



**Connecticut
State
University**

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Central • Eastern • Southern • Western

RESOLUTION

approving

THE COMPREHENSIVE CAMPUS MASTER PLAN

FOR

EASTERN CONNECTICUT STATE UNIVERSITY

October 2, 1992

WHEREAS, The Academic Master Plan for Eastern Connecticut State University was approved by the Board of Trustees for the Connecticut State University by Board Resolution 91-68 dated May 3, 1991, and

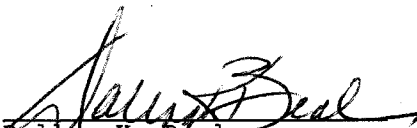
WHEREAS, The Existing Condition Survey at Eastern Connecticut State University was completed on April 6, 1992, and

WHEREAS, The Program For the Master Plan which transformed the Academic Master Plan into Facilities Requirements was issued in July, 1992, and

WHEREAS, Eastern Connecticut State University's Master Plan was developed from the previously mentioned studies, be it

RESOLVED That the Board of Trustees for the Connecticut State University hereby approves the Comprehensive Campus Master Plan for Eastern Connecticut State University.

A Certified True Copy:


Dallas K. Beal
President



An Equal
Opportunity
Employer

EASTERN CONNECTICUT STATE UNIVERSITY
Comprehensive Master Plan

October 2, 1992

The Master Plan for Eastern Connecticut State University has been completed. The plan documents a program for renovation, new construction, sitework and land acquisition to meet the needs of ECSU through the year 2005.

This project was initiated in 1988. The process began with the development of detailed floor plans of each building at Eastern Connecticut State University and the subsequent verification and updating of physical plant inventory. A boundary and aerial survey of Eastern's land was completed which included the 73 acre site in Mansfield in anticipation of its acquisition. These preliminary contracts which had been negotiated and administered through the Department of Public Works for previous plans were originated from the central office and completed during the summer of 1989. Meanwhile, the Department of Public Works initiated the selection process for the architectural firm which would develop Eastern's Master Plan. DuBose Associates was selected and the contract was finalized in June of 1991.

The foundation of the Master Plan is the Academic Master Plan. Eastern's Academic Master Plan was approved by resolution in May of 1991. The firm of Dober, Lidsky, Craig and Associates was selected to work with DuBose Associates to review the Academic Master Plan and to help transform the goals of the plan into detailed space requirements. Dober, Lidsky, Craig and Associates completed this analysis and published the space requirements in the Program for The Master Plan in July of 1991. This program allows for flexibility and adjustments over time. Eastern Connecticut State University currently has a total of 513,032 assignable square feet (ASF). Currently a space deficit of 92,405 ASF exists in the non-residential areas which grows to 153,104 ASF in the year 2005. Current residential needs of 62,232 ASF will help alleviate the over crowded conditions of the residence halls; an additional 86,745 ASF will be required to move the campus to its goal of becoming a 70% residential campus by 2005.

DuBose associates was charged with the task of completing the existing conditions survey which involved a detailed analysis of each building from an architectural and engineering point of view to determine the current and future potential of each building. The final task was to assimilate all of the previous information together with the design issues presented by Eastern's existing site into a comprehensive Master Plan. This plan also addresses the immediate and long term potential for the recently acquired 73 acres in Mansfield.

The Master Plan for Eastern Connecticut State University is detailed in the material which accompanies the board resolution. The implementation of the plan is divided into three phases. Virtually all of phase I and a significant amount of phase II is driven by current enrollment needs. Portions of Phase II and all of Phase III of the Master Plan is driven by anticipated increases in enrollment over the next thirteen years. The Master Plan is a dynamic tool which will guide the growth of Eastern Connecticut State University.



MASTER PLANNING PROCESS

Computerized Floor Plans

Land Survey

Inventory Update

Academic Master Plan

Program for the Master Plan

Existing Condition Survey

Master Plan

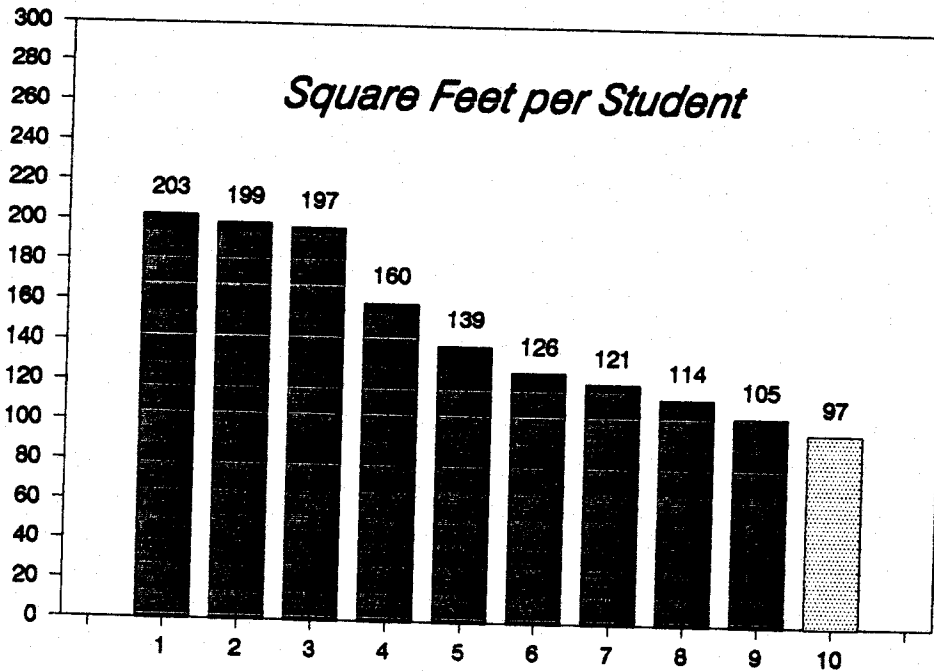


**Eastern Connecticut State University
Usable Space Requirements**

	<i>Non-Residential</i>	<i>Residential</i>	<i>Total</i>	
<i>Existing SF</i>	302,023	211,009	513,032	
<i>Existing Need</i>	389,783	353,101	742,884	
<i>Current Deficit</i>	87,760	142,092	229,852	←
<i>Future Need</i>	453,757	457,241	910,998	
<i>Future Deficit</i>	151,734	246,232	397,966	←

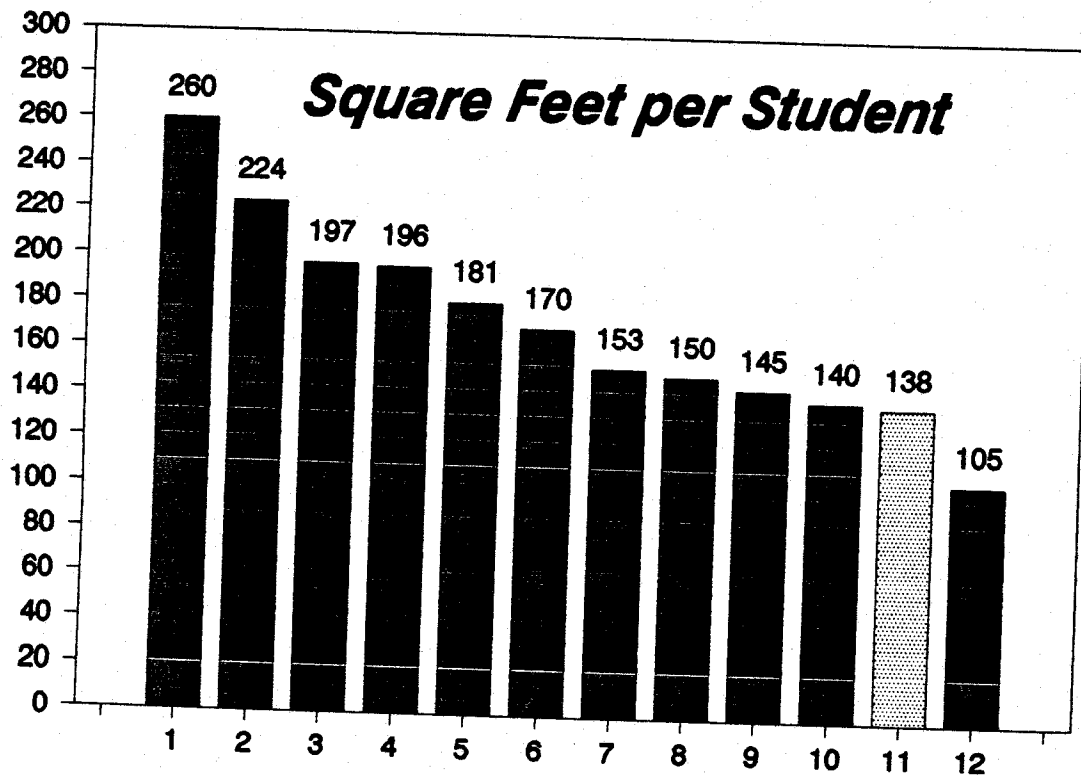
Eastern Connecticut State University

Non-Residential Space



- 1 - Framingham State University***
- 2 - University of Vermont***
- 3 - Winthrop College***
- 4 - Salem State University***
- 5 - 122 State University Average***
- 6 - Average of Peer Institutions***
- 7 - Bridgewater State University***
- 8 - Trenton State College***
- 9 - Northeast Missouri State University***
- 10 - Eastern Connecticut State University***

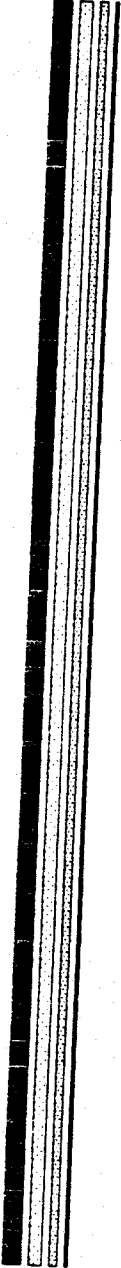
Eastern Connecticut State University Residential Space



- 1 - Bridgewater State University***
- 2 - Framingham State University***
- 3 - Winthrop College***
- 4 - University of Vermont***
- 5 - Average of Peer Institutions***
- 6 - Illinois State University***
- 7 - Trenton State College***
- 8 - Northeast Missouri State University***
- 9 - Tufts University***
- 10 - University of Connecticut***
- 11 - Eastern Connecticut State University***
- 12 - Salem State University***



PHASE I - 1992 TO 1997

- 
- Relocation of the Baseball Field ****
 - New Entrance ****
 - Perimeter Road ****
 - New Library ****
 - North Residential Village ****
 - Hurley Hall Addition ****
 - Arboretum Parking Facility ****
 - Early Childhood Education Center ****
 - Smith Library Renovation ****
 - Greenhouse ****

* *Driven by current program*



PHASE II - 1997 TO 2001

Student Center Addition *

Arts Center/Parking *

Science Building

Goddard Hall Addition *

2nd Residential Village *

Shafer Hall Conversion/Parking *

Renovate/Expand Maintenance *

* *Driven by current program*



PHASE III - 2001 TO 2005



3rd Residential Village *

4th Residential Village

Prospect St Parking Facility *

Northeast Entrance Parking Facility *

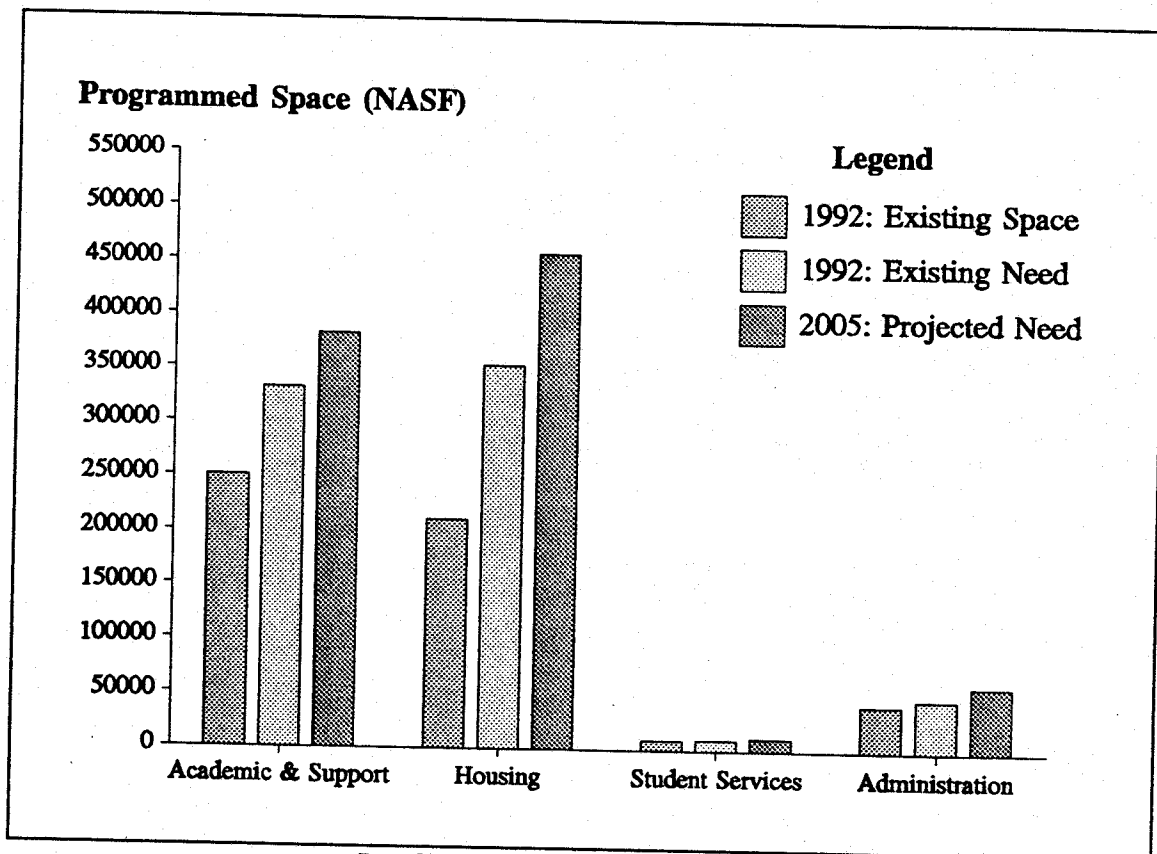
Completion of Academic Quadrangle *

* *Driven by current program*

3. EXECUTIVE SUMMARY

A. Synopsis of Prior Reports

The **Academic Master Plan** projected an increase in total enrollment to 3,059 FTE students by the year 2000. By the Fall of 1990, total enrollment had already grown to 3,127 FTE students, exceeding the 10-year projections by 2.2%. Connecticut State University now projects an increase in total enrollment to 3,788 FTE students by 2005, representing an average annual increase of 44 FTE/year.



Bar Chart: Space Needs (1992 -2005)

The **Program for the Master Plan**, prepared by Dober, Lidsky, Craig and Associates, documented the current (1992) and projected (2005) facility needs for Eastern Connecticut State University. There is insufficient space at the institution to support existing enrollments, and the situation will worsen as enrollments increase. Space deficiencies are quantified for four types of campus facilities, and are illustrated on the bar chart, and on the table on page 3-2.

**Eastern Connecticut State University
Campus Master Plan**

	1992 - 3,127 FTE Existing Space (NASF)	1992 - 3,127 FTE Existing Need (NASF)	2005 - 3,788 FTE Projected Need (NASF)
Academic and Support	250,863	332,079	381,962
Housing (dept. 81xx)*	211,009	353,101	457,241
Student Services (dept 95xx)	9,082	9,753	11,821
Administration (dept 96xx)	42,078	47,951	59,964
Total:	513,032	742,884	910,988

	1992 - 3,127 FTE Existing Deficit (NASF)	2005 - 3,788 FTE Projected Deficit (NASF)
Academic and Support	81,216	131,099
Housing (dept. 81xx)*	142,092	246,232
Student Services (dept 95xx)	671	2739
Administration (dept. 96xx)	5,873	17,886
Total:	229,852	397,956

* Housing figures are based on a "Residential Model". See page 5-1.

Table: Space Needs (1992 - 2005)

The **Evaluation of Existing Conditions** is a 29-volume report which documented the physical condition of the site and principal buildings on the campus. Evaluations were performed for physical condition, adequacy of building subsystems, and compliance with applicable codes. The report found that several of the present campus buildings are unsuitable for their present use, needing extensive renovations or replacement. Other buildings need moderate renovations, material or equipment upgrading, or modernization.

B. Goals and Philosophy

Eastern Connecticut State University is committed to become one of the finest residential liberal arts oriented universities in the Northeast, and to the development of significant ties to the regional and local communities. Students will be encouraged to live on-campus; campus development should create an environment which fosters the intellectual exchange of ideas between students and faculty and reaches into the local community as an extension of academia.

The implementation of these goals will affect the physical form of the campus. Fragmentation of the campus and of academic departments should be eliminated. Individual departments should be consolidated into quality space designed to meet academic needs, and academic buildings should be concentrated in a pedestrian academic core. The development of the core should unify

Eastern Connecticut State University Campus Master Plan

the north and south campuses and should be clearly defined as the heart of academic life.

A number of planning goals have been identified to achieve the proper campus environment:

1. Create a pedestrian campus.
Relocate of vehicular circulation to the perimeter of the campus. Roadways and parking must be eliminated from central campus areas, and a pedestrian zone must be established at the heart of the campus. Only emergency and service vehicles will be allowed to penetrate the perimeter.
2. Develop a formal entrance.
Increase the visibility and presence of the institution, to strengthen its relationship to the town of Willimantic and to improve its viability as a resource for the greater community of Eastern Connecticut and beyond. A formal entrance must be developed to provide access to the public functions of the University (the admissions office, arts and performance facilities, university administration and the library).
3. Unify the campus.
The separation of the north and south campuses must be eliminated. The baseball complex must be relocated to the Mansfield site to allow development of sites in the central campus. To create the flat expanse of the baseball field, the site was severely graded with a large cut-and-fill. The site should be restored to its natural contour, a gentle slope to the west.
4. Develop quadrangles to focus campus activities.
Existing buildings were sited in response to the campus roadway system, to allow convenient vehicular access to each building. Site development must reorient all facilities to a pedestrian campus. The present clusters of buildings in the north and south campuses should be drawn together by the development of promenades and malls, with sight lines planned to create a cohesive campus along a linear spine. The spaces between buildings must be considered of equal importance as the space within buildings. Development should include intimate quadrangles, casual walks and areas with seating. Outdoor assembly spaces must be provided for lectures, presentations, commencements and convocations, rallies, winter carnivals, general recreation and informal activities.
5. Adopt Design Guidelines.
A design "palette" including a variety of related materials, colors, forms and architectural expressions must be created. The palette will inspire a complementary approach to the development of new structures on the campus, but will be flexible enough to allow design creativity.

Eastern Connecticut State University Campus Master Plan

In the process of developing the campus plan, several facility needs have emerged as essential to the future of the campus; they are described as "goals" and include the following:

6. A new Library is needed to meet the standards of the Association of College Reference Libraries and to allow the development of ECSU as a teaching university supporting research, learning and scholarly work. The Connecticut Department of Higher Education supports the development of a new Library on the ECSU campus.
7. A new Performing and Fine Arts Center is needed to support distinctive fine arts programs and would be the centerpiece of community outreach programs. It will contain a 1,500 seat theater, an art gallery and ancillary spaces for the visual and performing arts. This facility would be developed to work in conjunction with an expanded fine arts program, and to house the fine arts faculty.
8. New Residence Halls are required to support policy goals. The Board of Trustees of Connecticut State University has endorsed ECSU's plan to house 70% of full-time enrollment, and to increase the space per bed to meet currently accepted standards.
9. Increase the amount of land used for athletic programs to support the inter-collegiate athletic program, intramural sports and student recreational needs. The relocation of athletic fields to the Mansfield site will provide a site on the main campus for the creation of an academic core. Existing intramural and recreational areas on the northwest portion of the campus should be retained.

C. The Concept of the Master Plan

The Master Plan provides the infrastructure to organize campus activities into zones of activity linked by a pedestrian spine. Pedestrian and vehicular circulation will be separated, and central areas of the campus will be limited to pedestrian use. Vehicular circulation will be provided by a perimeter roadway, with parking facilities developed on the campus periphery. The campus will be developed into specialized environments in four principal zones, as illustrated on the map on page 3-5A. These include the following:

1. The Academic Core, the center of the campus learning environment.
2. The North Residential Campus.
3. The South Residential Campus.
4. The Mansfield Campus, for intercollegiate athletics, environmental studies and future

**Eastern Connecticut State University
Campus Master Plan**

development for intramural sports and recreation.

The campus zones will be linked by a system of pedestrian paths, open spaces and controlled sight lines to create a unified pedestrian campus. A formal entrance will be developed from High Street, and will serve to publicly identify the campus.

Eastern Connecticut State University Campus Master Plan

D. Elements of the Plan

The Master Plan includes a comprehensive program of site development, building renovation and new construction to fulfill the academic and planning goals of the University.

1. Site Development

As needed, athletic and recreational areas will be relocated to the Mansfield site from the center of campus, enabling the unification of the existing North and South Campuses, and the development of an academic core.

The perimeter road system will allow the campus to grow without burdening the adjacent residential neighborhoods with internal traffic. A formal entrance on High Street will provide access for visitors to public facilities, and will link to the perimeter road. An improved Eastern Road entrance near the north end of the campus will serve daily traffic arriving from Route 6 and points north. Access from the south will be through two new entrances to be developed on Prospect Street. Parking will be provided in surface lots and parking structures adjacent to the perimeter road. Garages will be constructed near the remote northern and southern ends of the campus, with surface parking in central campus areas. The visual impact of the parking lots will be minimized; proper landscaping, used in conjunction with natural topographic features, will be used to screen parking facilities from view.

Pedestrian paths and open space will be developed on the campus. The existing north-south pedestrian path system will be redeveloped, and east-west pedestrian paths will be established to link with the primary pathways. Six major articulated open spaces will be developed:

- a. A formal campus entrance will be created along High Street, providing access to the public facilities of the campus. This space will serve as the "front lawn" of the campus. Grouped around the entrance will be administration, library, performing and visual arts and admissions functions. Located on the highest ground of the campus, the entrance will have a strong visual connection both to the majority of the campus and to the Willimantic community. A privately funded alumni clock tower will be a landmark of the campus at this location.
- b. An Academic Mall will be developed extending from the area between Goddard Hall and the Classroom Building south to the area presently occupied by Keelor Hall. Grouped about the mall will be the existing Classroom Building, the new library, the addition to Goddard Hall, the new science center and new residence halls.

**Eastern Connecticut State University
Campus Master Plan**

- c. A Student Activities Quadrangle will be developed in the space between the Student Center, the Sports Center and the Media Center. Completing the enclosure of the quadrangle will be a converted Smith Administration Building and the new arts center.
- d. A North Residential Quadrangle will be developed between Hurley Hall, Crandall Hall and Occum Hall. New residence halls and a dining facility will complete the enclosure of the quadrangle.
- e. A South Residential Quadrangle will be created between new residence halls to link the South Residential Campus to the Academic Mall and to the urban fabric of the city of Willimantic.
- f. A nature trail and nursery will be developed in the arboretum area to enable the Biology program to use the arboretum in the academic curriculum. A greenhouse and support facility will be built in this area.

The Master Plan includes the acquisition of residential properties along the west side of High Street and the north side of Prospect Street, adjacent to the campus. Aquisition sites are illustrated on the map on page 7-9B.

2. Renovation of Existing Buildings

The plan includes a program of renovation and adaptive reuse of campus facilities, and a building retirement program for buildings which require impractical renovations, or which are not well-suited to campus use.

- a. The following buildings are to be vacated of ECSU occupants: Keelor, Nathan Hale, Low-Rise dormitories, Portable Classroom, Portable Offices, the Health Center and 264 High Street. Disposition of these buildings includes demolition, relocation, sale or state surplus.
- b. The following buildings are to be converted for adaptive reuse: Shafer Hall, Beckert House, Knight House, Goddard Hall, the Smith Library, 185 Birch Street, and portions of Burr Hall, Winthrop Hall, Hurley Hall, the Planetarium, the Student Center and the Maintenance Building.
- c. The remaining buildings (Sports Center, Media Center and all residence halls) will continue in their present uses and will be renovated to correct deficiencies in physical condition, life safety and handicapped accessibility. The academic buildings in this group and the Classroom Building may need renovations as

Eastern Connecticut State University Campus Master Plan

certain academic groups vacate to allow the expansion of the remaining departments in adjacent space.

3. New Construction

The plan includes the construction of new facilities to meet the current need for additional space, to accommodate the anticipated program expansion and to replace facilities which are removed from the university space inventory. Campus utilities will be expanded and upgraded to support the new construction. The proposed construction will create a complete academic core which will complement the site improvements to unify the north and south campuses. The proposed new buildings include the following: a new library, a performing and fine arts center, new residence halls, an early childhood education center, a science building, an athletic and recreational complex, an admissions building, a greenhouse/nature facility, a storage warehouse and additions to the Student Center, Goddard Hall and Hurley Hall.

E. Phasing

Development can be achieved in 3 phases over a 12-year time frame. The phasing is based on project sequences which are loosely linked to one another. The sequences allow for the orderly implementation of the Master Plan, and they are described in detail in Section 8B. Phased development is illustrated on pages 8-4A to 8-4E. The following is an outline of the planned development within each phase:

1. Phase 1 (1993-1997) includes the following:

- a. Site Acquisition: 176, 182, 204, 222, 224, 226, 228, 244, 258, 268, 288, 296, 300, 306, 310, and 312 High Street, 321 and 417 Prospect Street, and 169, 175 and 185 Birch Street.
- b. Sitework: Construction of the baseball complex, roadways and parking on the Mansfield site. Construction of the perimeter road and entrances, the North Residential Quadrangle, the nature trail and nursery at the arboretum site, the VIP/visitor lot, the library lot and the northernmost portion of the Academic Mall.
- c. New Construction: Grandstands, support facilities and a first aid station at the baseball field, the library, the admissions building, the first residence hall complex on the North Residential Quadrangle, the addition to Hurley Hall, the parking structure at the arboretum site, the early childhood education center and a new greenhouse.

**Eastern Connecticut State University
Campus Master Plan**

- d. Renovation: Conversion of the Smith Library, Knight House, Beckert House and 185 Birch Street for new uses.
 - e. Building Disposition: 264 High Street, the Health Center, the Portable Offices, the Portable Classrooms and the Field House/Press Box.
2. Phase 2 (1997-2001) includes the following:
- a. Site Acquisition: 330, 334, 350, 356, 372, 392, and 398 High Street and 156 and 160 Windham Street.
 - b. Sitework: Construction of the Student Activities Quadrangle and the central portion of the Academic Mall.
 - c. New Construction: Additions to Goddard Hall and the Student Center, and construction of the arts center, the science building, the second residence hall complex on the Keelor Hall site, the storage warehouse and parking structures near the arts center and at Shafer Hall.
 - d. Renovation: Conversion of the Maintenance Building offices, Shafer Hall, Goddard Hall and portions of Burr Hall, Hurley Hall and the Student Center for new uses.
 - e. Building Disposition: Nathan Hale Hall and the demolition of Keelor Hall and the Low Rise Apartments.
3. Phase 3 (2001-2005) includes the following:
- a. Site Acquisition: 325, 333 and 347 Prospect Street.
 - b. Sitework: Completion of the southern portion of the Academic Mall.
 - c. New Construction: The third and fourth new residence hall complexes and parking structures near Prospect Street and at the northeast entrance.
 - d. Renovation: Conversion of portions of Winthrop Hall for new uses.
 - e. Building Disposition: None.
4. Anticipating the future (Beyond 2005)

**Eastern Connecticut State University
Campus Master Plan**

The development of the Master Plan creates a framework for University expansion beyond the scope of the project. Expansion areas include the Mansfield site for new athletic, recreational and nature facilities, the area south of the new library, including the Winthrop Hall site for academic facilities, and property immediately north of the campus.

F. Cost Summary

	General Fund	Self-Liquidating Fund	Total
Renovation of Existing Buildings	\$3,300,365	\$2,787,685	\$6,088,050
Implementation of Phase 1 (1993-1997):	26,197,989	21,492,850	47,690,839
Implementation of Phase 2 (1997-2001):	29,121,812	25,021,759	54,143,571
Implementation of Phase 3 (2001-2005):	5,477,074	20,016,525	25,493,599
Total:	\$64,097,240	\$69,318,819	\$133,416,059