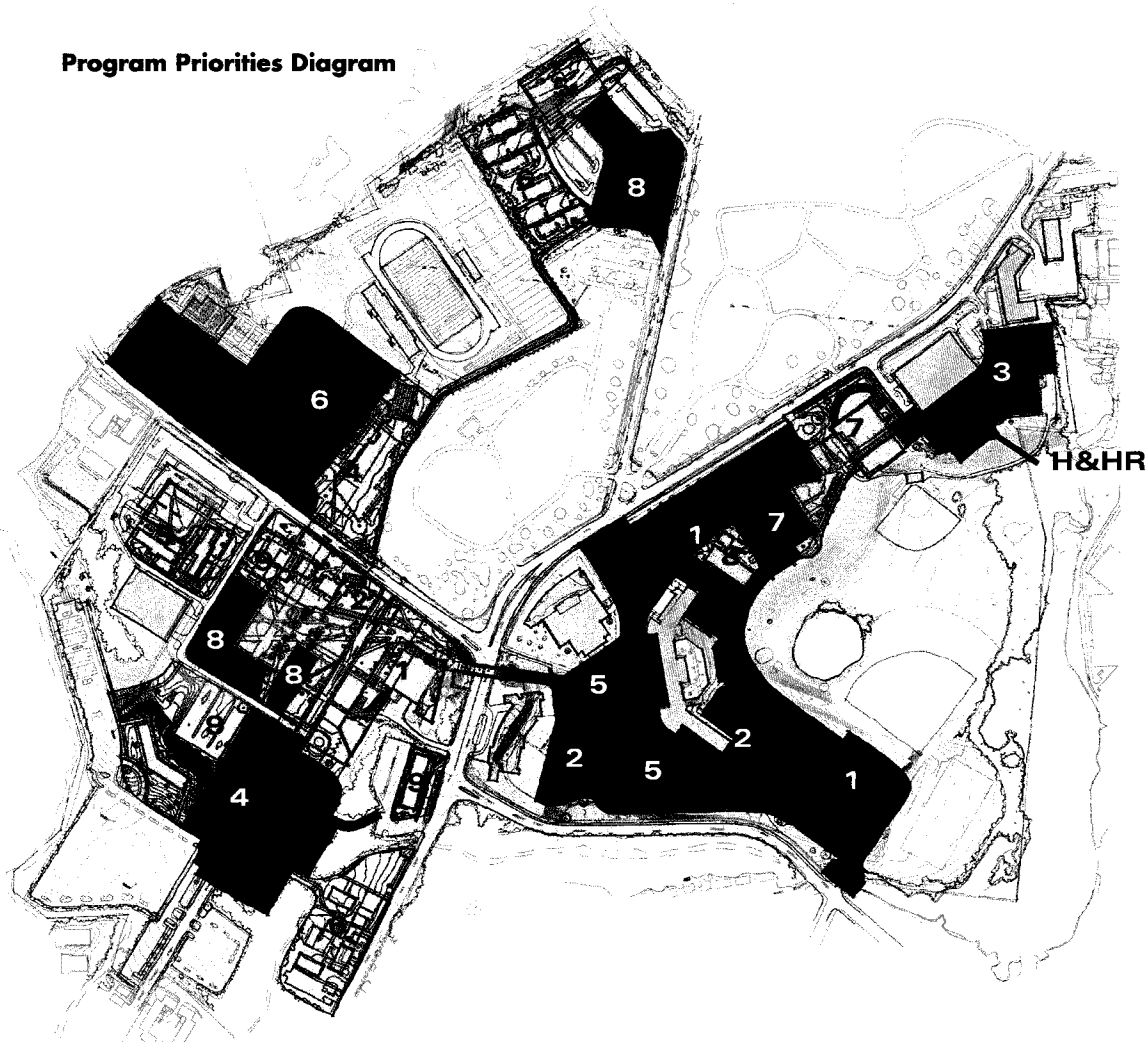
 Phase 1

 Phase 2

1. Academic Building
2. Fine Arts Center
3. Health & Human Resources
4. Administration Building
5. School of CILS
6. Moore Hall Field House Addition
7. Jennings Hall
8. Residence Life

1. Connecticut Hall/Cafeteria Addition
2. Fitness Center / Clinic/ Security
3. Conference Center
4. Stadium Entrance / Plaza
5. Fitness Center / North Campus
6. Town Houses / Recreation Field
7. Pelz Gymnasium Building Renovations
8. Science Building
9. Residence Life

Program Priorities Diagram



SCHEDULE OF IMPLEMENTATION

Development Program Capital Budget - Phase 1

PHASE 1 PRIORITY PROJECTS					
Space Category	ASF	GSF	Location	Construction Base Cost	Funding Source
1. A Power Plant & Multi-Cultural Center, Parking Lot			Tear down building		
B General Classrooms	46,128	78,418	One new building associated with other prog.		General Fund
C Business School	11,800	20,060	Could be combined with Classrooms building		General Fund
D Quad and Pedestrian Link Associated with Classroom Building					
E Main Campus Drop-off and Pedestrian Link to Main Quad					
F Seabury Hall			Tear down building		
G Ella Grasso Garage	162,500		500 cars - new garage with relocation of campus entrance		General Fund
H New Intersection/Campus Entrance					
I Garage Entry Plaza					
2. A University Student Center		43,550	Tear down building	3,722,749	Auxiliary Fund
B Fine Arts & Music	55,659 *	94,620	New building to include new theater space		General Fund
C Fine Arts Building Entry Plaza					
D Pedestrian Inner Loop Improvements to Engleman					
E Earl Hall		60,226	Tear down building	3,125,361	General Fund
F Crescent Street Garage	162,500		500 cars - new garage along Crescent Street		Other Revenue Funds
G Pedestrian Link and Open Space to Campus Standard			Upgrade		
3. A Health & Human Services	47,657 *	81,017	New building		General Fund
B Education	40,589	69,000	Additional to Davis or new building		General Fund
C Davis Hall Renovation		49,862	Refit HHS space for School of Education use	1,311,504	General Fund
D Roadway Improvement: Pedestrian Crossing to Garage & Davis Hall Drop-off & Plaza & Pelz Plaza					
4. A Oriando House		5,566	Move and Renovate and Addition	142,519	General Fund
B Administration Building	48,806	82,970	Replaced Wintergreen		General Fund
C Farnham Avenue			Close and Create Turnaround		
D Admissions Building		5,967	Renovation	138,001	General Fund
E Lang House		10,199	Renovation	312,983	General Fund
F Pedestrian Links and Open Space Development					
G Administration Building Entry Plazas					
5. A School of CILS	27,509 *	46,765	In new building		General Fund
(plus Administration IT Space)	39,695 *	67,482	In new building combined with CILS		
	Subtotal	67,204	114,247		
B Entry Plaza			New Building		
C Main Academic Campus Quad Redevelopment & Pedestrian Connection to Bridge					
D Lyman Auditorium		50,415	Renovation	1,923,227	General Fund
E Lyman Drop-off and Entry Plaza					
6. A Moore Hall Field House Addition	35,000	42,000	Men's and Women's Athletics (Pelz becomes General Recreation)		General Fund
B Moore Hall Fieldhouse		116,200	Renovation	2,670,671	General Fund
C Wintergreen Garage	325,000		1,000 cars - new garage in front of New Central Plant		Other Revenue Funds
D Moore Hall Entry Plaza					
E Moore Hall Drop-off and Entry Upgrade to Campus Standard					
7. A Jennings Hall		121,025	Renovation	2,811,923	General Fund
8. A Residence Life:					
Chase Hall		59,267	Renovation	5,738,137	Auxiliary Fund
Farnham Hall		56,524	Renovation	5,400,473	Auxiliary Fund
Wilkinson Hall		63,162	Renovation	6,214,955	Auxiliary Fund
B North Campus Residence Complex		152,360	Renovate Open Space Improvements	12,568,807	Auxiliary Fund
9. A Shuttle Route Improvements					
10. A Miscellaneous Streetscape Improvements Required to Upgrade to Campus Standards (paving, lighting, planting, amenities)					
B Signage					
C Security Upgrades (call boxes, fencing, etc.)					
Total Phase 1	1,002,843	1,376,685		48,061,310	

SCHEDULE OF IMPLEMENTATION

Development Program Capital Budget - Phase 2

PHASE 2 PRIORITY PROJECTS					
Space Category	ASF	GSF	Location	Construction/ Reno Cost	Funding Source
1. A Connecticut Hall/Cafeteria Addition	22,665	38,530	New space component addition to Connecticut Hall		CHEFA
B Connecticut Hall Food Service		45,154	Renovation	2,622,004	Auxiliary Fund
C Entry Plaza & Pedestrian Connection to Bridge/Bridge Improvements					
2. A Temporary Buildings			Tear down buildings		
B Fitness Center/Clinic/Security	44,339	75,376	New building including Student Center spacelounge space of 5,000 SF	608,621	CHEFA
C Granoff Hall		10,573	Tear down building		General Fund
D Remove Remaining Farnham Avenue, Develop Turnaround					
E Develop Open Space: Quad A Quad B Entry Plaza at New Fitness Center & Future Conf. Ctr					General Fund/Other
3. A Conference Center	79,867	135,774	Combines space now in temporary buildings		
B Entry Plaza					
4. A Wintergreen Transition Building		48,406	Swing space - eventual tear down	322,513	General Fund
B Stadium Entrance	10,000	14,000	Entrance to Field House - replaces ticket booth, etc.		General Fund
C Stadium Plaza					
D Quad Development					
E Pedestrian Crossing at Wintergreen Avenue					
5. A North Campus Garage	162,500		500 cars - new garage with Fitness Center		Other Revenue Funds
B Fitness Center - North Campus	5,000	7,000	Combined with North Campus Garage		Auxiliary Fund
C Garage and Fitness Center Entry Plaza					
6. A Temporary Facilities/Storage Building (and other structures)			Tear down buildings		
B New Special Academic Housing					
Town House A					
Town House B					
Town House C					
Town House D					
C Additional Parking and Open Space Development for New Housing & Pedestrian Link					
D Special Academic Housing (for Fitch out-parcel)	45,000	76,500	Tear down buildings - remove parking		CHEFA
Town House A		9,850	Tear down building	134,101	Auxiliary Fund
Town House B		9,850	Tear down building	128,624	Auxiliary Fund
Town House C		9,850	Tear down building	123,108	Auxiliary Fund
Town House D		9,850	Tear down building	129,658	Auxiliary Fund
E New Athletic/Recreation Field and Adjacent Open Space					
F Upgrades to Pedestrian Walkway for ADA and Shuttle Access					
7. A Pelz Gymnasium Building Renovations including Exterior Sunken Courtyard		78,423	Renovation	1,592,241	General Fund
B Pelz Gymnasium Pedestrian Connector Upgrades	20,000	N/A	Upgrade to connector and entrances		General Fund
C Pelz Gymnasium Drop-off					
D Pedestrian Loop Connection and Plaza Improvements					
8. A Science Building	60,000	102,000	Morrill Hall replacement		General Fund
Morrill Hall		40,824	Tear down building, replaced by new science building	1,518,552	General Fund
9. A Residence Life: Schwartz Hall		103,100	Renovation	2,517,037	Auxiliary Fund
Brownell Hall		67,441	Renovation	1,100,126	Auxiliary Fund
Open Space Improvements Adjacent to Brownell Hall					
B New Residence Hall					
C Neff Hall		50,853	Renovation	4,858,402	Auxiliary Fund
Hickerson Hall		50,272	Renovation	5,457,766	Auxiliary Fund
Quad Improvements					
10. A Miscellaneous Streetscape Improvements Required to Upgrade to Campus Standards (paving, lighting, planting, amenities)					
B Signage					
C Security Upgrades (call boxes, fencing, etc.)					
Total Phase 2	449,371	983,826		21,112,763	

MASTER PLAN FOR THE YEAR 2015



- 1. Academic/General Classrooms
- 2. Academic/Fine Arts & Music
- 3. Academic/Health & Human Services/Davis Addition
- 4. Student Services
- 5. Academic/CILS - IT
- 6. Field House
- 7. Connecticut Hall/Cafeteria Addition
- 8. Fitness Center/Clinic/Security
- 9. Conference Center
- 10. Stadium Entrance
- 11. Fitness Center North Campus
- 12. Special Academic Housing
- 13. Renovation Pelz Hall with Connector
- 14. New Science Building
- 15. Lyman Center Garage
- 16. Ella Grasso Garage
- 17. Moore Hall Garage
- 18. North Campus Garage
- 19. Future Resident Hall

- F/OP Facilities/ Operations
- DAV Davis Hall
- EPG Existing Parking Garage
- PEL Pelz Gymnasium
- JEN Jennings Hall
- MOR Morrill Hall
- ENG Engleman Hall
- LYM Lyman Center
- BUL Buley Library
- STU New Student Center
- SCH Schwartz Hall
- LAN Lang Social Work House
- ORL Orlando Public Health Building
- ADM Admissions House
- BRO Brownell Hall
- CON Connecticut Hall
- FAR Farnham Hall
- WIL Wilkinson Hall
- CHS Chase Hall
- HIC Hickerson Hall
- NEF Neff Hall
- RES New Residence Hall
- NPG New Residence Hall Parking Garage
- MFH Moore Field House
- POW Power Building
- JDF Jess Dow Field
- NCR North Campus Residence Complex

