

Connecticut State University System
Board of Trustees

BR#95-77



RESOLUTION

approving

THE COMPREHENSIVE CAMPUS MASTER PLAN FOR
WESTERN CONNECTICUT STATE UNIVERSITY

November 8, 1995

WHEREAS, The Strategic Plan for Western Connecticut State University was approved by the Board of Trustees for the Connecticut State University system by Board Resolution 93-68 dated October 1, 1993, and

WHEREAS, The Existing Condition Survey and Preventative Maintenance Program for Western Connecticut State University were completed in May of 1995, and

WHEREAS, The Program for the Master Plan which transformed the Strategic Plan and Academic Program into facilities requirements was completed on October 27, 1995, and

WHEREAS, Western 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 system hereby approves the Comprehensive Campus Master Plan for Western Connecticut State University.

A Certified True Copy:

William J. Cibes, Jr.
President

MASTER PLAN



WESTERN CONNECTICUT STATE UNIVERSITY

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.

WINTER 1995/1996

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SECTION ONE

EXECUTIVE SUMMARY

PLANNING CONTEXT

With this report, Western Connecticut State University (WCSU) will have completed a planning cycle begun in 1992. The planning was initiated with discussions aimed at defining a new Strategic Plan. Following months of work involving each department of the University, the 1993 Western Connecticut State University Strategic Plan was approved by The Board of Trustees for The Connecticut State University System.

The Strategic Plan, as approved by the Trustees, summarizes the detailed plans produced by each of the University's schools and departments. These plans set forth the goals and objectives for each of the schools, estimated time frame for achievement of each objective, and assignment of responsibility for implementation.

Many of these goals have curricular, pedagogical, staffing, and financial implications that will require creative and forthright actions in order to be accomplished. Many of the objectives also require augmentation of the University's building inventory to be fully realized. This document is a Master Plan describing the physical resources that exist, the additional facilities that are needed, and how the University foresees creating them.

This Master Plan summarizes a year-long effort to study, discover, evaluate, and refine an understanding of the University's current status and aspirations for the future. The Plan is designed to be comprehensive, ambitious, and flexible, while providing a framework for institutional decision-making to facilitate its achievement. This framework establishes priorities within a broad context so that decisions about facility improvements can be made in a well-considered, predictive, and timely manner.

The University's aspirations for the future are described in its Strategic Plan, given physical definition in the Master Plan, and quantified in the *Program for the Master Plan*, a related study designed to show, in detail, the physical and programmatic implications of the Strategic Plan.

WCSU's *Strategic Plan, University-Wide Directions & Priorities for 1993-1998* envisions the University continuing:

"... to provide academically able students the opportunity for close interaction with well-prepared and caring teachers/scholars whose paramount concern is the growth and development of students. We aspire to become the State's public university of choice."

The dynamism of the University's position is clearly stated:

"Members of the University Planning and Budgeting Committee recognize that even while these directions and priorities are being published, the world around us is changing. A strategic plan, by its very nature, should be flexible so that new ideas, opportunities, or responses can be incorporated — even at a moment's notice. We recognize, too, that these are *primary* initiatives; there will be a number of efforts and activities undertaken that will also complement this set of goals. Nevertheless, these are the priorities which must be the underpinnings of budget development, planning, and allocation."

PLANNING PROCESS

From the outset, the master planning process at Western Connecticut State University was designed to be participatory and collegial. Representatives from each department — administrative, academic, and support — were interviewed. A variety of student groups also had input. As information and proposals were developed, they were reviewed by the University's President and senior administrators, diverse campus groups, and a review panel composed of The Connecticut State University System Office representatives.

The planning process was organized to collect and assess pertinent background information and institutional data to quantify justifiable needs, so that alternatives to meet those needs could be generated and evaluated. This evaluation, based on three planning studies, resulted in the identification and refinement of the *best* plan for WCSU. See Diagram 1: Master Plan Process.

The Master Plan synthesizes the results of the three studies: *Existing Conditions Survey*¹, *Campus and Environs Analysis*², and a programmatic analysis³ which is summarized in the *Program for the Master Plan*. The first two were conducted to assess building and site conditions and opportunities, and the latter, to define programmatic requirements and initiatives that need to be accommodated in the University's plans for development.

The findings of these studies were used to generate alternative development concepts. The alternative plans were presented to many groups on campus to: stimulate discussion and awareness of the planning, elicit ideas for refining the proposals, and respond to concerns expressed by participants.

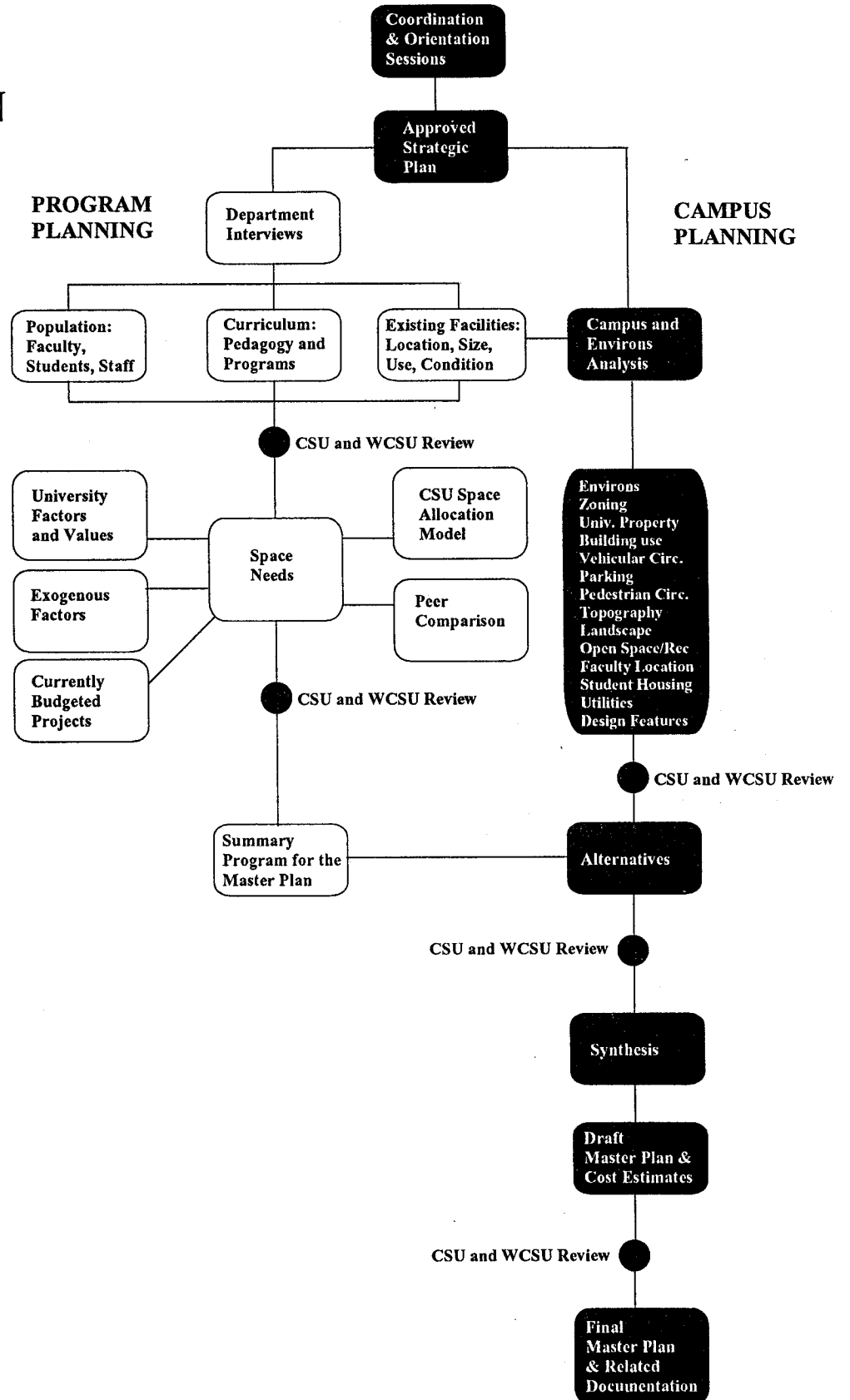
Subsequent to these work-sessions and presentations, the Master Plan concept was further defined through WCSU's prioritization of the projects represented. In November 1995, the draft plan was presented to the Board, who approved it in principle.

¹ See separate document, *Existing Conditions Survey*, Friar Associates Inc., 1994.

² *Campus and Environs Analysis*, Dober, Lidsky, Craig and Associates, Inc. pages 15-33.

³ See separate document, *Program for the Master Plan*, Dober, Lidsky, Craig and Associates, Inc., 1994-1995.

MASTER PLAN PROCESS



FACILITY REQUIREMENTS

The process as described, particularly the *Program for the Master Plan*, documents the space deficiencies that the faculty, staff, and students at Western Connecticut State University have been working with for years. The analysis shows there to be insufficient space even for current programs and enrollments. This constrained situation is likely to have debilitating effects on campus morale; student and faculty recruitment and retention; and even the quality and vitality of teaching, learning, and research. This shortfall also can affect Western's competitive position, as the University has significantly less space per student when compared to normative space standards and space use at similar universities.

Table One shows the amount of existing space, expressed in net assignable square feet (NASF); the amount indicated as appropriate for the current enrollment of 3,678 full-time equivalent (FTE) students, based on normative standards; the amount projected when the University's enrollment is 3,799 FTE students; and the comparative percentage of increase for the future projection.

**Table 1:
University Space Summary**

The most influential factor in the need for additional space is the University's goal of providing adequate facilities for its students and faculty as indicated by normative standards and the CSU space model. The projected 3% increase in enrollment, from 3,678 to 3,799 FTE students, does not account for the overall increase of net assignable square feet. Significant additional space is associated with an increase in on-campus student housing as well as space required to support current enrollment and curricular offerings.

The space needs reflect the direction set by the *1993 Strategic Plan*, and further defined through interviews with Western's faculty, administrators, students, and staff. The needs are quantified in the *Program for the Master Plan*, and conform to space allocation standards appropriate for a university of Western's size, scope of programs, and mission. The summary that follows describes the development proposals created in response to space needs and programmatic initiatives.

Table 1: University Space Summary

Program Element	Existing NASF	Required NASF for Current Enrollment of 3,678 FTE Students	Required NASF for Future Enrollment of 3,799 Students	Future Increase over Existing
Academic and Support	327,810	478,408	494,148	51%
PE/Athletics/Recreation	72,343	124,978	129,090	78%
Student Housing	123,384	475,645	475,645	285%
Total	523,537	1,079,031	1,098,883	110%

MIDTOWN CAMPUS

WESTSIDE CAMPUS

MASTER PLAN OVERVIEW

The Master Plan is a framework for decision-making that embodies a point of view regarding all aspects of the campus — environs, land use, topography, pedestrian and vehicular circulation, parking, building use, landscape, campus design, development constraints and opportunities, and implementation costs and sequence. The Plan identifies sites for new construction, enhanced landscape development, improved building service and site access; and describes the continuing use or reuse of existing facilities to create a functional, attractive physical environment and an appropriate sense of place.

Creating a unified, coherent campus at Western Connecticut State University is a major challenge, due to its location on two distinct campuses: the Midtown Campus on White Street, and the Westside Campus off of Route 6. This physical separation is one of the strongest factors influencing the Master Plan. The University must work to strengthen the Westside property as a campus, while continuing to upgrade the Midtown Campus. Accordingly, major capital projects should be located on the less developed Westside Campus, with significant renovations occurring at the Midtown Campus.

The Master Plan, described in greater detail in another section of the report, is summarized here by brief descriptions of key projects. See Drawings 1 and 2 for project locations on the Midtown and Westside campuses.

MIDTOWN CAMPUS

MASTER PLAN OVERVIEW

A. A key component of the Master Plan is the relocation of Art, Music, and Theater from White and Berkshire Halls to new construction on the Westside Campus. This relocation will provide an important University and community resource on the Westside Campus, in close proximity to the Charles Ives Center for the Arts. Furthermore, and just as important, the space vacated by the relocation of these three departments will provide the facility resources for other University departments that are equally in need of additional space.

Space vacated in White Hall will be renovated for faculty offices, classrooms, and related teaching and support space. The Ives Auditorium will remain in place as a special events facility. Space vacated in Berkshire will be renovated for academic programs and recreational activities.

B. An addition to White Hall has been planned and designed. This facility will, in the short term, be used as a staging area to allow for the renovation of Haas Library. Upon completion of the Library project, the White Hall addition will be renovated for academic departments in the humanities and the social sciences.

C. CSU and the University intend to adhere to the standards approved by the Association of College and Research Libraries. As a first step towards meeting such standards, Western is planning to construct an addition to the Haas Library and to renovate the existing building. Prior to the renovation, the Library's core collection and related programs will be temporarily relocated to the White Hall addition to allow the Haas renovation to proceed. Once completed, collections and programs will relocate to the new and renovated space.

D. The science departments in Higgins Hall have insufficient and, in some instances, inappropriate space for contemporary science teaching and research. The Master Plan envisions a laboratory and office addition to the building as the first step in an extensive renovation and reconfiguration of existing space.

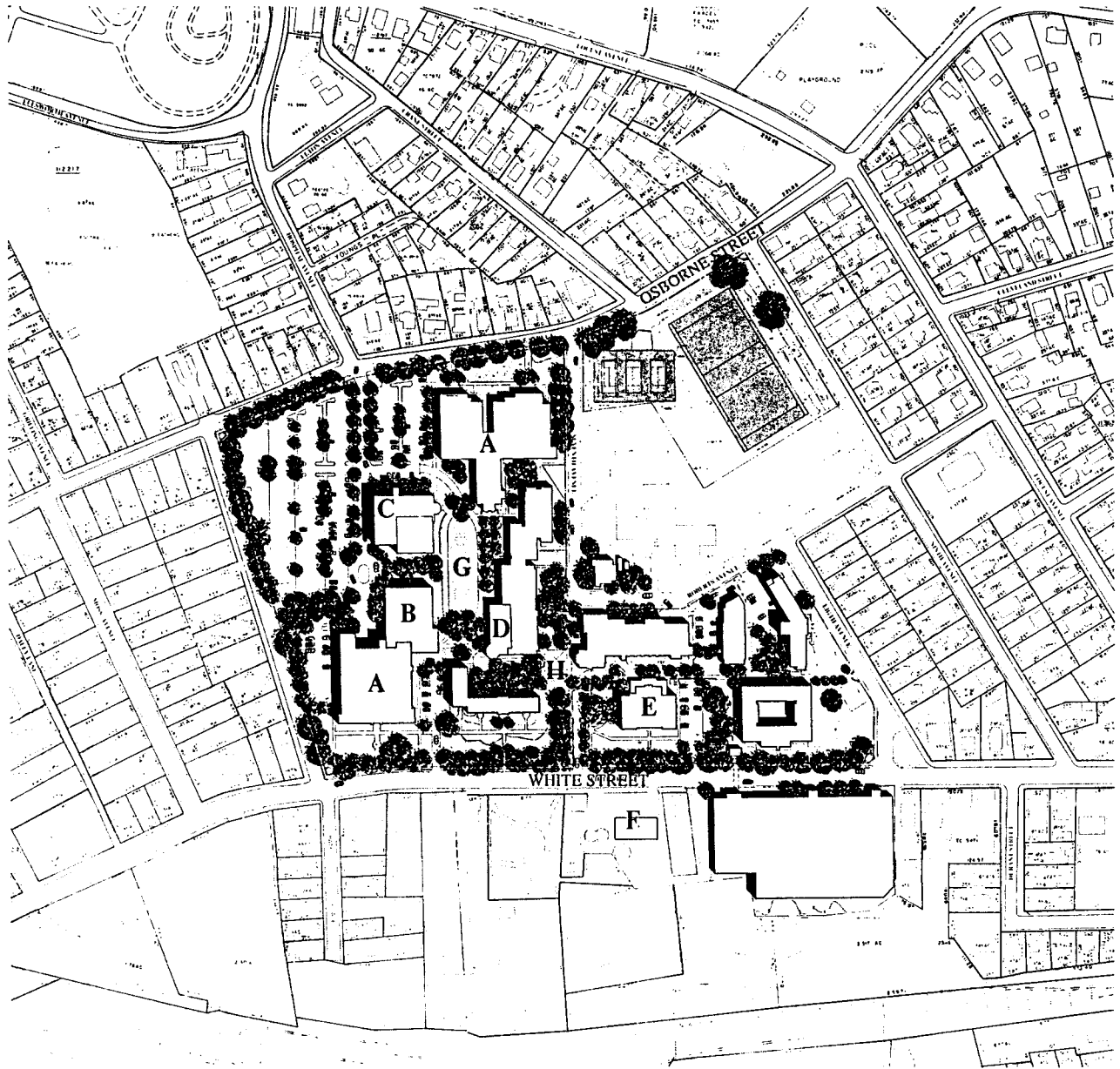
E. Old Main will be renovated primarily for student-oriented administrative departments. The intent is to create a "one-stop shopping" area for student services. A small addition will be constructed to provide an entrance from the north in order to strengthen the relationship between Old Main and the student activities in Memorial Hall, and to provide access from the east-west pedestrian walkway.

F. Related to and preceding the renovation of Old Main will be the renovation of University Place for administrative functions.

G. Parking between Higgins, Haas, and Berkshire will be relocated to the new parking deck and a new open space will be created, a landscaped pedestrian mall, which will become a central focus of the campus.

H. The south side of the new mall will be integrated with a major, landscaped, east-west campus walk. Appropriate lighting, planting and landscaping, outdoor furniture, signage, and information kiosks will further this integration. Both the mall and the walk will give the Midtown Campus a design quality now absent.

MASTER PLAN OVERVIEW



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

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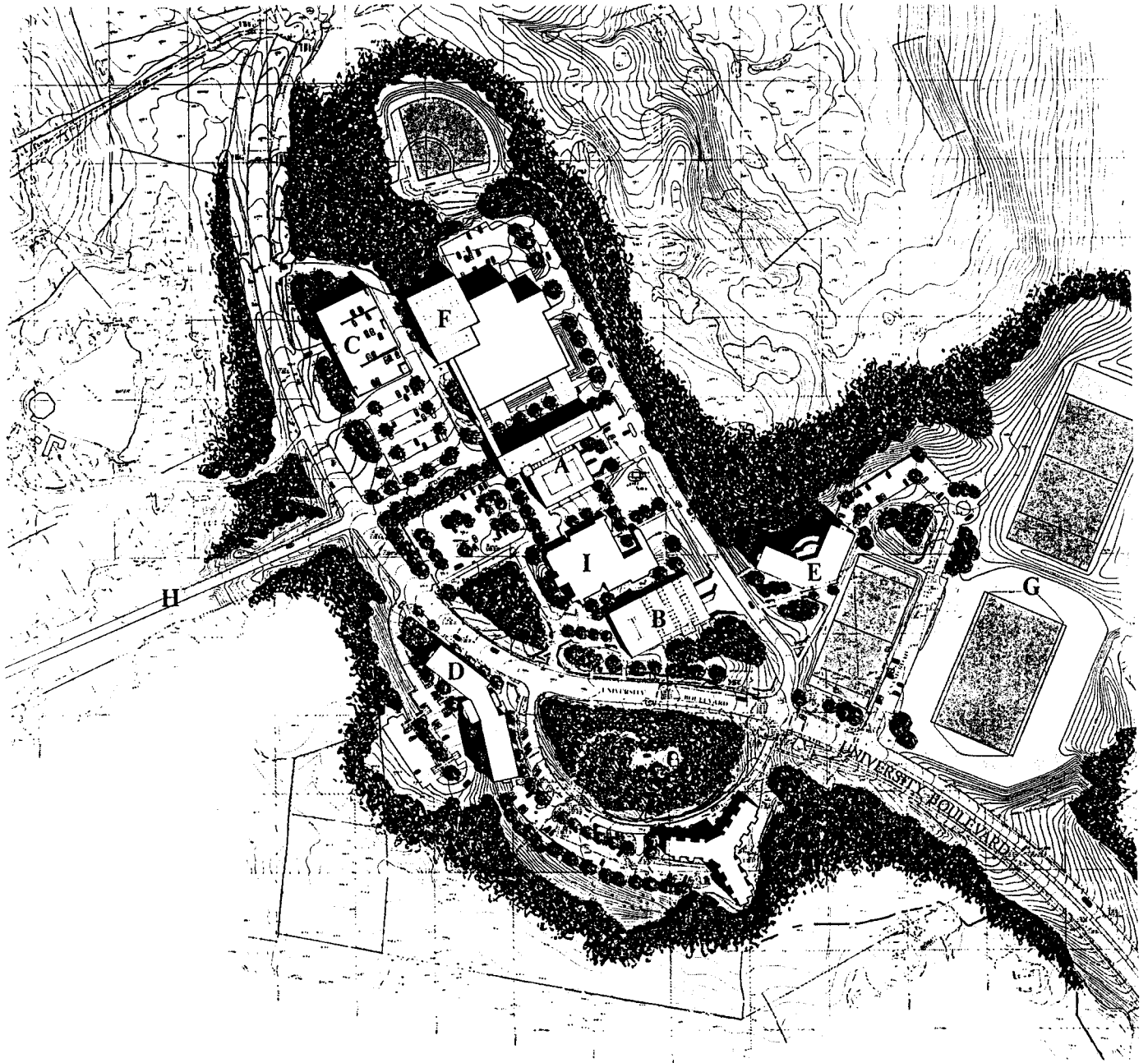
WESTSIDE CAMPUS

**MASTER PLAN
OVERVIEW**

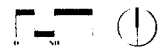
- A. A new facility for Art, Music, and Theater will be constructed on the Westside Campus. This Fine and Performing Arts complex will provide space for teaching, learning, exhibits, and performance. One intent is to bring these three departments into closer proximity to reinforce programmatic strengths. Another intent is to take advantage of the potential resources and opportunities of the Charles Ives Center for the Arts.
- B. To respond to the large number of students who are presently attending classes on the Westside Campus; the even larger number of students who will be participating in Fine and Performing Arts programs; and the increasing student residential population on campus, the University will construct a Westside Campus Student Center. This facility will provide spaces for food service, a bookstore, multipurpose meeting and conference rooms, student activity space, computer labs, and related campus life and student life facilities.
- C. A 500-car parking deck will also be constructed as part of the Student Center project and will provide a parking resource for that facility as well as for campus and student life activities in the O'Neill Center and student residences.
- D. Two student housing projects are being planned. One housing project is in the early stages of architectural design. It will provide suite-style housing for 425 students.
- E. The second student housing project is planned for an additional 400 students; upon completion, the University will achieve its goal of housing fifty-eight percent of its full-time students.
- F. Additional student recreation and support space will be added to the O'Neill Convocation Center, thus providing the space required to meet program and normative standards. The University should consider relocating the football program to the O'Neill Center at this time.
- G. Outdoor playfield space will be sensitively developed in areas of the Westside Campus that are most ecologically and topographically appropriate for recreational use.
- H. For function and safety, a second access road is essential to the development of the Westside Campus. One possible location for the road is on land owned by the University, south of the Ives Center. A second possible site for the access road lies to the northeast on land not now owned by the University. Both possibilities are currently being investigated by an engineering firm.
- I. The Westside Classroom Building will be renovated. It will continue to serve as the location for the Ansell School of Business, allowing room for growth as the School expands to meet normative space standards. The Classroom Building will also house classrooms, lecture rooms, and seminar rooms, as well as departments or centers to be determined as the time for the renovation approaches.

The new and renovated buildings on both Midtown and Westside campuses provide the University with the opportunity to rethink the present location of academic and administrative departments. The strategic relocation of certain departments could be used to strengthen academic programs and increase opportunities for interdisciplinary teaching and research.

MASTER PLAN OVERVIEW



WESTSIDE CAMPUS



WESTERN CONNECTICUT
STATE UNIVERSITY

CAMPUS PLAN 1995

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SECTION TWO

TERMS OF REFERENCE

STRATEGIC PLAN

As stated earlier, the assumptions and direction for the Master Plan are based on the *1993 Strategic Plan* that set goals and parameters for the University's development for five years, from 1993 to 1998. Required of each of the system's universities on a 4- to 5-year cycle, the Strategic Plan forms the basis for planning in the CSU system.

Western Connecticut State University's mission as a public comprehensive university is guided by these five principles:

- Empowering students to attain the highest standards of academic achievement, public service, and personal development is our fundamental responsibility.
- Assuring effective teaching is our primary function, and it requires that our faculty has an active scholarly life and a lasting interest in enhancing instruction, including advanced instructional technologies.
- Preparing students for enlightened and productive participation in a global society is our obligation, and it is best fulfilled by developing the best possible academic programs in both the liberal arts and professional studies.
- Infusing the programs and the activities of the University with a rich multicultural and pluralistic perspective, free of intolerance and full of a spirit of civility and mutual respect, is incumbent on all members of the University.
- Strengthening our partnership with the people and institutions of Connecticut is a benefit to both the University and the State and endows our teaching and scholarship with a special vitality and a distinctive dedication to service.

In addition to the principles, three values — Quality, Intellectual Integrity, and Respect — shape the vision to be “. . . the finest public comprehensive university in the State and one of the best in New England.”

STRATEGIC PLAN

Continued

To support this goal, WCSU has set ten strategic priorities which, in turn, have facility and programmatic implications:

<u>STRATEGIC PRIORITY</u>	<u>MASTER PLAN ACTION</u>
1. Enhance Teaching and Learning	Add facilities to bring WCSU's space inventory up to CSU standards
2. Maintain Program Excellence	Improve existing facilities to enhance recruitment and retention of faculty, staff, and students
3. Develop Human Resources	A programmatic initiative
4. Provide Quality Academic Services	Provide the facility resources for University programs
5. Develop an integrated Information Systems Network	Currently under development
6. Create a Student-Centered Campus	Provide "one-stop shopping" for student services; provide these services on both campuses
7. Assure Equity, Access, and Diversity	All new and renovated facilities will be accessible and will comply with ADA requirements
8. Improve and Expand the Physical Plant	Provide the facility resources for University programs
9. Restructure Fiscal Affairs	A programmatic initiative
10. Promote Institutional Advancement	A programmatic initiative

PROGRAM FOR THE MASTER PLAN

The goals for each department are set by the Unit Plans, the School Plans integrate those goals to give direction for each School's development, the Strategic Plan summarizes these statements to provide an institution-wide framework for excellence.

Many of these goals have facility implications. Even the goal of excellence implies a strong impact on Western's facilities. Can these effects and demands on the physical plant be quantified? Can physical dimension be brought to such broad goals?

The CSU System Office has designed and refined a modeling technique that projects the space requirements for each department at the University. The intention of this projective model is that it be responsive to the strategic planning and academic offerings at each campus, while being responsible in terms of normative space standards for four-year, comprehensive, publicly-funded universities.

The program for WCSU's Master Plan was based on a review of strategic, school, and department plans. This information was supplemented by departmental interviews, and further informed by an analysis of the ways in which various space types are currently utilized. This enabled modification and refinement of the CSU space model to fit the specific requirements of WCSU.

PROGRAM MODEL

The resulting model takes the form of seven spreadsheets; one for each facility type, and a summary sheet. The six use categories are: academic, administrative, classroom, library, residential, and unique programs.

The model uses information available at the University: FTE faculty, FTE professional and non-professional staff, FTE undergraduate and graduate students, student workers, scheduled and unscheduled classroom and laboratory contact hours, existing library volumes and acquisition rates, and a variety of program specific space standards. Table Two is a summary of the existing and projected space requirements developed by the model for each department.

Table 2

EXISTING AND PROJECTED UNIVERSITY SPACE

UNIVERSITY UNIT	Existing NASF	Current 3,678 FTE Model NASF	Proposed 3,799 FTE Model NASF
AAUP	406	250	258
Academic Affairs	625	1,330	1,374
Academic Computing	5,481	5,940	6,135
Accounting	754	4,023	4,155
Admissions	1,700	1,440	1,487
Alumni Affairs	312	430	444
Art	15,008	16,394	16,933
Athletics	72,343	124,978	129,090
Biology	18,281	25,635	26,478
Bookstore	7,145	7,356	7,598
Communication and Theater Arts	13,430	18,739	19,355
Campus Ministry	348	820	847
Campus Police	2,033	4,510	4,658
Career Development	1,613	690	713
Cashier	1,030	1,380	1,425
Center for Responsible use of the Environment	0	3,580	3,698
Center (TBD)	0	0	0
Chemistry	13,098	16,310	16,847
Continuing Education	1,179	945	976
Counseling Center	1,287	1,390	1,436
Daycare Center	0	2,800	2,892
Dean - Ansell School	2,169	1,220	1,260
Dean - Arts and Science	811	1,240	1,281
Dean - Professional Studies	867	1,340	1,384
Education	2,330	9,720	10,040
English/Journalism	3,303	6,959	7,188
Finance	360	921	951
Financial Aid	826	850	878
Fiscal Affairs	666	1,810	1,870
Food Services	18,510	23,458	24,230
General Use	10,117	0	0
General Use Conf, Lounge, Mtg, Office	15,927	11,034	11,397
General Use Classrooms, Seminars	38,754	28,200	29,128
General Use Auditoriums	8,600	14,712	15,196
Graduate Studies	738	1,390	1,436
Health Science	396	1,110	1,147
Health Services	6,354	3,780	3,904
History	1,007	2,753	2,844
Housing/Residential	123,384	475,645	475,645
Information Systems	1,836	2,300	2,376

UNIVERSITY UNIT	Existing NASF	Current 3,678 FTE Model NASF	Projected 3,799 FTE Model NASF
Institutional Research	133	210	217
Jane Goodall Institute	0	3,580	3,698
Justice/Criminal Law	2,044	3,558	3,675
Language/Modern Language	1,620	3,944	4,074
Library	37,322	79,885	82,513
MIS	545	2,661	2,749
Mail Service	2,898	610	630
Management	597	4,463	4,610
Marketing	494	1,070	1,105
Math/CS	4,403	12,141	12,540
Math/CS Clinic	615	3,289	3,397
Media/Media Services	1,964	770	795
Music	13,874	17,960	18,551
Nursing	4,007	6,446	6,658
Payroll	77	770	795
Personnel	870	1,410	1,456
Philosophy	609	1,060	1,095
Physical Plant	14,401	19,570	20,214
Physics/Astronomy	9,801	15,265	15,767
Planning and Engineering	859	780	806
President	1,846	1,530	1,580
Print Shop	974	1,900	1,963
Psychology	1,836	6,558	6,774
Public Affairs	1,545	520	537
Public Safety	1,212	950	981
Purchasing	354	4,875	5,035
Registrar	1,385	2,947	3,044
Residential Life		1,690	1,746
Social Sciences	2,067	4,197	4,335
Social Work	335	1,050	1,085
Student Affairs	976	1,280	1,322
Student Services Activities Campus Ctr	14,433	33,102	34,191
Study Skills	480	4,095	4,230
Unspecified	2,712	0	0
VP Development/Public Affairs	287	650	671
VP Finance	853	960	992
Weather Center	1,419	1,690	1,746
Writing Lab	662	4,213	4,352
TOTAL NASF	523,537	1,079,031	1,098,883
NON-RESIDENTIAL NASF¹	400,153	603,386	623,238
NON-RESIDENTIAL NASF PER FTE	109	164	164

¹ NON-RESIDENTIAL NASF = TOTAL NASF — HOUSING/RESIDENTIAL. Because the scale of housing programs can vary greatly at universities of similar size, using non-residential space as a basis for measurement of space sufficiency is more accurate and informative.

CAMPUS ANALYSIS

EXISTING CONDITIONS

Planning process significantly informs and determines planning product. Thus, a consequential step in the articulation of the *1995 Master Plan for Western Connecticut State University* was the careful analysis of the existing physical conditions at each of the two campuses.

The analysis was more than a gesture to good planning, for the two places are polar opposites in terms of setting, acreage, and image; and consequently each must complement the other while providing a unified whole.

What follows are a series of drawings and notes that summarize more fully the physical circumstances at each locale. As an influential step in the planning process, overlaid and integrated, these environmental maps and diagrams generated synoptic templates of existing conditions, revealing problems and possibilities. The templates were then evaluated and adjusted to meet the Master Plan's programmatic goals and objectives.

As the process proceeded, the melding and merging of programs and site information, and discussion of alternatives, generated the campus plan and campus design image. These factors are combined in the illustrative campus plans, self-evidently different at the two locales.

MIDTOWN CAMPUS

WESTSIDE CAMPUS

CONTEXT

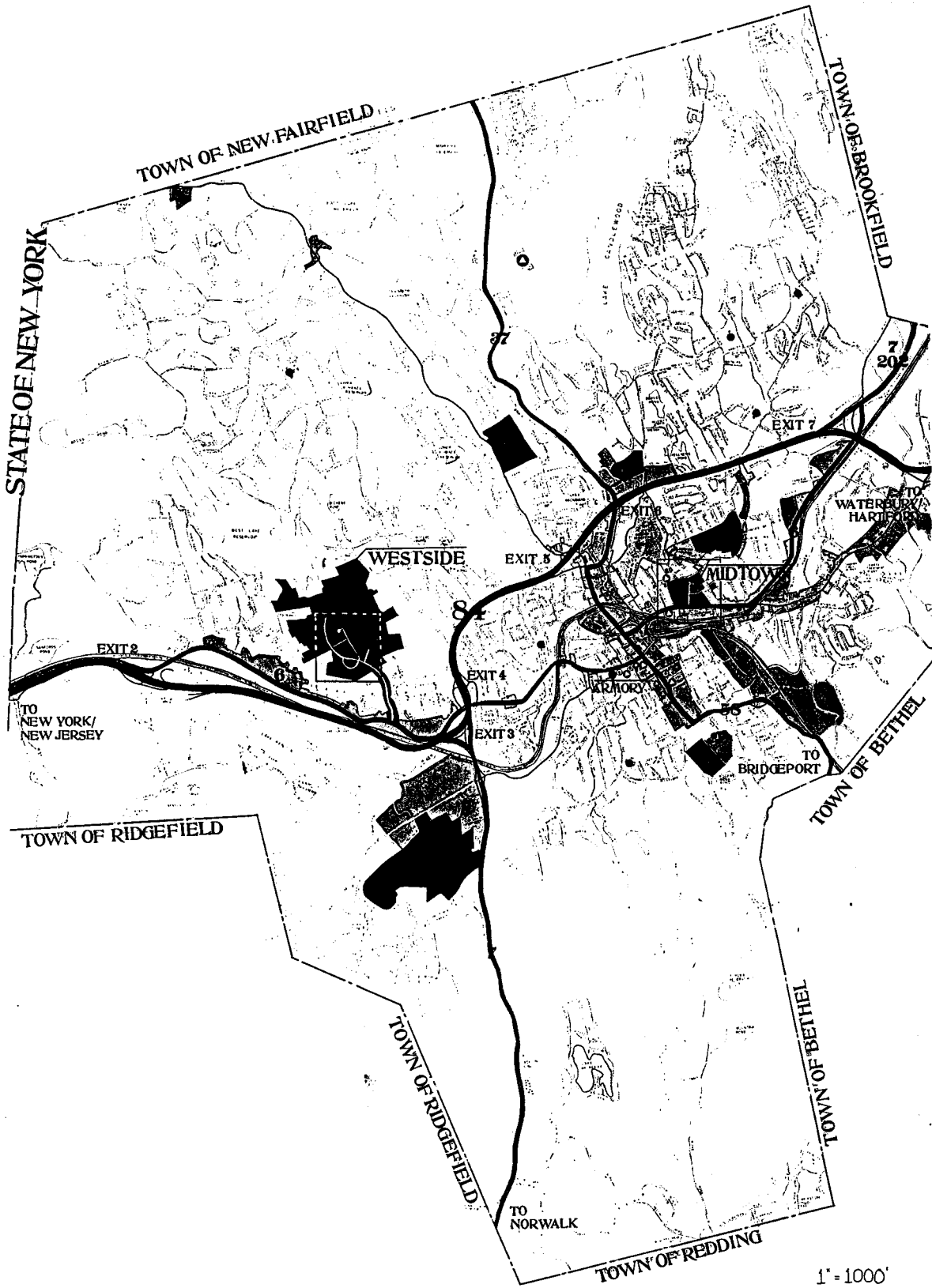
Drawing 3: Context depicts the broader geographic setting and relationship of the two campuses. The urban Midtown Campus, with limited land fit into urban Danbury, is distinctly different from the bucolic Westside Campus, a craggy site with substantial tree cover and dramatic views and vistas. On paper, the land falling within the geographic center of the Westside Campus seems adequate for the University's projected buildings, parking, and playfields. However, that sense of site comfort and maneuverability in locating new construction fades due to environmental and topographic constraints.

The contrast in campus acreage and community is highlighted by these numbers. Intensively developed, the 29.4 acre Midtown Campus, with 10 buildings totaling 615,927 gross square feet, has a building to land or floor area ratio (FAR) of .48. On the Westside Campus property there are four buildings totaling 244,338 gross square feet, on 275 acres, with a FAR of .02.

The challenge at Midtown is to meticulously add space through building additions, in response to microscale campus design factors, to create a green campus in a densely built-up area.

At the Westside Campus, the macroscale natural features, particularly the land forms of the Berkshire Mountain foothills, impose decisive campus design determinants. Here, that which beautifies — a steep and irregular topography — also constrains and limits physical development.

CONTEXT



**WESTERN CONNECTICUT
STATE UNIVERSITY**
CAMPUS PLAN 1995

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- | | |
|------------------------------|----------------------|
| ■ W.C.S.U. CAMPUS | ☐ CHURCH |
| ■ SCHOOL | ☐ PARK/CEMETERY |
| ☐ HEALTH CARE FACILITY | ■ INTERSTATE HIGHWAY |
| ■ COMMERCIAL | ■ STATE HIGHWAY |
| ☐ RESIDENTIAL | ■ AIRPORT |
| ☐ PUBLIC/GOVERNMENT FACILITY | ■ RAILROAD |
| ■ INDUSTRIAL | |

MIDTOWN CAMPUS

**UNIVERSITY
PROPERTY**

Western Connecticut State University owns four parcels of land, comprised of 29.4 acres, near downtown Danbury.

The largest parcel, an L-shaped land holding north of White Street, is the original campus and contains most of the University buildings. Here, in Old Main, the University was founded as Danbury Normal School in 1904.

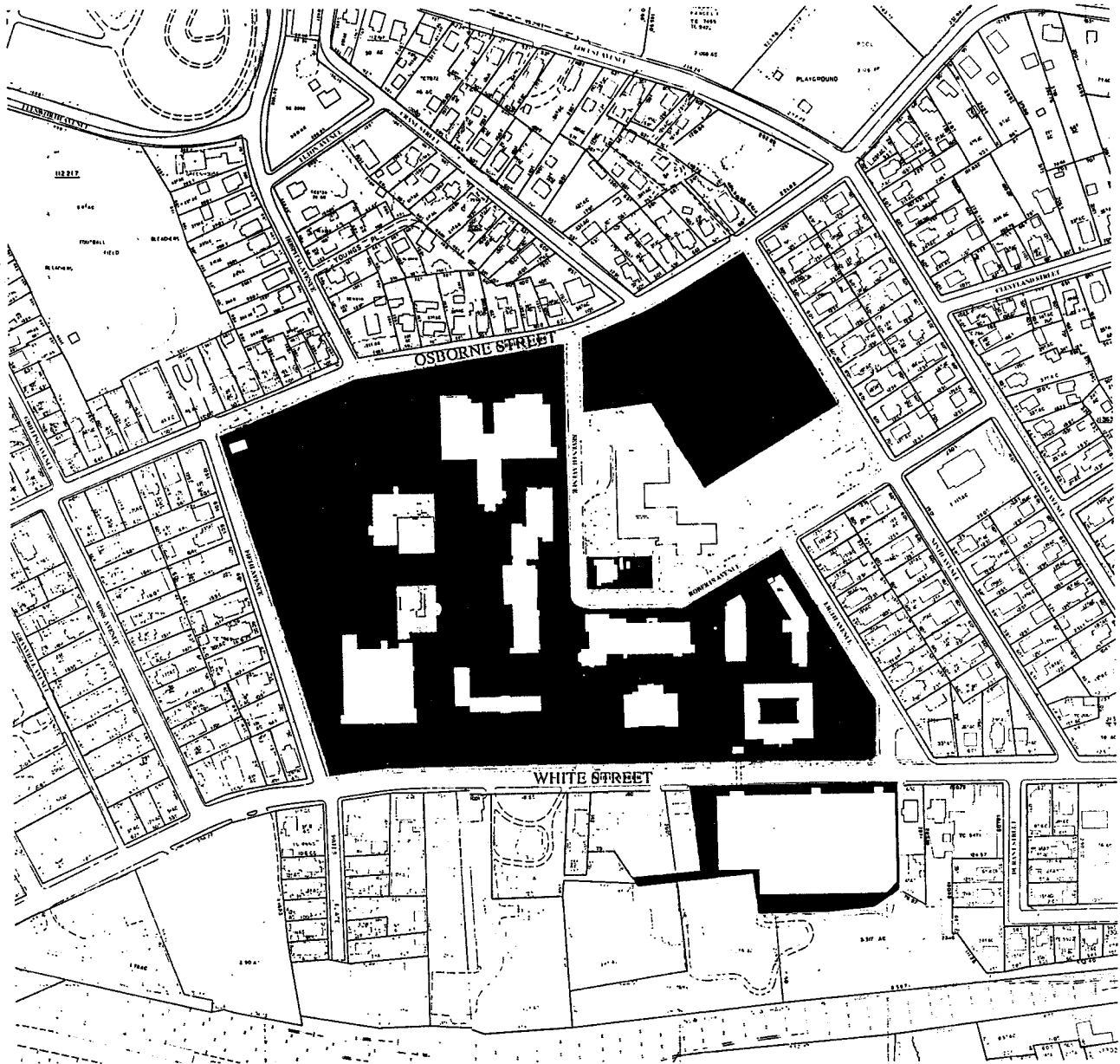
The second largest parcel, used for outdoor recreation, is separated from the main building group by neighborhood streets and Roberts Avenue Elementary School.

The parcel next largest in size lies south of White Street, and is fully occupied by the University's parking deck. Nearby is the newly acquired University Place property.

The smallest parcel — not much larger than nearby house sites — lies at the intersection of Seventh Avenue and Roberts Street. The land and buildings were once owned by Saint Nicholas Church. The church is vacant and the small, ancillary buildings are used for Physical Plant operations. Plans are being prepared to create a University Day Care Center in this building.

The University property is limited in acreage and fractured by streets, with three of the four parcels densely covered by buildings. These conditions impose severe limitations on growth options, a situation further intensified by the seemingly substantial, solidified, and stable nature of the environs, as noted in Drawing 5.

UNIVERSITY PROPERTY



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOHER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- W.C.S.U. PROPERTY
- TOTAL ACREAGE - 29.36
-
-
-
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MIDTOWN CAMPUS

ENVIRONS

The Midtown Campus is surrounded by a mature pattern of urban land-uses and buildings. As noted in Drawing 5: Environs, the active New York, New Haven, & Hartford Railroad runs just south of the campus, within hearing range. Industrial sites, commercial buildings, and pockets of housing are situated between the railroad lines and White Street, some facing the campus.

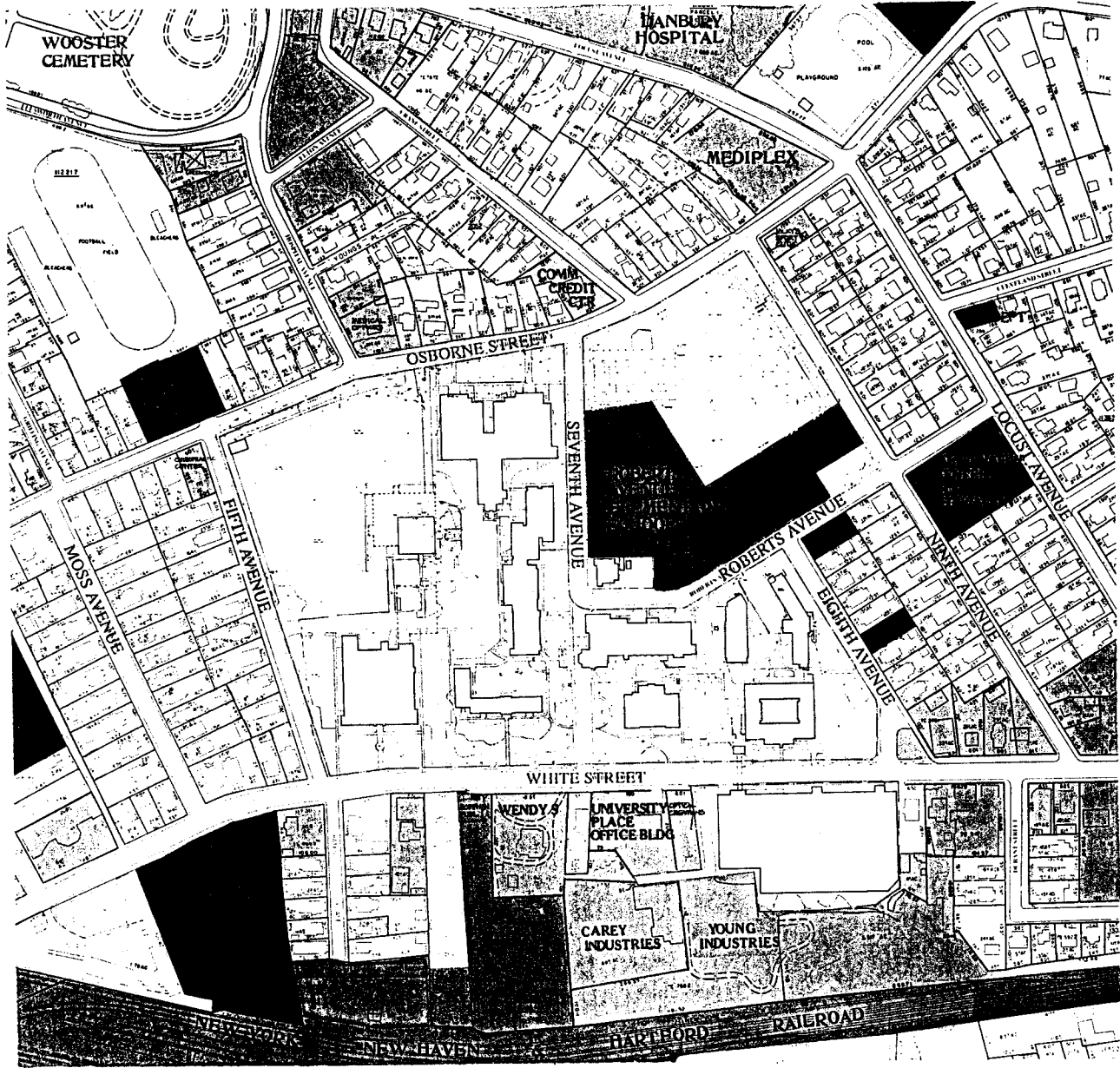
To the immediate east, west, and north of the campus, between Osborne and White Streets, are viable residential neighborhoods with good housing, churches, and schools. Typical lots are about 10,000 square feet and have narrow street frontages. There are thirty such lots in the block nearest the campus (in theory, a logical direction for campus expansion). Acquisition would be costly, socially disruptive, and politically unlikely.

In the center of the University precinct is the Roberts Avenue Elementary School.

Danbury Hospital, Mediplex, and Wooster Cemetery are located about as far north of the Midtown Campus as the railroad is to the south, thus defining the outer limits of the University precinct.

There are limited choices for contiguous campus expansion on the Midtown Campus. The University property is ringed with urbanization. Thus, future development assumes that all improvements at the Midtown site must be accommodated on the existing land.

ENVIRONS



MIDTOWN CAMPUS

WESTERN CONNECTICUT STATE UNIVERSITY

CAMPUS PLAN 1995

DOBER, LUDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|----------------------|----------------------------|
| UNIVERSITY PROPERTY | PARK/CEMETERY |
| SCHOOL | PUBLIC/GOVERNMENT FACILITY |
| COMMERCIAL | INDUSTRIAL |
| RESIDENTIAL | RAILROAD |
| HEALTH CARE FACILITY | |
| RELIGIOUS | |



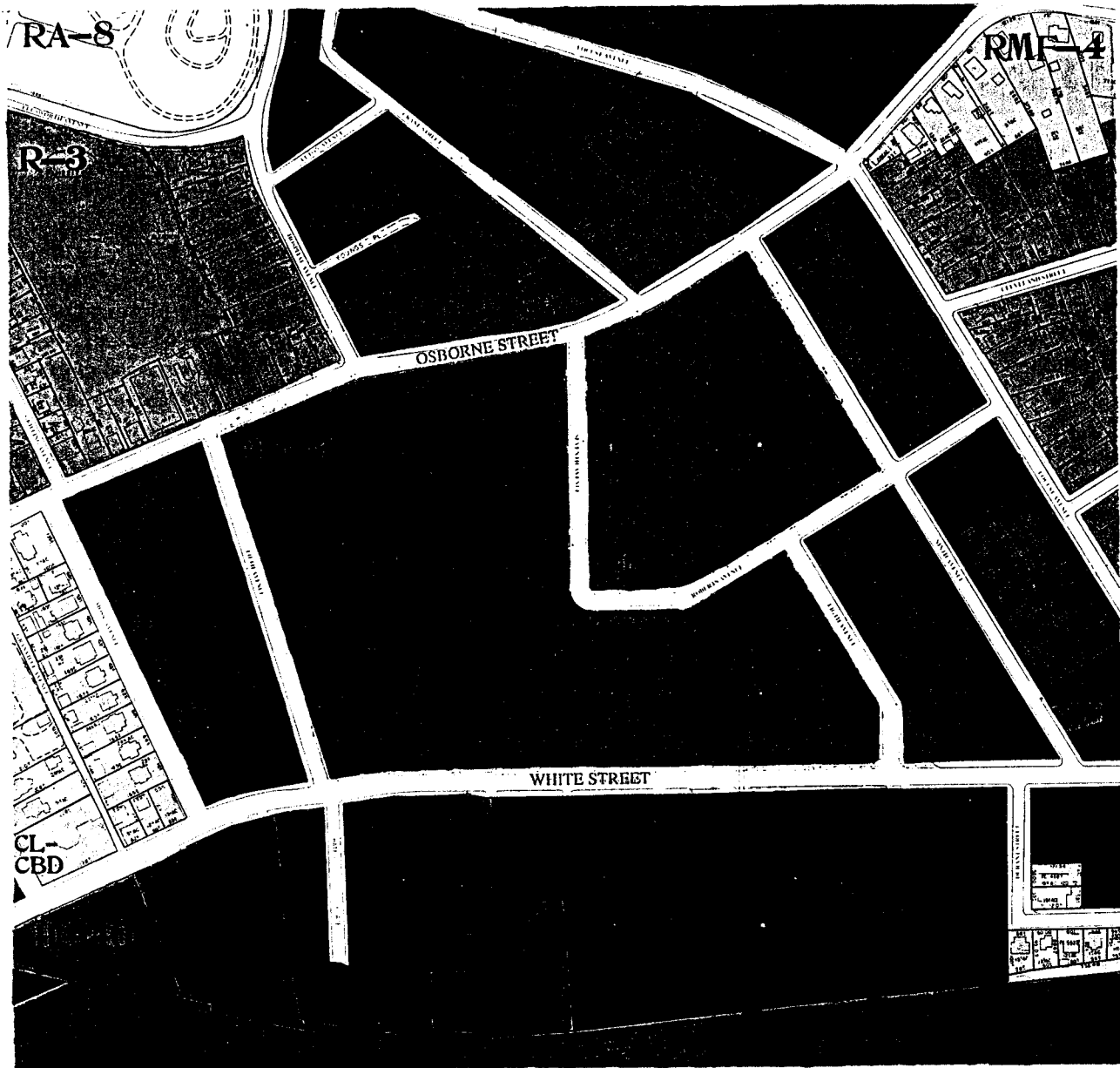
MIDTOWN CAMPUS

ZONING

To the extent that zoning reflects the official municipal view of future development in the environs, the campus area north of White Street will continue to be residential, and land on the south side of White Street will be predominantly commercial.

Zoning in the University precinct will not unduly restrict the future development of the campus as it is currently conceived.

ZONING



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

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CAMPUS AND FACILITY PLANNING CONSULTANTS

- RA-8 SINGLE-FAMILY RESIDENTIAL DISTRICT
- RMF-4 MULTI-FAMILY RESIDENTIAL DISTRICT
- R-3 THREE-FAMILY RESIDENTIAL DISTRICT
- RH-3 HIGH-RISE RESIDENTIAL DISTRICT
- CG-20 GENERAL COMMERCIAL DISTRICT
- CL-CBD CENTRAL BUSINESS DISTRICT
- IL-40 LIGHT INDUSTRIAL DISTRICT

MIDTOWN CAMPUS

PREDOMINANT BUILDING USE

Drawing 7: Predominant Building Use shows the physical relationships between the buildings, as well as the predominant use of each.

As to the overall site disposition, land constraints have strongly influenced the idiosyncratic development pattern. The early buildings face White Street; the later structures are stretched and embedded to fit the land boundaries.

From west to east, the White Street buildings are: White Hall (academic), Fairfield Hall (residential), Old Main (administration), and Litchfield Hall (residential). Memorial Hall (campus life) is situated north of Old Main. Westward is the heating plant and campus police offices, and then Newbury Hall (residential).

The Ruth A. Haas Library anchors the northwest corner of the main campus, with its expansion outlined on the Drawing. Nearby is Higgins Hall (academic) and Berkshire Hall (a mixed-function building). As noted earlier, a large parking deck is sited south of White Street. Physical Plant uses a building at the corner of Fifth Avenue and Osborne Street, and several small structures east of Saint Nicholas Church. See Table Three for a summary of uses and net assignable and gross square footages of the Midtown Campus buildings.

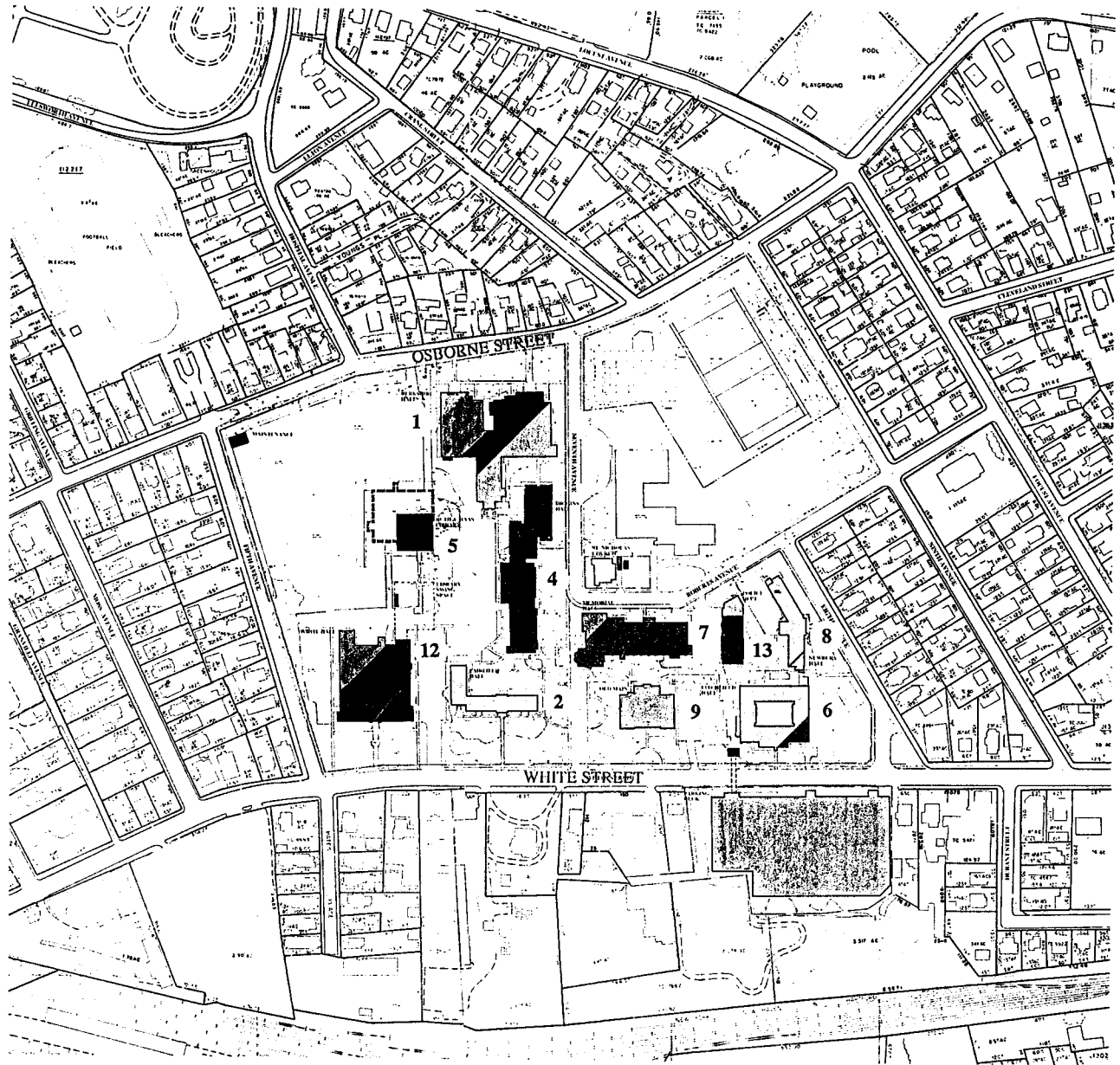
Programmatically, no additional housing is scheduled for the Midtown Campus. Haas Library will expand to the northwest as indicated. Academic and support space will be added to White Hall and Higgins Hall. Old Main, the oldest structure on campus (1904), will expand only slightly to the north, in order to preserve the historic façade.

The opportunities for an enhanced campus design will emerge from a microscale manipulation of limited new construction, adjustments in the pedestrian and vehicular circulation systems, and an improved landscaped.

Table 3: Building Inventory

BUILDING NO.	BUILDING	ACADEMIC	ADMINISTRATIVE	ATHLETIC/REC.	STUDENT LIFE	LIBRARY	PHYSICAL PLANT	RESIDENTIAL	SPECIAL	NSF	GSF
MIDTOWN CAMPUS											
1	Berkshire Hall									39,375	65,600
2	Fairfield Hall									18,210	34,800
4	Higgins Hall									53,531	85,674
5	Ruth Haas Library									38,371	49,700
6	Litchfield Hall									34,097	52,042
7	Memorial Hall									44,576	97,711
8	Newbury Hall									29,792	54,000
9	Old Main									25,323	41,500
12	White Hall									78,691	123,400
13	Boiler House									8,326	11,500
SUBTOTALS										370,292	615,927
WESTSIDE CAMPUS											
14	Westside Building									80,693	89,600
15	Ella Grasso Hall									49,992	75,000
16	O'Neill Center									56,892	79,200
17	Observatory									456	538
SUBTOTALS										188,033	244,338
TOTALS										558,325	860,265

PREDOMINANT BUILDING USE



MIDTOWN CAMPUS

**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|----------------|------------------------|
| ACADEMIC | ATHLETIC/RECREATION |
| ADMINISTRATIVE | PHYSICAL PLANT/SUPPORT |
| RESIDENTIAL | PARKING STRUCTURE |
| CAMPUS LIFE | VACANT |
| SPECIAL | |
| LIBRARY | |



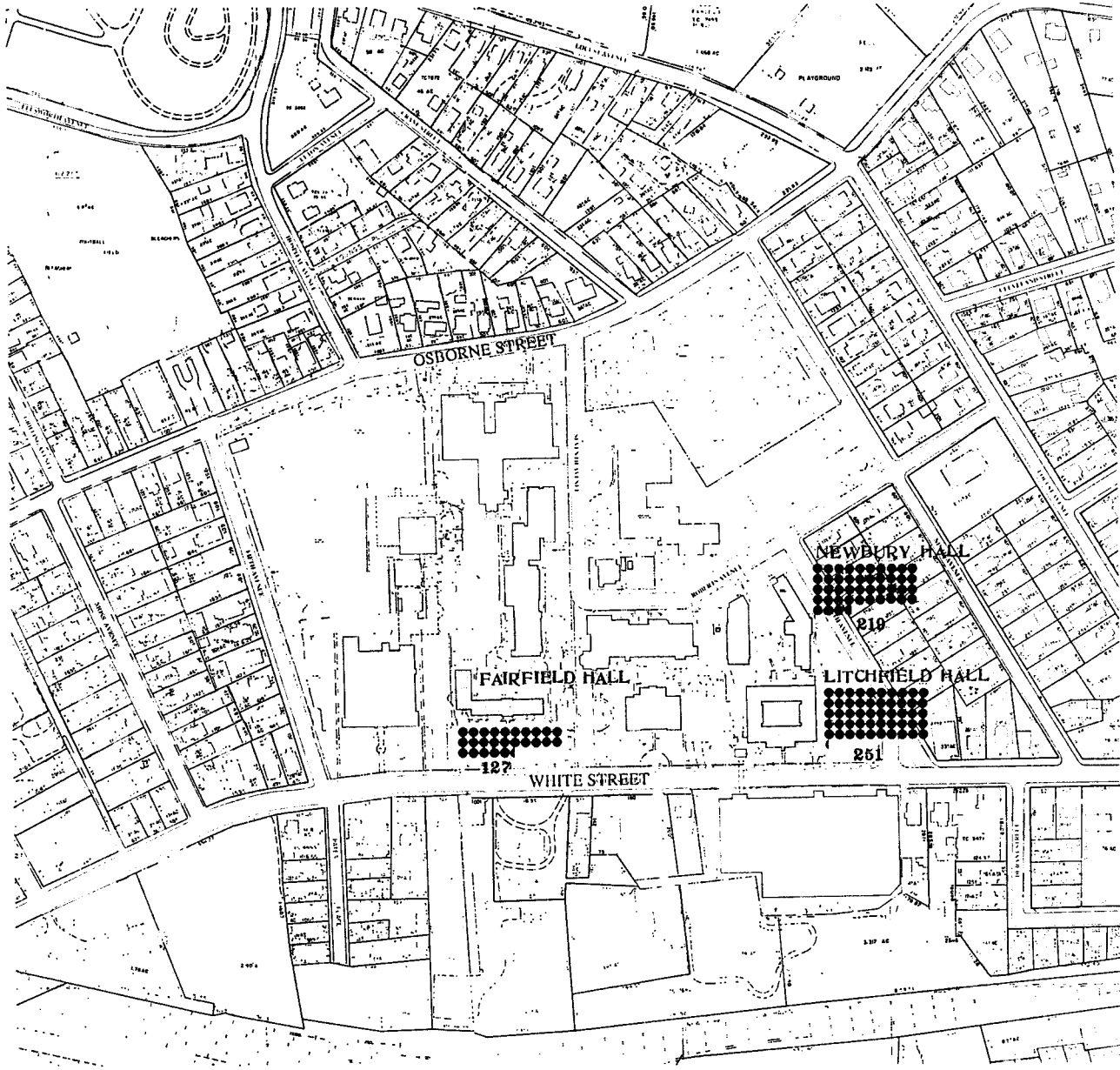
MIDTOWN CAMPUS

**STUDENTS IN
RESIDENCE**

About six hundred students are housed in three buildings, which are sited near Memorial Hall, the student center building. These traditional dormitories are, in descending order of size: Litchfield Hall (251 beds); Newbury Hall (219 beds); and Fairfield Hall (127 beds).

Strengthening the pedestrian connections between the buildings; providing nearby outdoor informal recreation areas; and enhancing the grounds around the housing by the use of landscape, lighting, furniture, paths and plazas, are important components of the Master Plan.

STUDENTS IN RESIDENCE



MIDTOWN CAMPUS

**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBLER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- UNIVERSITY BUILDINGS
- RESIDENCE HALLS
- ONE DOT = 5 STUDENTS
-
-
-
-

- TOTAL IN RESIDENCE = 597
-
-
-
-

MIDTOWN CAMPUS

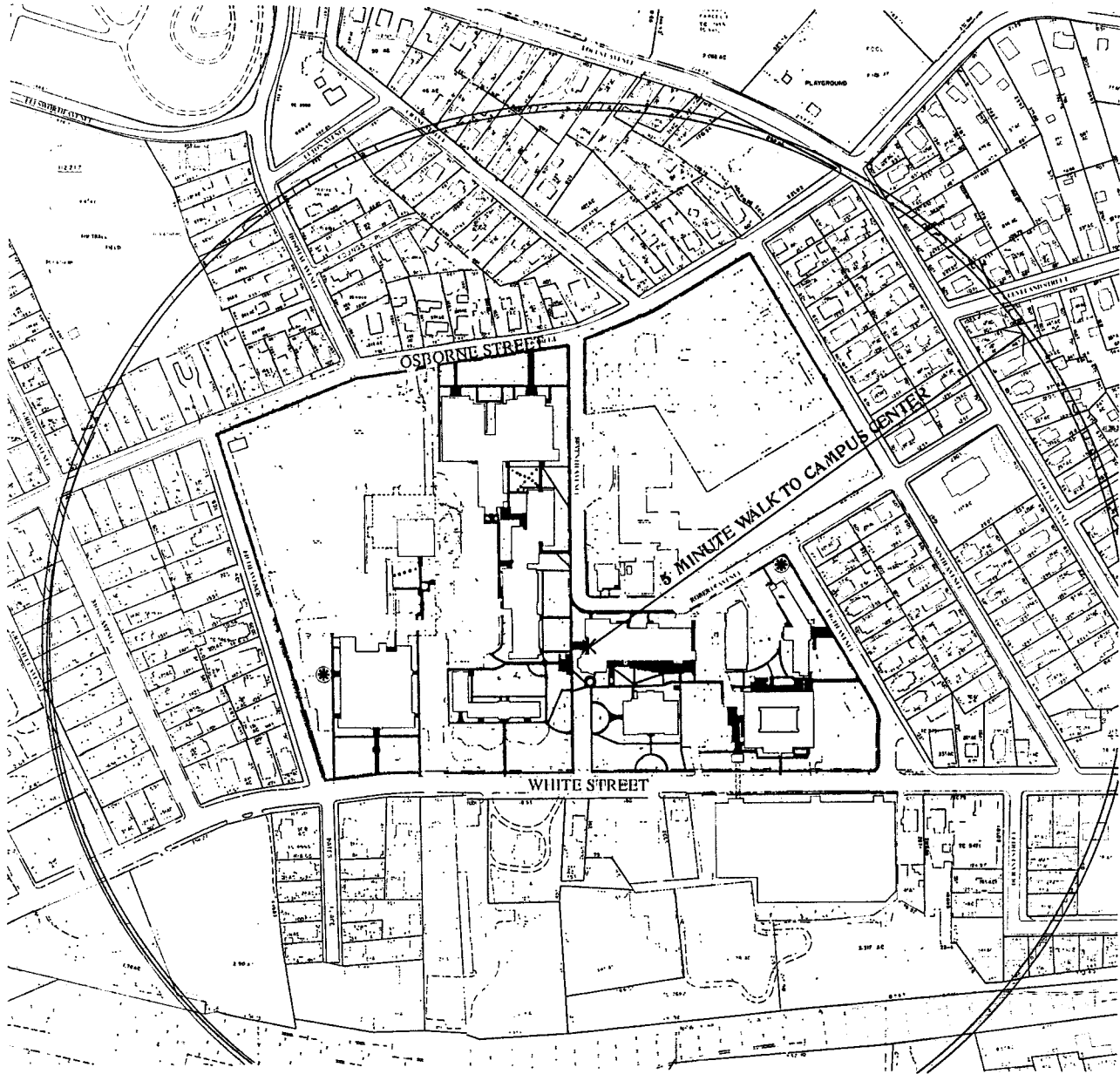
**PEDESTRIAN
CIRCULATION**

As evident from Drawing 9: Pedestrian Circulation, the constraints of limited land are balanced in part by building proximity. All functions and activities are well within the paradigmatic five-minute walking distance from the geographic center of campus to the periphery. The compactness can be an asset if enhanced with ample and suitable plantings and green spaces.

Drawing 9 shows the location of formal walks as well several unpaved areas etched into the landscape as convenient routes between buildings. Other significant pedestrian circulation elements include the elevated walkway across White Street and the shuttle bus stop for transportation to the Westside Campus.

As building additions are completed and open spaces created, attention must also be given to enhancing the pedestrian network — routes, paving materials, site accessibility — an environment not only compact and efficient, but also attractive, cohesive, and safe.

PEDESTRIAN CIRCULATION



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBLER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|------------------------|---|
| □ UNIVERSITY BUILDINGS | □ |
| ■ FORMAL PATHWAY | □ |
| ⋯ INFORMAL PATHWAY | □ |
| ▨ ELEVATED WALKWAY | □ |
| ⊙ SHUTTLE BUS STOP | □ |
| □ | □ |

MIDTOWN CAMPUS

VEHICULAR CIRCULATION

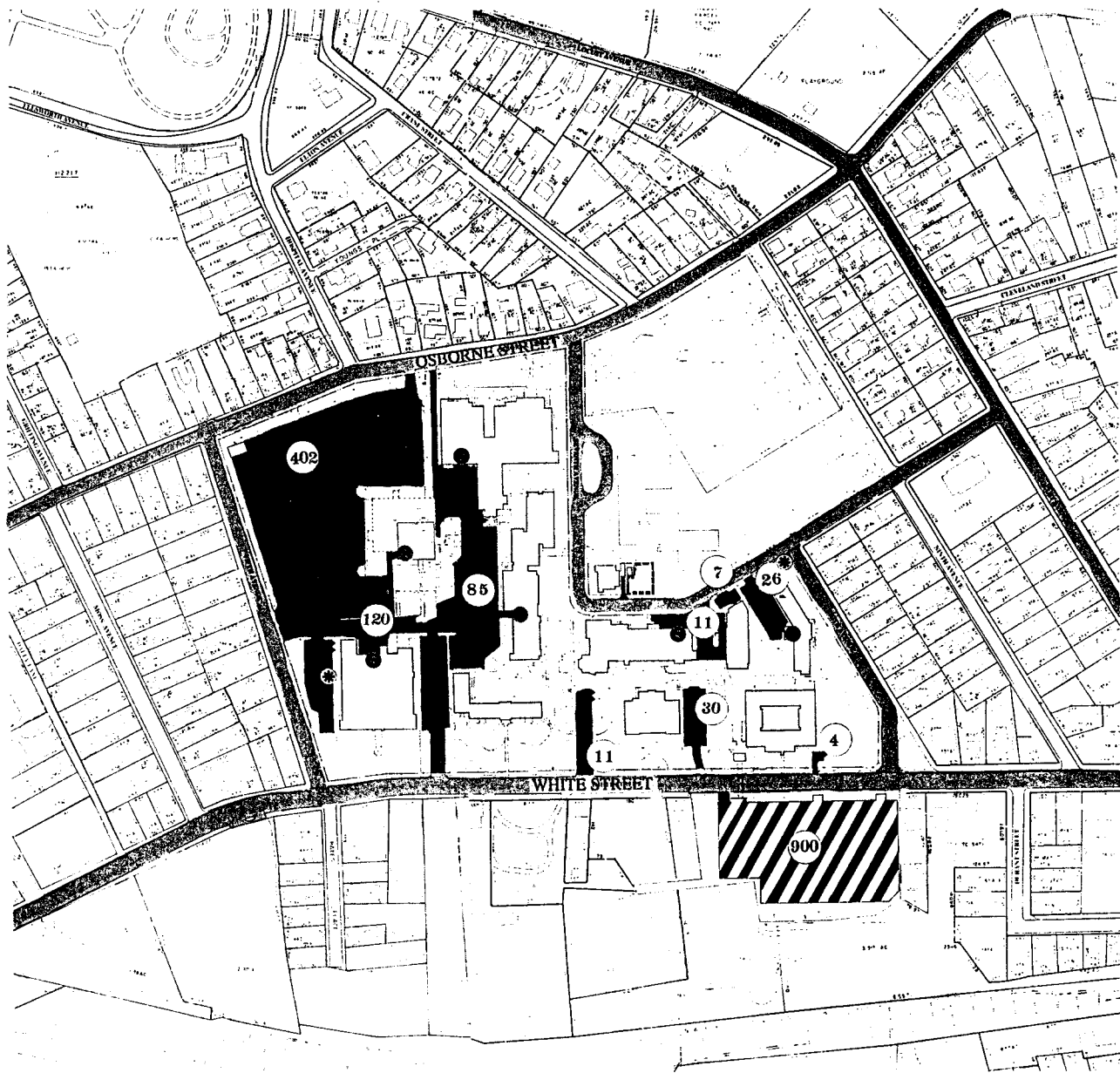
The campus is accessible in all directions by city streets, but White Street is the chief thoroughfare.

The 900-space parking deck currently under construction is an essential and welcomed University physical resource, given the geographic location of the campus and the surrounding land uses.

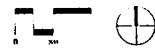
The new parking deck will augment the 696 on-grade parking spaces situated north of White Street. Here, the convenience and habit of parking as close to one's destination as possible has set up a visually distressing and, in part unsafe, vehicular circulation system.

The proposed campus plan reallocates some central campus parking as sites for building expansion and associated campus landscapes. The site design then permits a stronger articulation of a vehicular-free pedestrian campus. The resulting design thus utilizes existing campus design assets, while at the same time ameliorating visually poor site conditions.

VEHICULAR CIRCULATION



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

UNIVERSITY BUILDINGS	UNIVERSITY ROADS & LOTS	NEIGHBORHOOD STREETS	MAJOR ROADS	SERVICE	SHUTTLE BUS STOP	PARKING DECK	UNPAVED PARKING	NUMBER OF SPACES/LOT	PARKING SPACE COUNT :
								STUDENT SPACES =	402
								FACULTY/STAFF SPACES =	250
								HANDICAP SPACES =	10
								VISITOR SPACES =	7
								SERVICE SPACES =	18
								TOTAL SPACES =	696

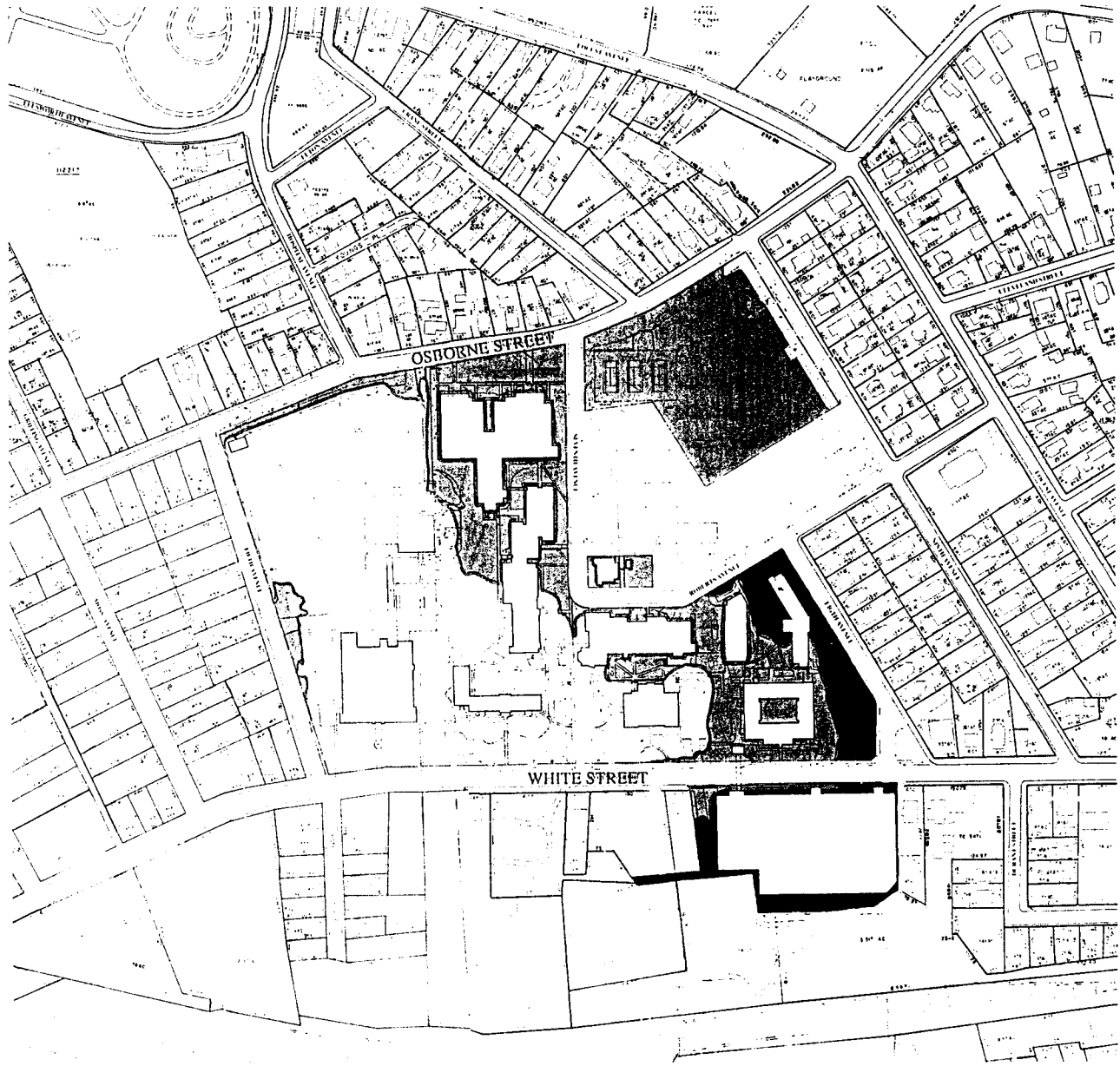
MIDTOWN CAMPUS

TOPOGRAPHY

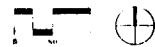
Land forms are not significant design features at the Midtown Campus, as seen in Drawing 12: Topography. The change in grade, measured diagonally across the campus terrain from southeast to northwest, is approximately twenty feet. Even so, future site improvements will need to take even subtle changes in elevation into account so that site accessibility for the handicapped is maintained.

The relatively flat Midtown site has allowed intensive development of the available acreage. Topography should pose no impediment to the campus enhancements proposed.

TOPOGRAPHY



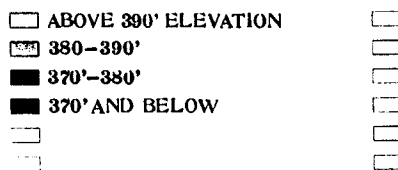
MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
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MIDTOWN CAMPUS

DESIGN FEATURES

Most of the significant architectural character of the campus is stretched along the north side of White Street: lawns, mature trees, disparate building façades, and the cupolas of Old Main and Fairfield Halls.

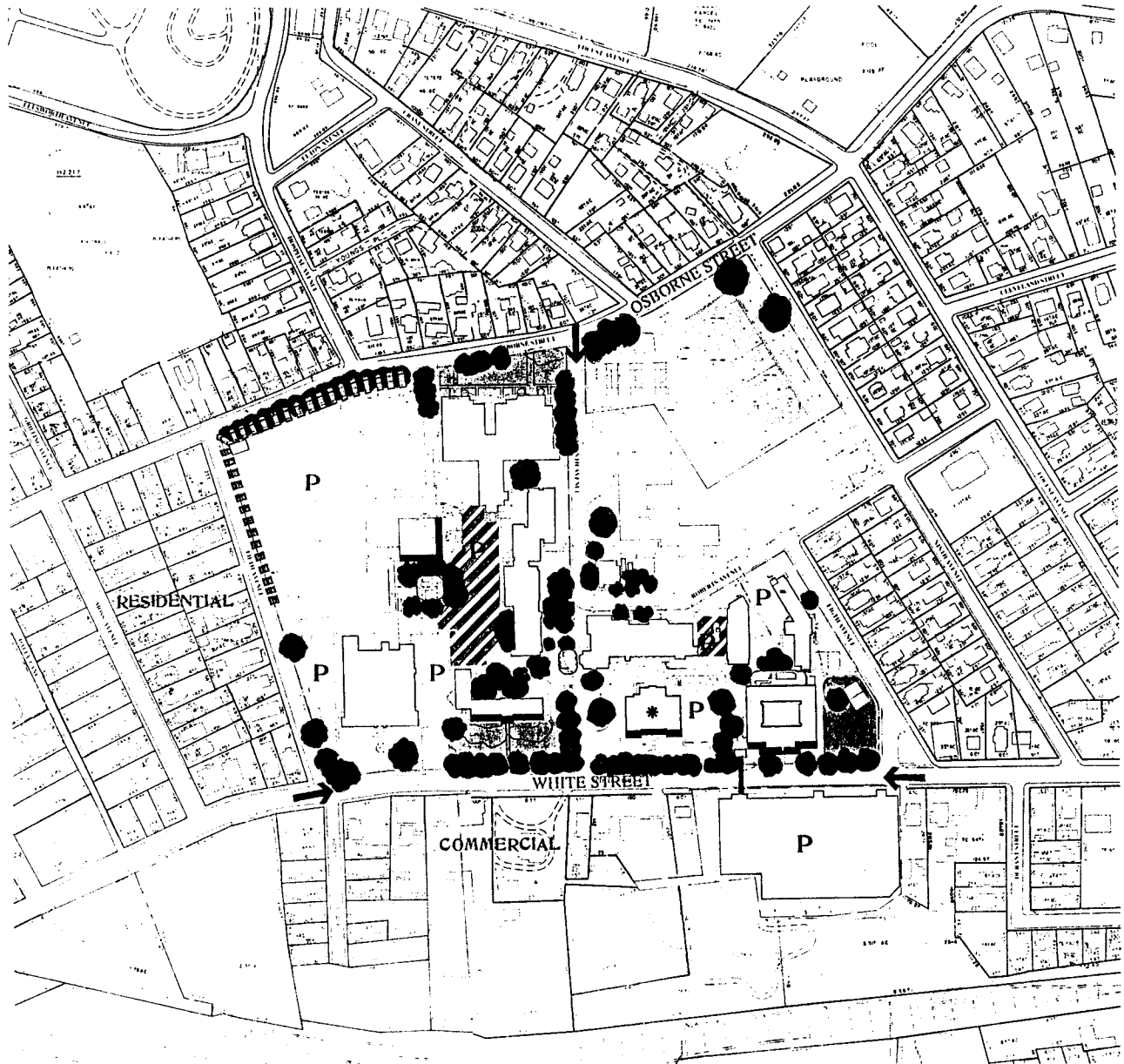
The campus periphery, especially along Fifth Avenue and Osborne Street, is a splendid opportunity for landscaped boundary plantings.

The redevelopment of some parking west of Higgins Hall as a central campus green space will transform a visually derelict area into an attractive and well used campus landscape.

The Midtown Campus deserves a stronger campus design — an image of place that serves and symbolizes the institution's purpose and physical presence. Given the existing conditions, grandiose concepts are unlikely. Fine-tuning and adjustments within the existing precinct can, however, bring about surprising and pleasurable results. The objective — a campus design worth remembering — can be realized through four fundamental measures:

- (a) stronger and more consistent boundary landscapes;**
- (b) creation of a new central campus space situated between Haas Library and expanded Higgins and White Halls;**
- (c) strategic placing of benches, lights, signs, and additional greenery along and at the intersections of the campus pedestrian network; and**
- (d) installation of a creative combination of signs, lighting, and outdoor sculpture to mark the University precinct, and to give direction to visitor arrival points at the corners of White Street and Fifth Avenue, White Street and Eight Avenue, Fifth Avenue and Osborne Street, and Osborne Street and Ninth Avenue.**

DESIGN FEATURES



MIDTOWN CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|----------------------|--------------------------|
| UNIVERSITY BUILDINGS | INTRUSIVE PARKING |
| DISTINCTIVE FACADES | CAMPUS OPEN SPACE |
| GATHERING SPACES | FUTURE PEDESTRIAN BRIDGE |
| ATHLETIC FIELDS | LOW IMAGE EDGE |
| TREE COVER | LANDMARK |
| CAMPUS GATEWAYS | |

WESTSIDE CAMPUS

**UNIVERSITY
PROPERTY**

Western Connecticut State University's Westside Campus is located approximately two miles from the Midtown Campus via local roads through Danbury.

The Westside Campus is comprised of 314 acres, of which 39 acres are leased to the Charles Ives Center for the Arts.

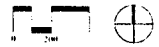
Although expansive in size, full utilization of the site is limited by natural conditions as noted in the analysis of existing conditions that follows.

UNIVERSITY PROPERTY



DETAIL
AREA

WESTSIDE CAMPUS



WESTERN CONNECTICUT
STATE UNIVERSITY

CAMPUS PLAN 1995

■ WCSU PROPERTY - 275 ACRES
■ WCSU PROPERTY LEASED
39 ACRES
TOTAL ACREAGE - 314

DOUGLASS, CRANE AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

WESTSIDE CAMPUS

**BUILDABLE/
UNBUILDABLE
LAND**

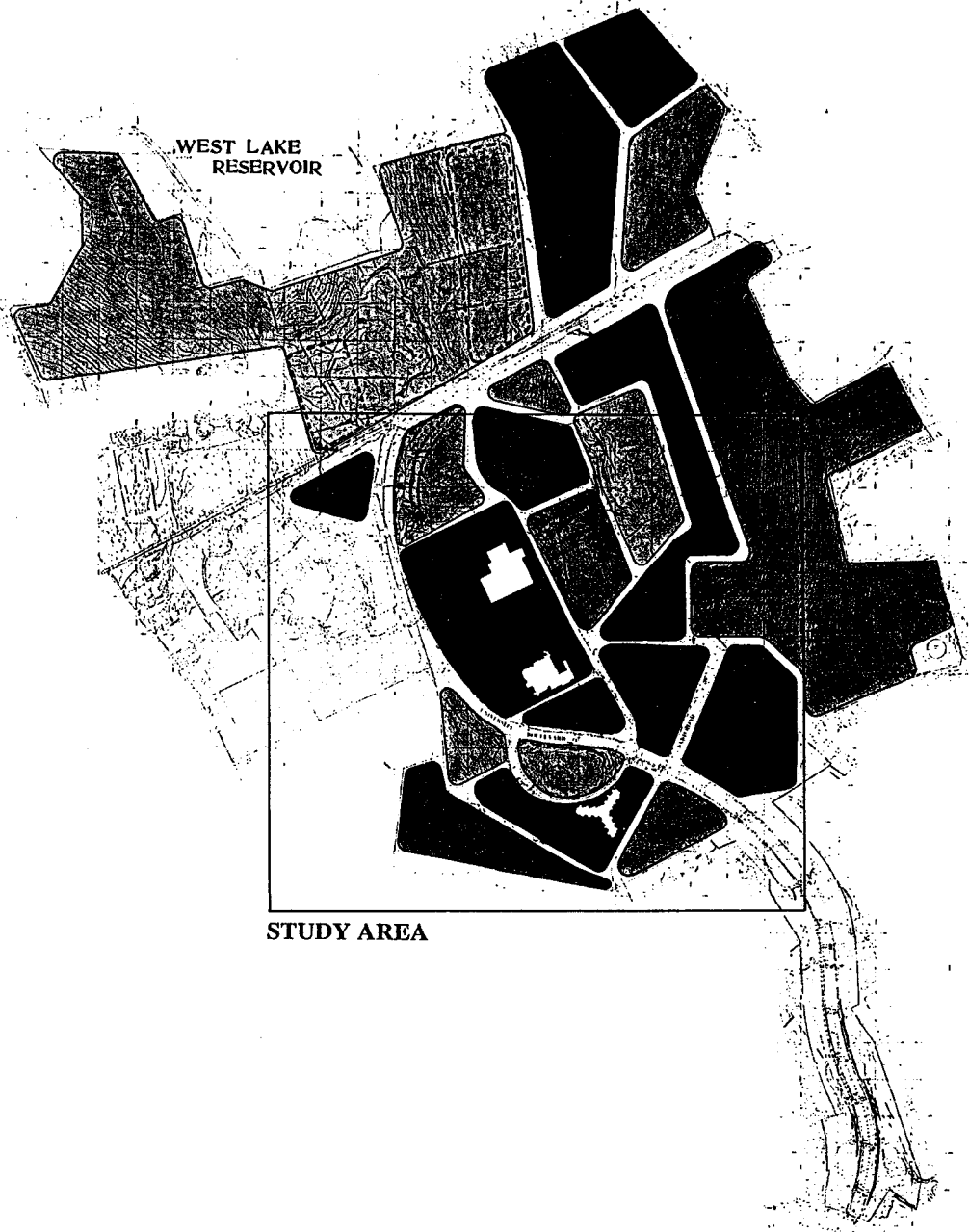
As shown in Drawing 14¹, significant portions of the Westside Campus are not buildable. This situation is mainly due to extreme topography; a respect for and necessity to preserve natural habitats, wetlands, and resources; and the presence of a natural gas pipeline easement (Algonquin Gas).

Of the remaining land, some building sites are more complicated for construction than others. Some of the land is buildable if natural features are handled sensitively, for instance, and in some cases only by paying a high price for site changes and adjustments can the land be developed. Less than a fourth of the total holdings has been designated as most suitable for construction, which is not to say this would be easily accomplished, but this land is the most feasible to develop.

Within the total acreage, proposed improvements are concentrated on land south of the pipeline; in the vicinity of existing University buildings, and accessible by an existing campus road, University Boulevard.

¹ Source: *Westside Campus Cumulative Environmental Finding of No Significant Impact, Draft Report*. Frederick Harris, Inc., January 1993, Project B1-RD-H6-1.

BUILDABLE/UNBUILDABLE LAND



WESTSIDE CAMPUS

WESTERN CONNECTICUT
STATE UNIVERSITY

CAMPUS PLAN 1995

DOBLER, LINDSEY, CRANE AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

BUILDABLE

- MOST SUITABLE
- ▨ POSSIBLE / \$\$\$
- ▤ SENSITIVE ISSUES

UNBUILDABLE

- UNSUITABLE / STEEP SLOPES
- ▨ HABITAT / RESOURCE PRESERVATION
- ▤ ALGONQUIN GAS

WESTSIDE CAMPUS

**DEVELOPABLE
CAMPUS**

Drawing 15: Developable Campus further defines the proposed growth zone. The area is divided into two segments: buildable land and special site features. The latter category includes rocky terrain, wetlands, and woodlands.

Pragmatically, the areas defined as special site features would be expensive and difficult to change. Carefully utilized, these areas will become providential contributions to the Westside Campus design and sense of place.

DEVELOPABLE CAMPUS



WESTSIDE CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

PREPARED BY: [unreadable] ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING DIVISION

- BUILDABLE SITE
- ▨ SPECIAL SITE FEATURES
-
-
-
-

WESTSIDE CAMPUS

TOPOGRAPHY

This drawing records the topographic conditions in the focal area. Elevations vary as much by as 160 feet across the terrain. Were it not for the extensive rock and ledge, a plateau could be created for a complex of connected buildings and open spaces — such as was accomplished at Simon Fraser University (British Columbia), or is planned for the College of Integrated Science and Technology at James Madison University. In those instances, however, the land was softer and less steep.

On the Westside Campus some terrain changes are necessary to accommodate playfields and parking. Sites for new buildings must be situated so that expensive site construction is minimized, and to take optimum advantage of the attractive natural features.

TOPOGRAPHY



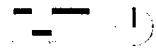
WESTSIDE CAMPUS

WESTERN CONNECTICUT
STATE UNIVERSITY

CAMPUS PLAN 1995

DOHERTY, DUNSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND DEVELOPMENT PLANNING CONSULTANTS

- CONTOUR ELEVATION 740+
- EL. 720-740
 - EL. 700-720
 - EL. 680-700
 - EL. 660-680
 - EL. 640-660
 - EL. 620-640
 - EL. 600-620
 - EL. 580-600
 - BELOW 580



WESTSIDE CAMPUS

PREDOMINANT BUILDING USE

There are four buildings on the Westside Campus. From north to south, they are the William A. O'Neill Convocation and Athletic Center (a multi-purpose facility seating 4,000 spectators); the Classroom Building (containing an interesting mix of classrooms, library, and campus life spaces); a small observatory; and Ella Grasso Hall (an apartment-style student residence holding 274 students).

The projected building program (see the Master Plan Overview) calls for two new student residences, a Student Center facility, a Fine and Performing Arts Center, and an extension to the O'Neill Convocation and Athletic Center.

The Charles Ives Center for the Arts is located on the western edge of the campus, about five minutes walking distance from the Classroom Building.

Table 4: Building Inventory

BUILDING NO.	BUILDING	ACADEMIC	ADMINISTRATIVE	ATHLETIC/REC.	STUDENT LIFE	LIBRARY	PHYSICAL PLANT	RESIDENTIAL	SPECIAL	NSF	GSF
MIDTOWN CAMPUS											
1	Berkshire Hall									39,375	65,600
2	Fairfield Hall									18,210	34,800
4	Higgins Hall									53,531	85,674
5	Ruth Haas Library									38,371	49,700
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7	Memorial Hall									44,576	97,711
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9	Old Main									25,323	41,500
12	White Hall									78,691	123,400
13	Boiler House									8,326	11,500
SUBTOTALS										370,292	615,927
WESTSIDE CAMPUS											
14	Westside Building									80,693	89,600
15	Ella Grasso Hall									49,992	75,000
16	O'Neill Center									56,892	79,200
17	Observatory									456	538
SUBTOTALS										188,033	244,338
TOTALS										558,325	860,265

PREDOMINANT BUILDING USE



WESTSIDE CAMPUS



WESTERN CONNECTICUT STATE UNIVERSITY

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|------------------|--------------------------|
| ■ ACADEMIC | ■ PHYSICAL PLANT/SUPPORT |
| ▨ ADMINISTRATIVE | ▨ ATHLETIC/RECREATION |
| ▤ RESIDENTIAL | ▤ PARKING STRUCTURE |
| ■ CAMPUS LIFE | □ VACANT |
| ▧ SPECIAL | □ |
| ■ LIBRARY | ● ONE DOT = 5 STUDENTS |

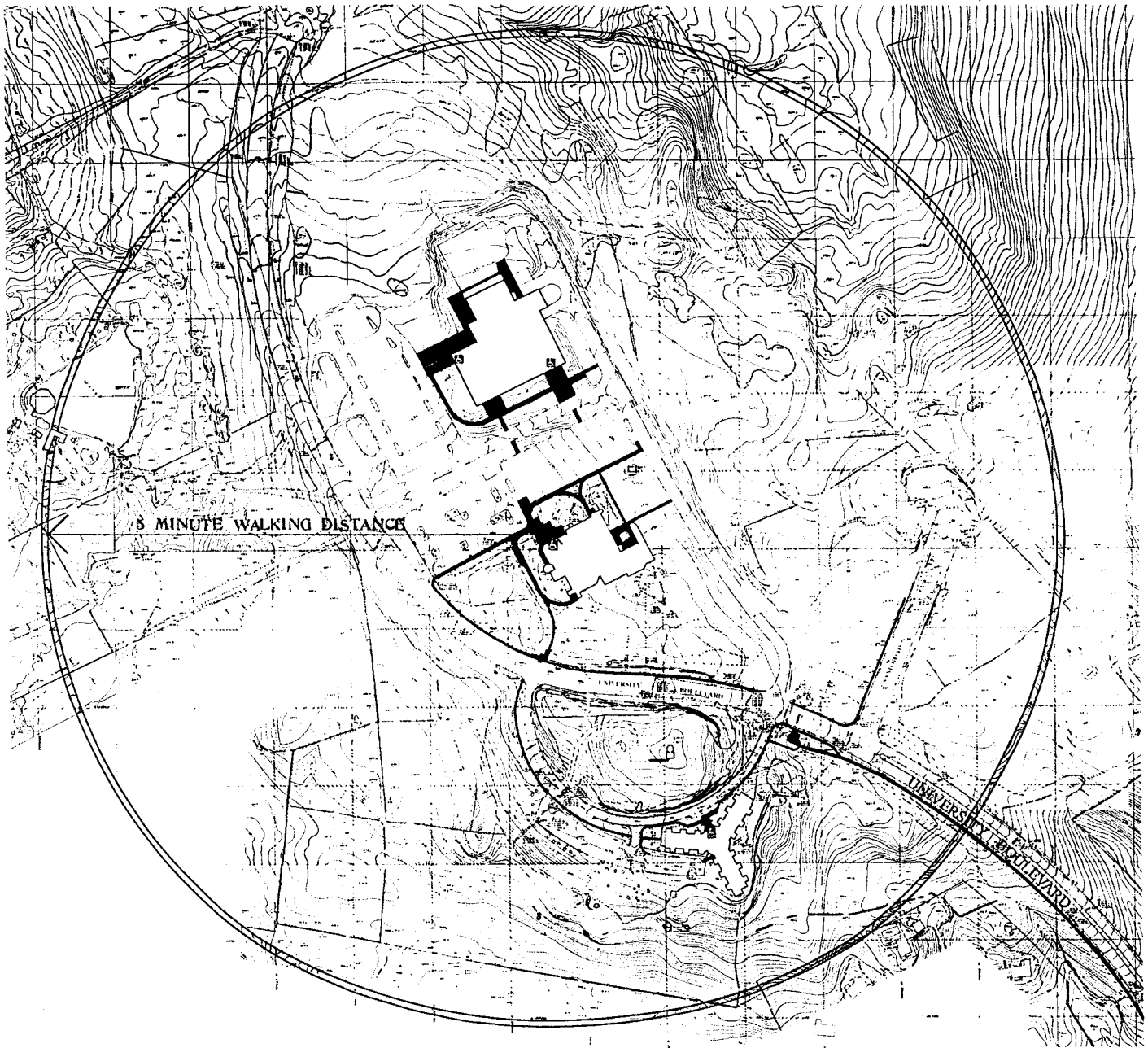
WESTSIDE CAMPUS

**PEDESTRIAN
CIRCULATION**

As noted in Drawing 18: Pedestrian Circulation, each building has adjacent sidewalks, some of which are connected to create a minimal campus pedestrian circulation system. In all cases on the Westside Campus, pedestrians must cross a road or parking lot to walk from one building to the next.

An important contribution to the creation of a campus-like environment at the Westside Campus, beyond sensitively sited new buildings, is the development of a functional, safe, and attractive pedestrian network.

PEDESTRIAN CIRCULATION















WESTSIDE CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | |
|--|---|
|  UNIVERSITY BUILDINGS |  |
|  FORMAL PATHWAYS |  |
|  HANDICAPPED ACCESS |  |
|  |  |
|  |  |
|  |  |

WESTSIDE CAMPUS

VEHICULAR CIRCULATION

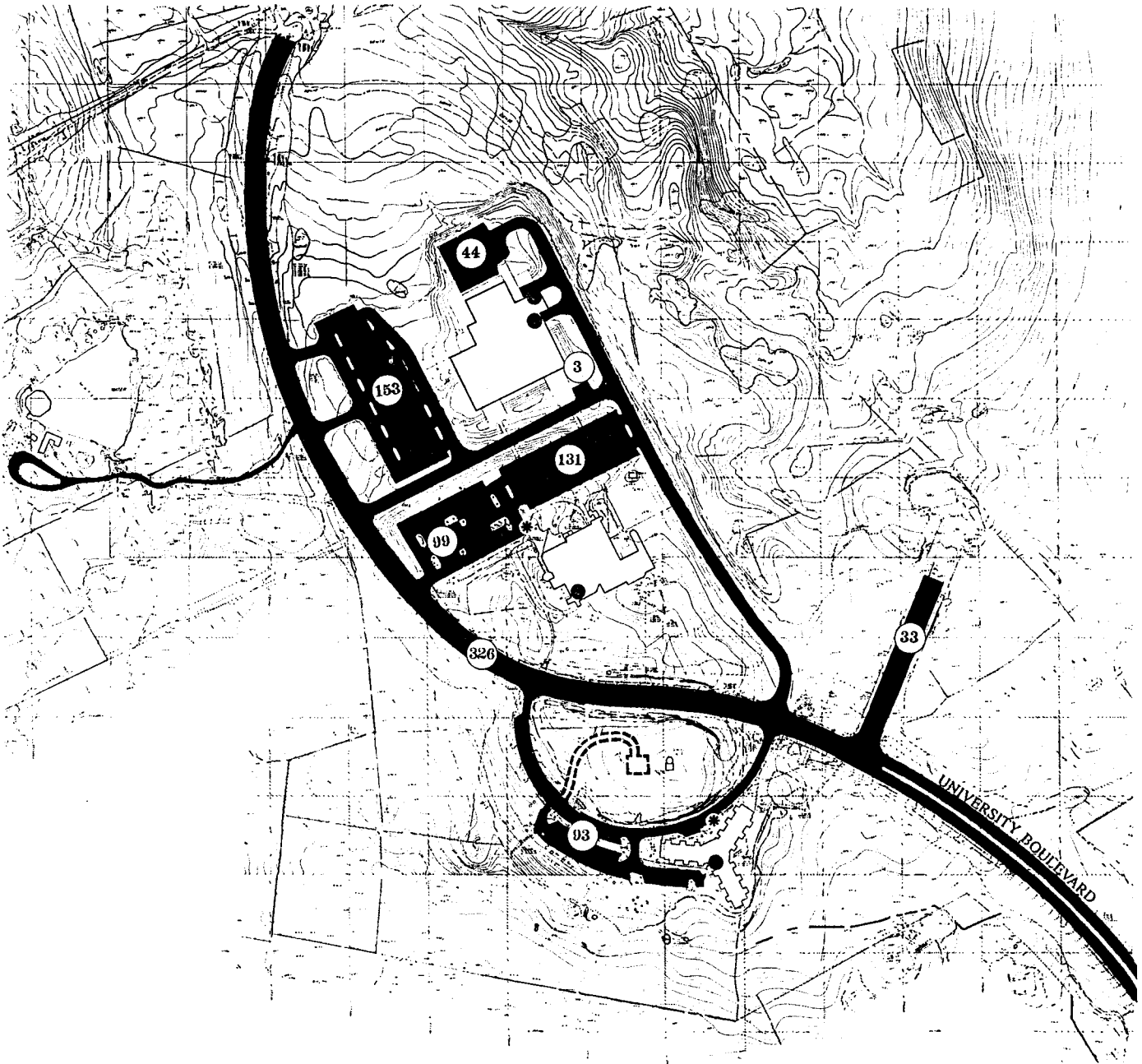
University Boulevard provides a visually attractive approach to the cluster of existing campus buildings. The Boulevard and a connected secondary road give access to a group of large parking lots on either side of the O'Neill building. About one-third of the existing site parking is strung out along the Boulevard. Residents of Ella Grasso Hall use the 96-space lot to the east of the building.

An unpaved road serves the Observatory; a paved secondary road traverses the terrain to the Charles Ives Center.

The University is exploring the development of a second means of access to the campus. An engineer is assessing the costs and benefits and analyzing potential traffic impacts.

At Midtown, the constraints are imposed by the surrounding urbanization. At the Westside Campus, the natural features are the dominant design determinants. Ironically, as at the Midtown Campus, existing parking immediately adjacent to an academic building has been identified as a prime site for a new educational building. It has been determined that a parking deck at the Westside Campus would be an economical solution to projected demands for a constricted site; again, a situation similar to that at the Midtown Campus.

VEHICULAR CIRCULATION



WESTSIDE CAMPUS

WESTERN CONNECTICUT
STATE UNIVERSITY

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- UNIVERSITY BUILDINGS
- CAMPUS ROADS AND LOTS
- - - UNPAVED ROADS AND LOTS
- SERVICE
- HANDICAP SPACE
- * SHUTTLE BUS STOP

①	NUMBER OF SPACES PER LOT	
□	PARKING SPACE COUNT:	
□	STUDENT SPACES	- 601
□	FACULTY/STAFF SPACES	- 176
□	HANDICAP SPACES	- 15
□	TOTAL SPACES	882

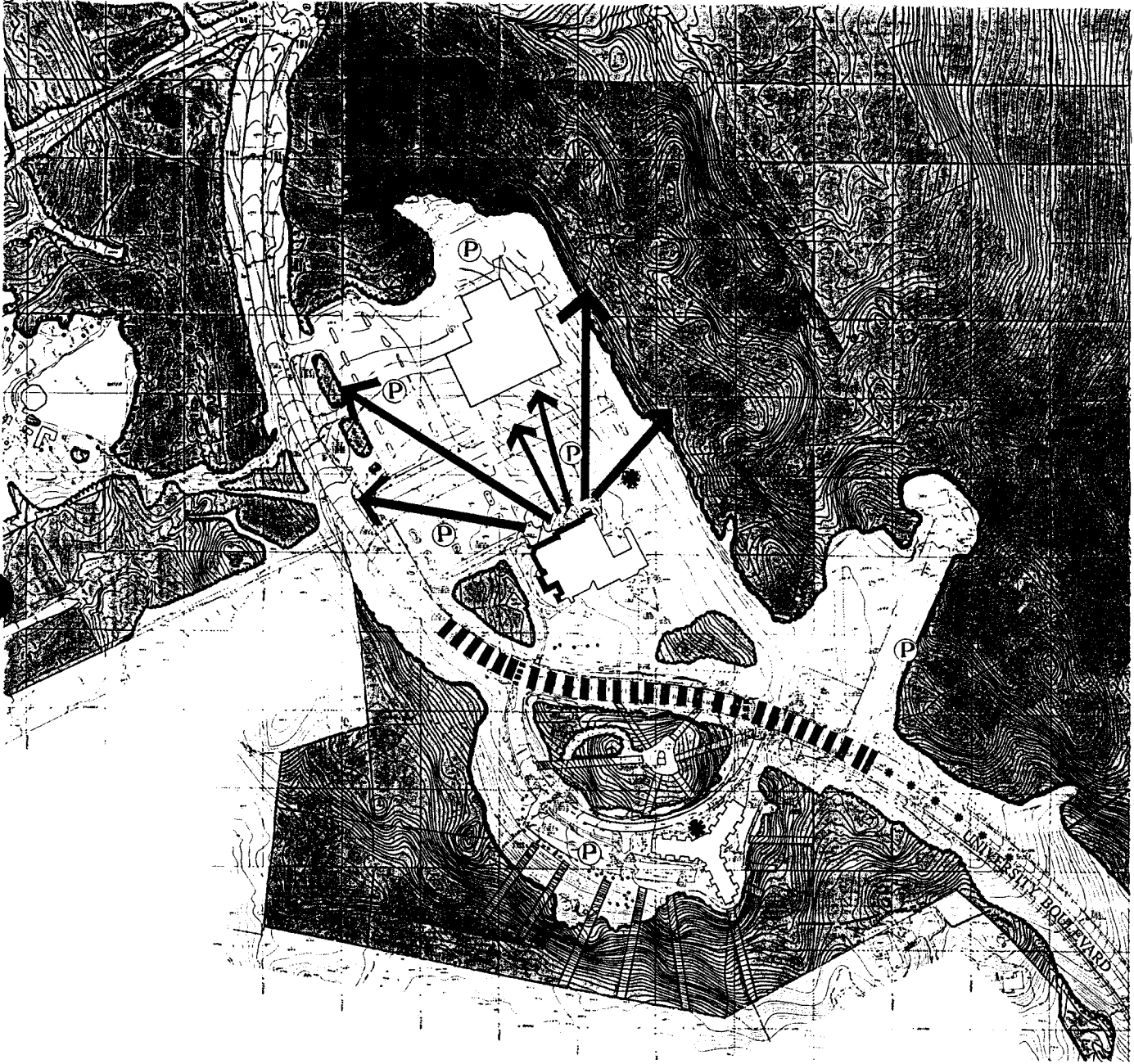
WESTSIDE CAMPUS

**DESIGN
FEATURES**

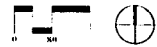
Extensive tree cover; the crag and the Observatory; a scenic boulevard; compelling views from the north side of the Classroom Building; playfields that appear as green lawn inserted into the terrain, a contrasting element against the background of the surrounding trees; the steep slopes, such as those that descend from the south edges of Ella Grasso Hall — this is the stuff and substance of a potentially extraordinary campus design.

The undesirable features — visually intrusive parking and a feeling that the existing buildings are unconnected blemishes — are mitigated in the proposed Master Plan.

DESIGN FEATURES















WESTSIDE CAMPUS



WESTERN CONNECTICUT STATE UNIVERSITY

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
CAMPUS AND FACILITY PLANNING CONSULTANTS

- | | | | |
|---|----------------------|---|---------------------|
|  | UNIVERSITY BUILDINGS |  | VIEWS |
|  | PROPOSED BUILDING |  | SCENIC DRIVE |
|  | DISTINCTIVE FACADES |  | STEEP SLOPES |
|  | TREE CANOPY |  | SCULPTURE |
|  | GATHERING SPACES |  | PEDESTRIAN CROSSING |
|  | ATHLETIC FIELDS |  | MEMORIAL TREES |

SECTION FOUR

● ILLUSTRATIVE MASTER PLANS

MIDTOWN CAMPUS

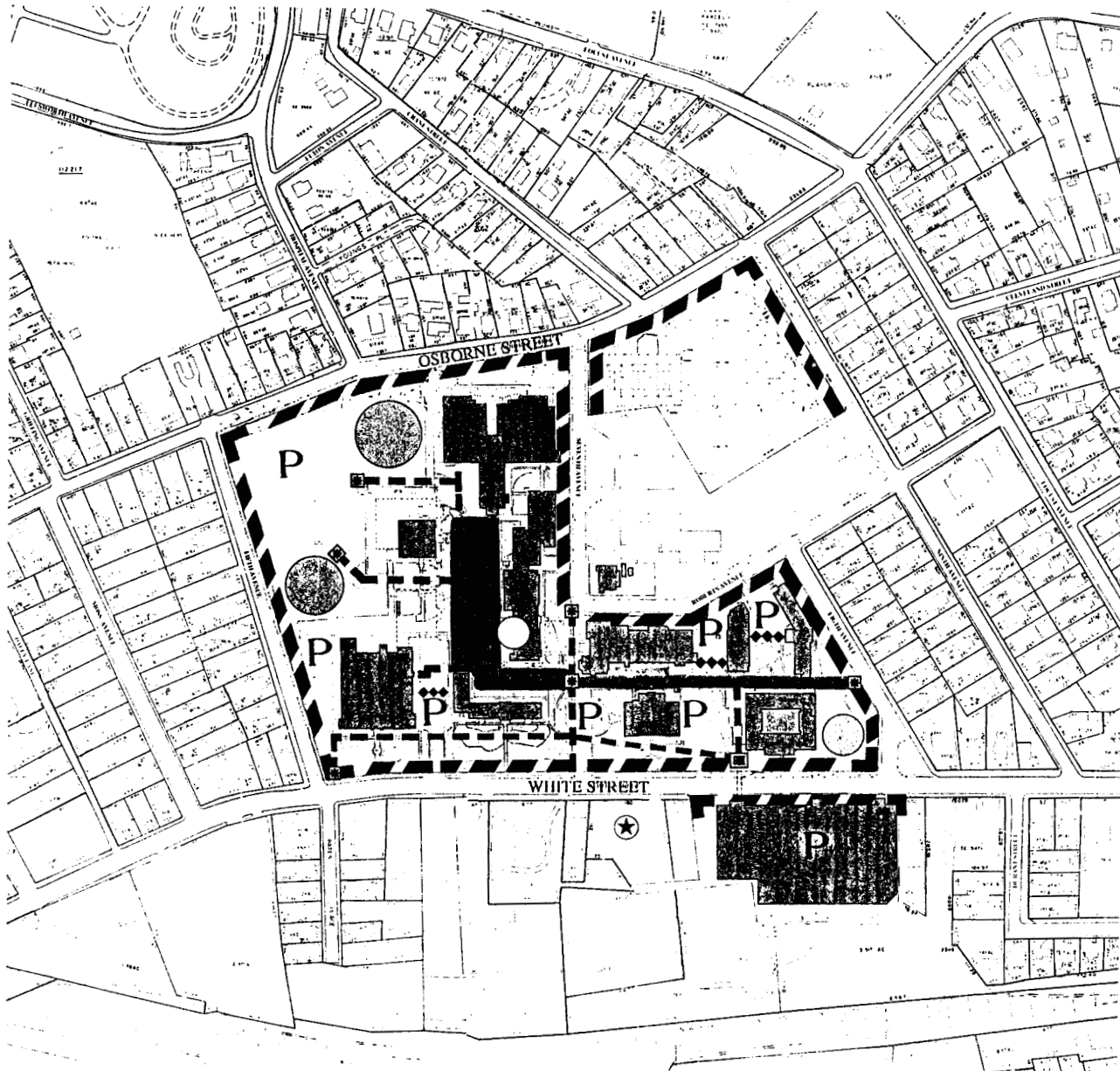
DESIGN
FRAMEWORK

The design framework, depicted in Drawing 21, acts as an armature for design intentions and objectives, giving structure and form to the illustrative campus design. The drawing also graphically represents a strategic physical development policy which will guide future development on the Midtown campus, on land now owned by the University. The strategy calls for creating a vehicular free, green, intensively used, pedestrian precinct north of White Street. Three existing buildings, White Hall, Higgins Hall, and Haas Library, will be expanded to reinforce this concept, in conjunction with the following measures identified in the Design Framework drawing.

- The campus land boundaries will be pronounced and strengthened visually by additional street trees and other linear landscape elements. (Drawing Key — Boundary Landscape).
- Key street intersections providing access to the campus will be marked with prominent signage, lighting, and special landscape effects. (Drawing Key — Campus Marker).
- A new campus open space will be developed between Higgins Hall, Haas Library, and White Hall thus providing an appropriate green setting for building expansion, and at the same time enhancing the visual character of the west side of campus. The south side of the new space will be integrated with a major, interior, landscaped, east-west campus walk. (Drawing Key — Campus Spine). These components (open space and spine) will give the Midtown Campus venues and campus design now absent.
- White Hall and Haas Library will expand as indicated in the Drawing. These building additions take best advantage of the existing floor plans and interior space utilization patterns (Drawing Key — Proposed University Buildings).
- Art, Music, and Theater will relocate to new facilities on the Westside Campus. Space vacated in White will be renovated for academic departments; and space vacated in Berkshire will be renovated for academic and recreational use.
- Higgins Hall will undergo significant reconfiguration and renovation. At that time new laboratory and office space will be added.
- Existing campus open spaces and landscapes will be revitalized and enhanced, adding to the image of a university campus. (Drawing Key — Campus Green Space and Recreation).
- Landscape buffers will be positioned to remedy the visual intrusiveness of nearby campus parking. (Drawing Key — Landscape Buffer).
- Parking areas will be modified to accommodate building expansion and the new central campus green space. (Drawing Key — Parking Reservoir).
- Three sites have been reserved for future buildings. At these locations, new construction can be carried out without interference with, or impact on, the improvements listed above. (Drawing Key — Building Sites).
- Certain existing and new pedestrian paths will be joined to form an interior pedestrian path system. (Drawing Key — Pedestrian Framework).
- At selected intersections, paving, lighting, plantings, and benches will be melded into a unified design that marks and announces safe, functional, and symbolic pedestrian campus gateways (Drawing Key — Pedestrian Gateways).

The combination of new, renovated, and reallocated space provides a chance to strategically relocate academic and administrative departments, in order to maximize opportunities for interaction, interdisciplinary teaching and research, and the sharing of resources.

DESIGN FRAMEWORK



MIDTOWN CAMPUS



WESTERN CONNECTICUT STATE UNIVERSITY

CAMPUS PLAN 1995

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- | | |
|----------------------------|---------------------------|
| EXISTING UNIVERSITY BLDGS. | BUILDING SITES |
| PROPOSED UNIVERSITY BLDGS. | CAMPUS MARKER |
| PEDESTRIAN GATEWAY | BOUNDARY LANDSCAPE |
| PEDESTRIAN FRAMEWORK | PARKING RESERVOIR |
| CAMPUS SPINE | LANDSCAPE BUFFER |
| CAMPUS GREEN SPACE | RECREATION |
| | ACQUISITION EXPECTED 1/96 |

MIDTOWN CAMPUS

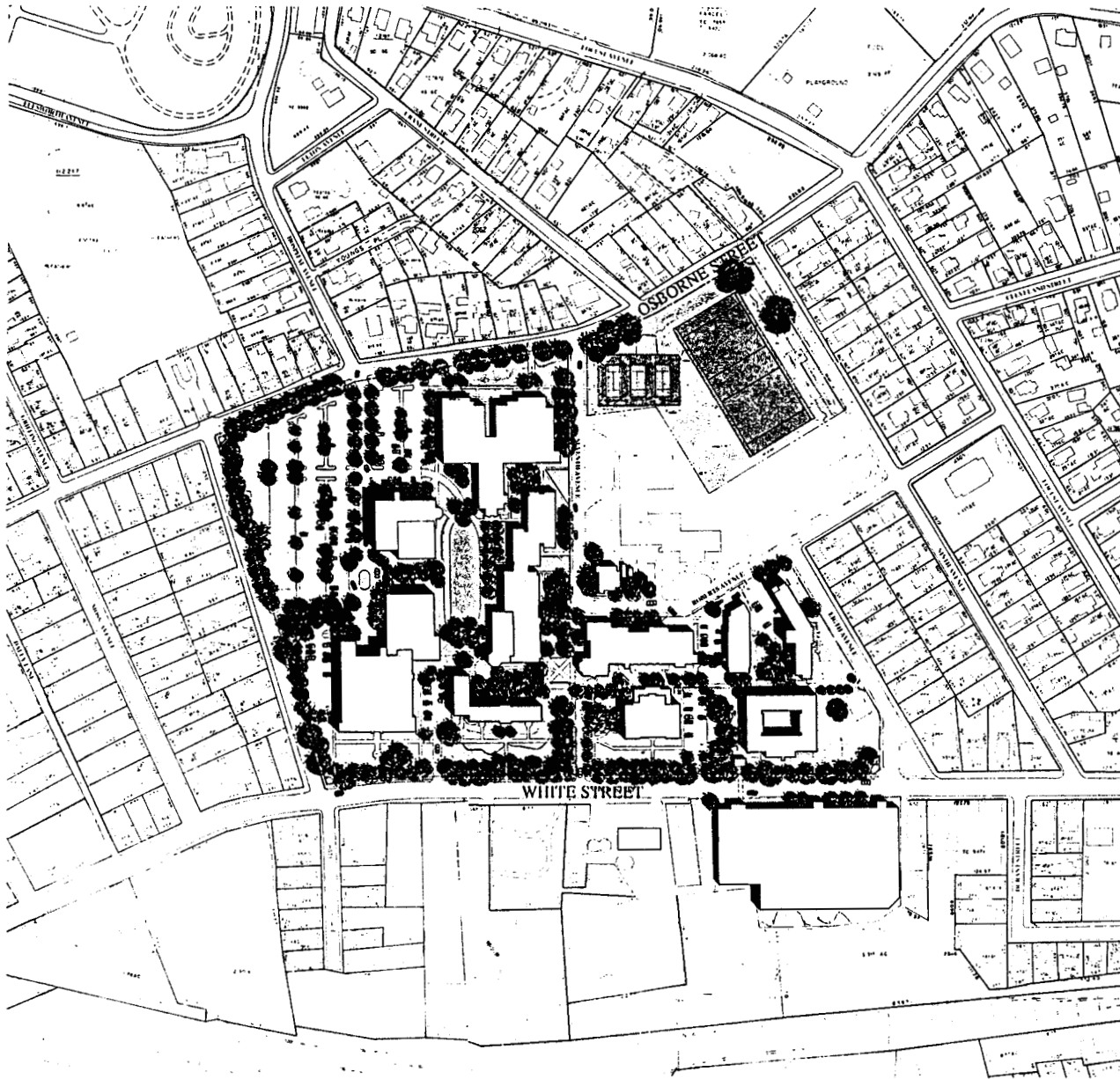
**ILLUSTRATIVE
MASTER PLAN**

This air-view demonstrates how the projected improvements and design framework components can be organized into an integrated and attractive campus design. In this drawing, the buff-colored buildings are existing; the white structures are proposed additions. The sense of place thus created is that of a green oasis in a built-up urban area; a design structured through the combination of enhanced boundary plantings, a landscaped pedestrian path system, and open spaces.

The concept will transform the section of the existing site that is least attractive visually — the west campus parking zone — into a major, new campus open space. The encircling buildings are expected to be heavily utilized day and evening. Nearby, the area between Haas Library and the expanded Higgins Hall will become the ceremonial front door to the Midtown Campus. A logical and safe progression will then be created from parking, to gateway, to central campus, and to the campus pedestrian network.

The Midtown Campus parking deck is also a significant arrival point. Thus, the bridge across White Street and its stairs will be marked by additional campus greenery. This focal point intersection will serve as the main campus pedestrian gateway from the south.

ILLUSTRATIVE MASTER PLAN



MIDTOWN CAMPUS

**WESTERN CONNECTICUT
STATE UNIVERSITY**

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WESTSIDE CAMPUS

DESIGN FRAMEWORK

Whereas at the Midtown Campus greenery is a setting to be created through new development, the Westside Campus is an extensive greenery awaiting creative use. In Drawing 23: Design Framework, woodlands, wetlands, and fields surround the campus. The crag and the Observatory stand out as skyline elements. Eight groves of trees are identified as key elements in the campus design.

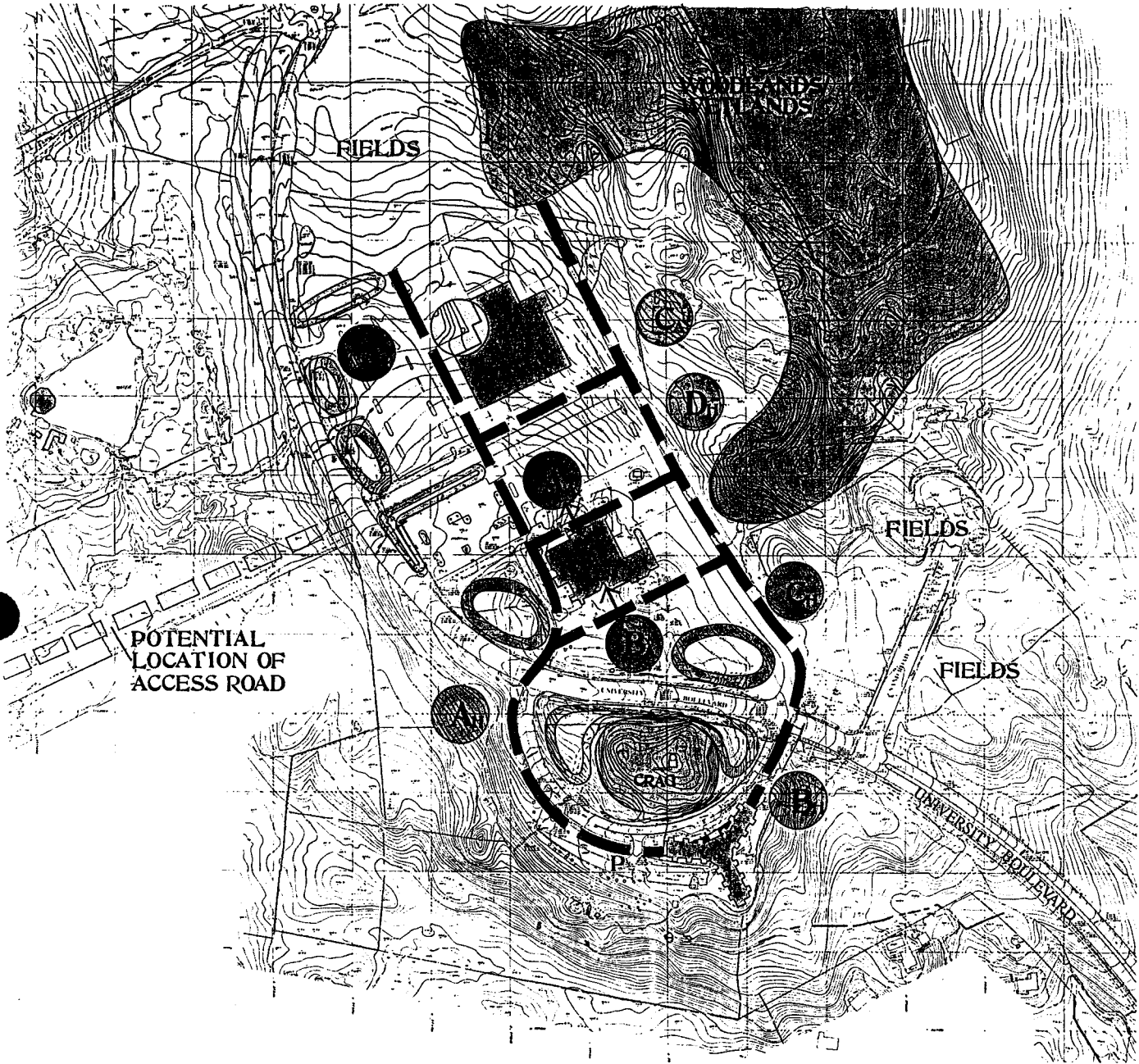
University Boulevard and a secondary campus road provide access to parking and sites for new academic and residential buildings. A new campus access road, providing a second route away from the campus, shows how vehicular circulation can be improved. A pedestrian path system indicates how and where existing and proposed site elements can be connected.

The existing Westside Campus consists of four unrelated buildings isolated from each other. The Master Plan unites existing and new with open space, landscaped plazas, and a strong pedestrian pathway system.

Eight potential building sites are identified (shown in blue and purple). Some are proposed for near-term development; others as future development options. Five new buildings are sited by the Campus Plan and serve to unite and strengthen the campus: a Fine and Performing Arts complex, a Student Center and related parking deck, and two student residences with a total of 825 beds.

In addition, the existing academic building will be renovated and the O'Neill Center will be expanded to provide additional space for recreation and support.

DESIGN FRAMEWORK WITH SITE OPTIONS



WESTSIDE CAMPUS



WESTERN CONNECTICUT STATE UNIVERSITY

CAMPUS PLAN 1995

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- | | |
|-----------------------------|---------------------------|
| EXISTING BUILDINGS | PEDESTRIAN FRAMEWORK |
| HOUSING SITES | BUILDING-TO-BUILDING LINK |
| NON-RESIDENTIAL BLDG. SITES | TREE CLUSTER/GROVE |
| PARKING DECK SITE | SITE FEATURES |
| ATHLETIC/RECREATION SITE | |
| | |

WESTSIDE CAMPUS

ILLUSTRATIVE MASTER PLAN

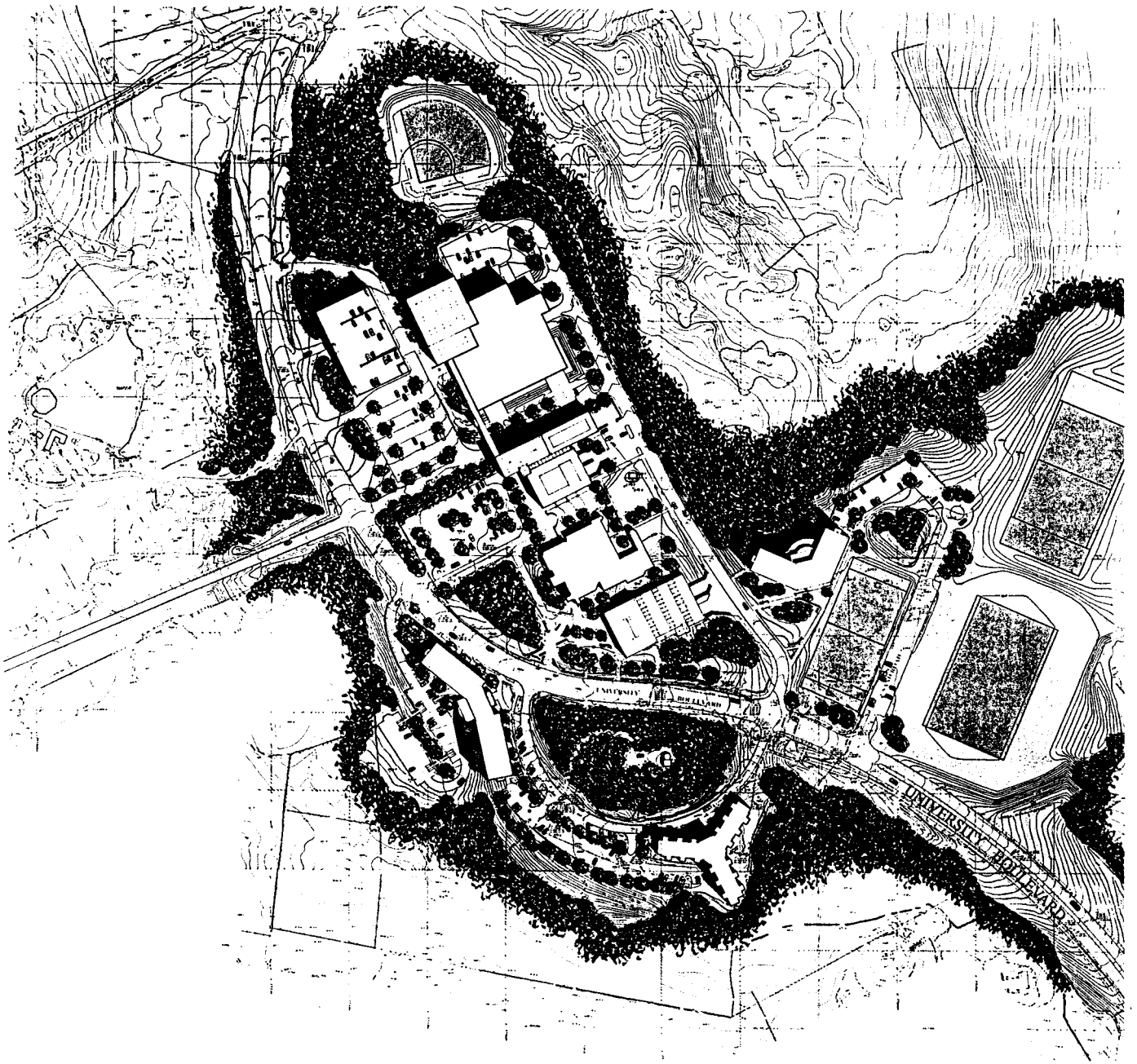
Northward of University Boulevard, the pedestrian network and landscapes define a dramatic, compact, hilltop central campus. Infrastructure costs are minimized; site beauty is optimized.

Within this zone and northwest of the existing Classroom Building, a new facility for Art, Music, and Theater will be located. A new Student Center will be located to the southeast. The William A. O'Neill Center will be expanded, and a new parking deck located nearby will help to meet projected needs without expensive site changes.

Two attractive sites are identified for new student housing: one overlooking new playfields, and the other with exhilarating views and vistas in all compass directions. A new, secondary campus road will improve access from the west.

By embracing its natural features, few if any venues for higher education in New England would equal the distinctive campus design image of the enhanced Westside Campus.

ILLUSTRATIVE MASTER PLAN



WESTSIDE CAMPUS



**WESTERN CONNECTICUT
STATE UNIVERSITY**

CAMPUS PLAN 1995

DOBER, LIDSKY, CRAIG AND ASSOCIATES, INC.
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MASTER PLAN PHASING

The phasing currently projected for the Master Plan is indicated in Table Four. This chart covers the period from the present to the year 2007, when the last item represented in the planning cycle is anticipated to be ready for occupancy.

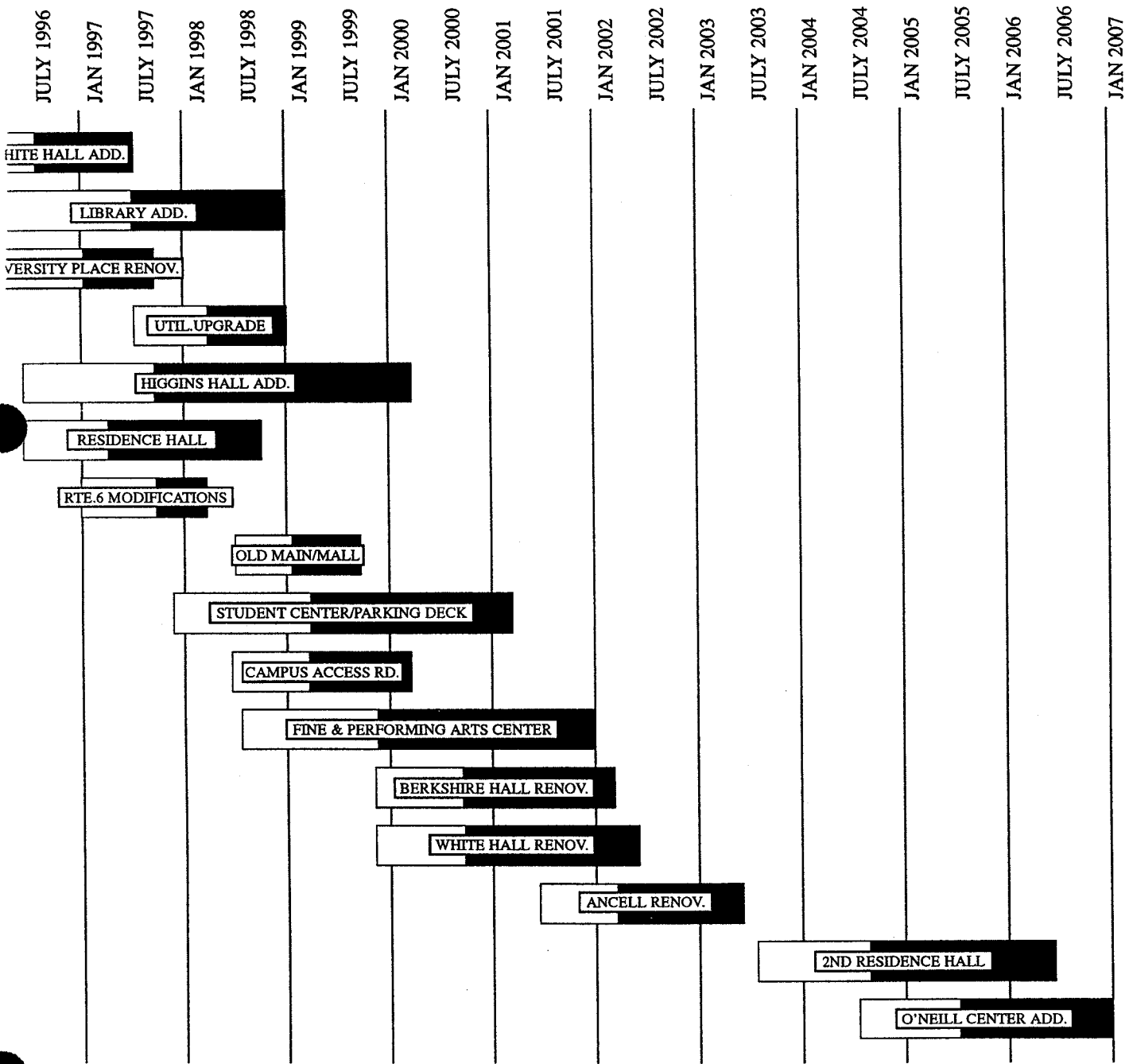
The first seven projects listed in the table are, in fact, initiatives from the previous cycle, and are included here for clarity. All of these start or continue their design sequence in this year, and are scheduled for completion before the turn of the century. These projects are essential components of the University's advancement: from the White Hall Addition that immediately allows the Library Addition to occur, as well as adding needed space to this important building; to the Higgins Hall Addition which will allow the sciences to significantly upgrade their facilities; to the Old Main reconfiguration and the Mall Landscaping that will further enhance the Midtown Campus.

This sets the stage for the next six projects, which represent the core components of this Master Plan. Beginning in 1997/1998 and scheduled for completion by 2001, the Student Center and Parking Deck project together with the Access Road will address several unresolved problems of the Westside Campus. These projects will provide university-quality student life facilities and a solution to existing parking and vehicular circulation problems.

Of prime importance programmatically and logistically, the Fine and Performing Arts Center will directly advance two of the University's distinctive programs by the year 2002. This action simultaneously releases space for major renovation and subsequent reallocation, which will benefit many departments. These renovations will occur in Berkshire and White Halls, as well as the Classroom Building, which will by then (2003) be over twenty years old and in need of such upgrading.

The last two projects shown, a second residence hall and an addition to the O'Neill Center, will complete the projects now understood to be required for the University's improvement. The additional student housing will substantially increase the residential population on the Westside Campus, providing a critical mass of students equivalent to that at many residential colleges. The O'Neill Center Addition will bring the University's indoor athletic and recreational space up to CSU standards.

MASTER PLAN PHASING



□ Design/Bid: Previous Master Plan

□ Design/Bid: Current Master Plan

■ Construction: Previous Master Plan

■ Construction: Current Master Plan

IMPLEMENTATION, COSTS, AND PRIORITIES

Table 5: Project Summary lists each of the construction and renovation projects proposed by the Master Plan and, in 1995 dollars, the associated costs for each. Projects are listed by type; neither the University's priorities nor the sequence of construction is reflected.

Construction costs are for new buildings, additions, and renovations, beyond the costs identified by the *Existing Conditions Survey*.

Not all of these projects can be achieved simultaneously. This is due to the realities of funding, the importance of phasing as a means to allow campus operations to continue, and the scope and complexity of the projects indicated. Because of these factors, the University has assigned the following projects highest priority in the development sequence:

- The construction of new facilities for Art, Music, and Theater on the Westside Campus — this will have the dual effect of advancing those departments and of liberating a substantial amount of space on the Midtown Campus for the advancement of many of the University's academic departments.

- The construction of a new Student Center and related parking facilities on the Westside Campus — this will allow the development of this campus to advance in a more supportive way, fulfilling the University's goal of making the Westside Campus more than a step-child to the Midtown Campus.
- The complete renovation of academic facilities at Midtown — this will be feasible as soon as Art and Theater space is vacated, when major reworking of the core academic facilities at the Midtown Campus can begin, which will address long-standing space deficiencies, in terms of both quantity and quality.

One important component of implementation is related to operations, not facilities: the transportation system provided by the University that links the two campuses together. It is essential that Western Connecticut State University reevaluate the existing University bus system to respond to the facility and population changes that will take place on both campuses in order to provide a professional, timely, and reliable service.

PROJECT SUMMARY

Location	Project	New Construction	Renovation	GSF	Subtotal Const. Cost*	Survey Cost*	Telecom	Total Const. Cost*	Assoc. Land-scape	Total Cost*
Westside	A	New Fine and Performing Arts Building		72,300	\$10.12		\$0.58	\$10.70	\$0.24	\$10.94
Westside	B	New Student Housing		224,500	\$26.94		\$1.80	\$28.74	\$0.73	\$0.00
Midtown	C	New Higgins Hall Addition		17,750	\$3.55		\$0.14	\$3.69	\$0.06	\$0.00
Westside	D	O' Neill Fieldhouse Expansion		24,500	\$3.43		\$0.07	\$3.50	\$0.28	\$3.78
Westside	E	New Westside Student Center		40,000	\$5.60		\$0.32	\$5.92	\$0.13	\$6.05
Westside	F	Westside Student Parking Garage		175,000	\$6.30		\$0.09	\$6.39	\$0.22	\$6.61
Subtotal				554,050	\$55.94		\$3.00	\$58.94	\$1.66	\$27.38
Midtown	G		Berkshire Hall Renovation	32,600	\$1.79	\$0.58	\$0.26	\$2.63	\$0.11	\$2.74
Midtown	H		Berkshire PE/Recreation Renovation/Re-Use	33,000	\$1.82	\$0.58	\$1.82	\$2.66	\$0.11	\$2.77
Midtown	I		Old Main Renovation	54,000	\$2.97	\$2.00	\$0.43	\$5.40	\$0.61	\$6.01
Midtown	J		Higgins Hall Renovation	85,800	\$8.57	\$3.70	\$0.69	\$12.96	\$0.28	\$13.24
Midtown	K		White Hall Renovation	123,400	\$6.79	\$3.40	\$0.99	\$11.18	\$0.40	\$11.58
Westside	L		Westside Hall Renovation	89,600	\$4.93	\$1.40	\$0.72	\$7.05	\$0.29	\$7.34
Subtotal				418,400	\$26.88	\$11.66	\$4.90	\$41.88	\$1.80	\$43.68
TOTAL				972,450	\$82.82	\$11.66	\$7.90	\$100.82	\$3.46	\$71.06

* Costs are expressed in millions, rounded; 1995 dollars.

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