

Visioning. Alternatives. Consensus.

- 1 Schedule & Process
- 2 Stakeholder Feedback
- 3 Action Projects
- 4 Master Plan Framework
- 5 Next Steps



Your Design Team



Doug
Team Leader

Campus Planning



Lauren
Project Manager

Urban Design / Planning



Randy
Landscape Architect

Site Design & Placemaking



Tim
Architect

Strategist / Adaptive Reuse

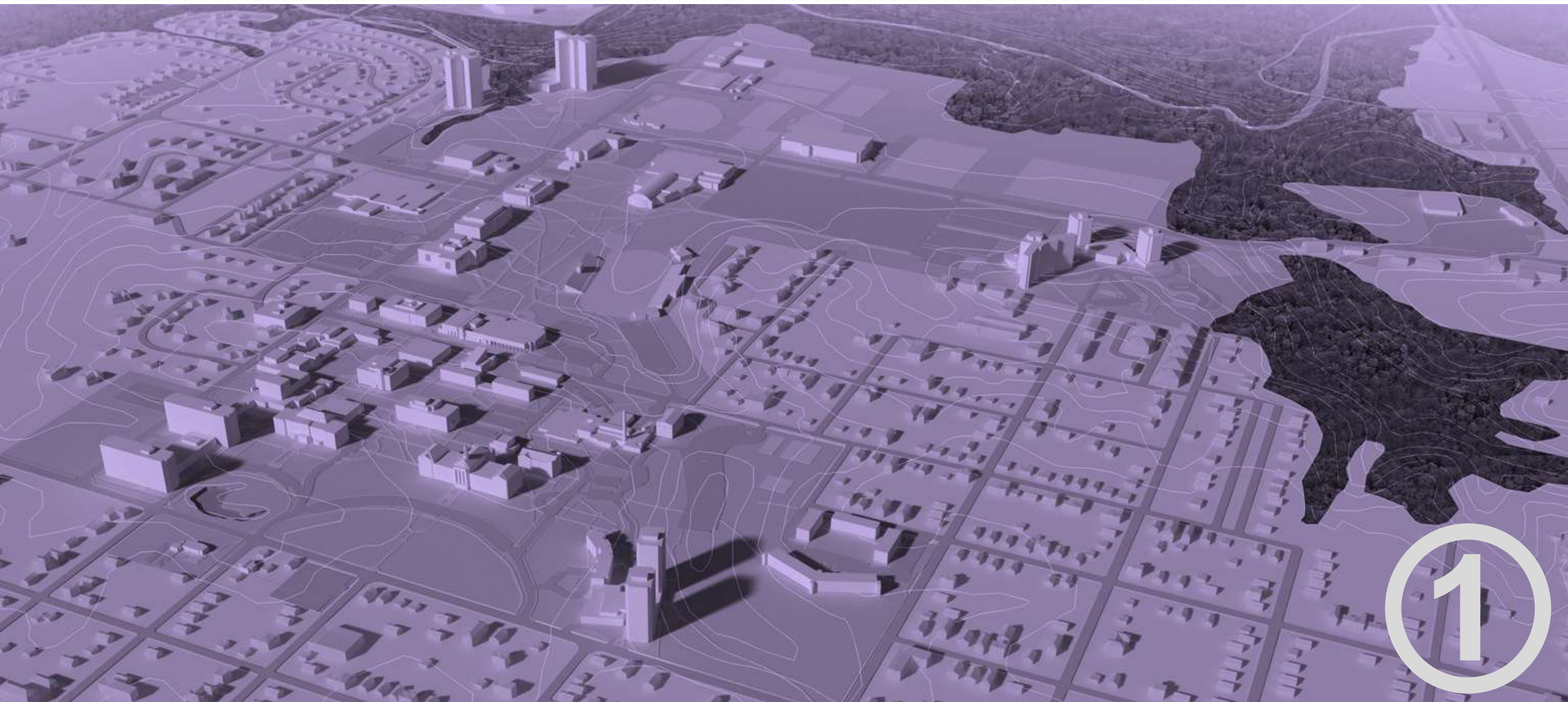


Bethany
Architect

Strategist / Adaptive Reuse

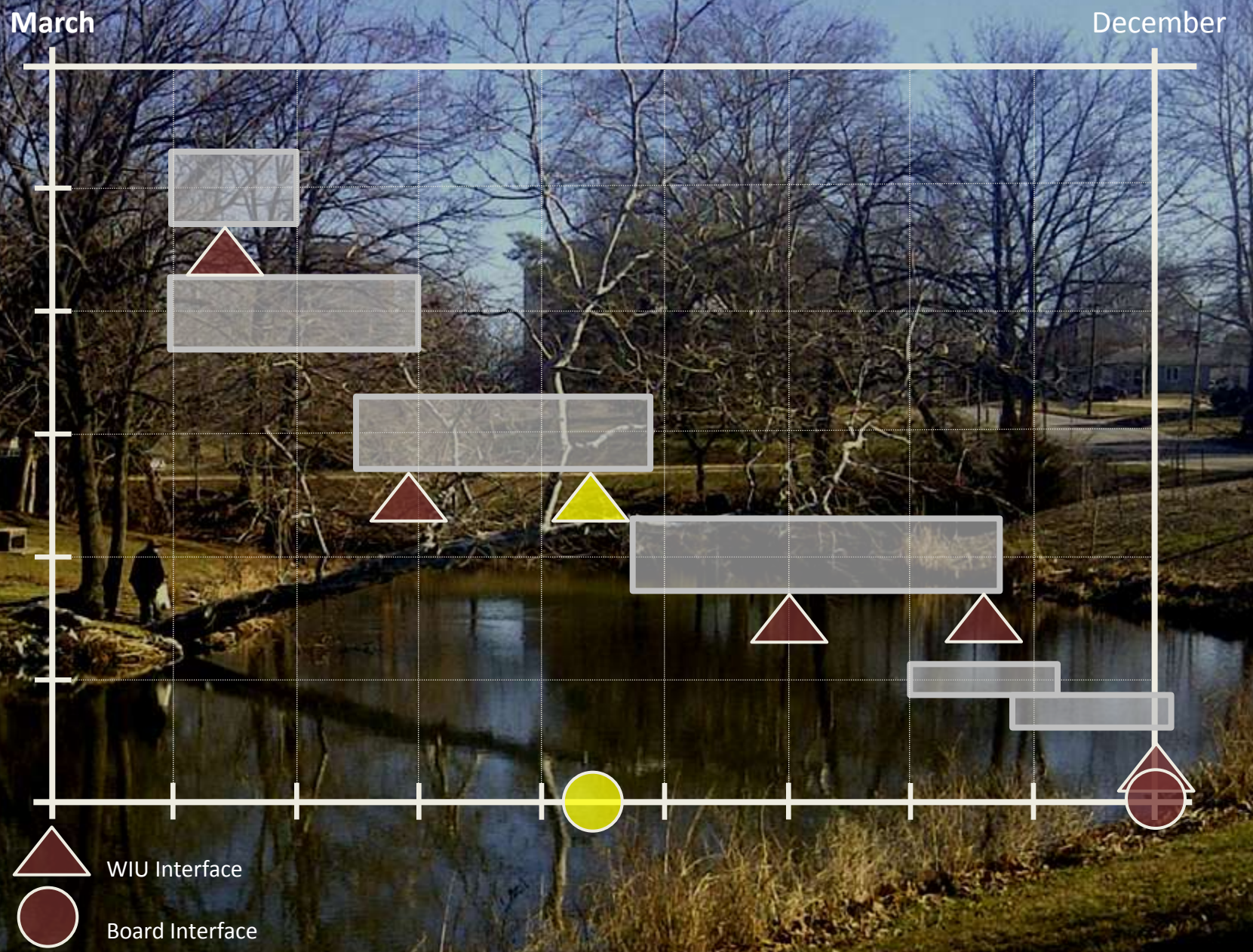


Schedule & Process



Schedule

PHASE II

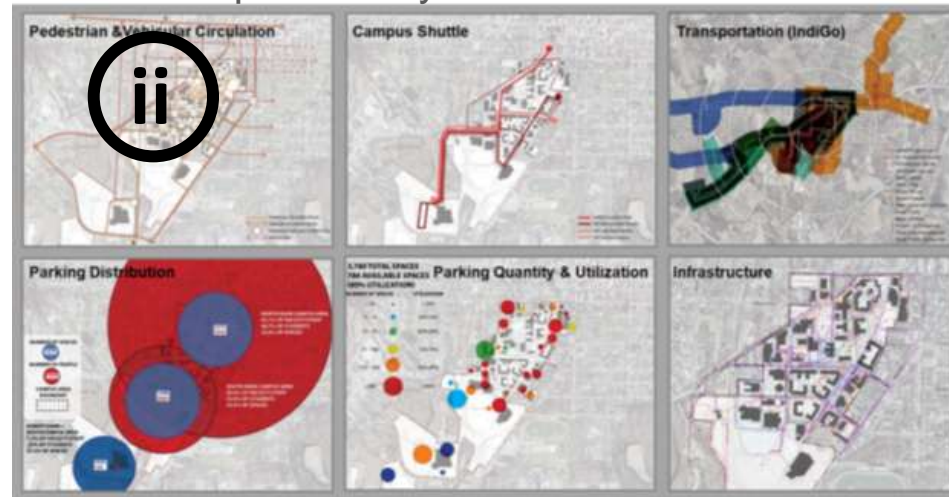


Master Planning Process

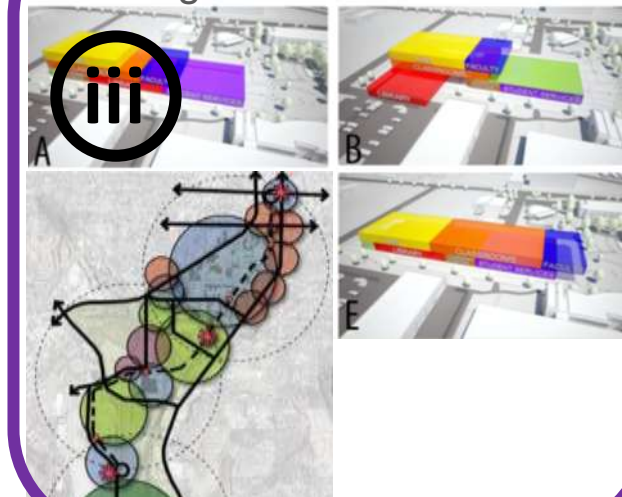
Validate Initiatives



Cross Discipline Analysis



Visioning



Updated Plan



Identify Priorities



Phasing and Cost Modeling

Project	Program Space	Class + Lab	Other Acad. Space	Support Space	Aux Space	Total
A Renovate Memorial Field House	SF			SF	SF	SF
B Renovate Johnson Hall as Safety Science	3,000	1,000				4,098
C Wayne Ave. Parking Phase II	4,736					4,736
D Renovate Folger Dining, New Entry to Crimson Event Center	3,911					13,566
E Replace Davis Hall and Demolish Foster	3,051					3,675
F Demolish Davis Hall		8,643	5,456			14,099
G Demolish Ackerman Hall						
H Eicher Building Repurpose for Storages/Archives						
I Renovate Stright Hall						
J Renovate Zink Hall						
K Renovate Sprowls Hall						
L Design and Build University Multi-cultural Center						
M Pierce Replacement Adjacent to						
Total	64,413	2,176	6,720	-	-	91,299

Classroom + Lab Space	Existing GSF	Proposed GSF
CNST Tech.	36,973	45,845
HVAC	7,694	25,362
Plumbing	-	522
Architecture	2,496	3,227
Civil	1,046	962
Mechanical Design	3,720	4,674
Electrical Tech.	-	10,670

Documentation - Implementation



Phase I – Updated Plan



Prioritized Action Items
Appropriate Graphics
Data Informed Metrics

	Today	2015
Total Campus Population	17,436	20,287
Student Headcount	15,900	18,500
Undergraduate	13,992	16,280
Graduate	1,908	2,220
Graduate Percentage	12%	12%
Faculty	751	874
Staff	785	913
Campus Area	272 ac.	272 ac.
Total Building GSF	3,377,356 gsf	4,874,564 gsf
Campus FAR	0.29	0.41
Academic GSF	2,347,939 gsf	3,423,272 gsf
Academic NASF/Student	97 nasf	120 nasf
Academic NASF	1,547,917 nasf	2,220,000 nasf
Residential Units	3,500	4,625
Residential GSF	1,029,417 gsf	1,451,292 gsf
Residential Ratio	0.22	0.25
Total Parking Spaces	5,789	6,740
Parking Ratio	3.01	3.01



Phase II – Identification of Priorities



- Project**
- (A) Renovate Memorial Field House
 - (B) Renovate Johnson Hall as Safety Science
 - (C) Wayne Ave. Parking Phase II
 - (D) Renovate Folger Dining, New Entry to Crimson Event Center
 - (E) Replace Davis Hall and Demolish Foster
 - (F) Demolish Davis Hall
 - (G) Demolish Ackerman Hall
 - (H) Eicher Building Repurpose for Storage/Archives
 - (I) Renovate Stright Hall
 - (J) Renovate Zink Hall
 - (K) Renovate Sprowls Hall
 - (L) Design and Build University Multi-cultural Center
 - (M) Pierce Replacement Adjacent to
 - (N) [Not explicitly defined in list]
 - (O) [Not explicitly defined in list]
 - (P) [Not explicitly defined in list]
 - (Q) [Not explicitly defined in list]
 - (R) Demolish R&P Office Building and Remediation
 - (S) New South Campus Academic Building
 - (T) Roundabout/Gateway @ Wayne
 - (U) Enhance Library Quad to Sutton
 - (V) Arboretum Phase III
 - (W) Crimson Line Phase II - Robertshaw to South Campus
 - (X) Crimson Line Phase III - Kovalchick Complex to Robertshaw
 - (Y) Roundabout/Gateway @ Oakland
 - (Z) 12th St. Roadway Extension - Kovalchick Complex to Maple
 - (aa) 11th St. Mall - Grant to Miller Stadium and Kovalchick Complex
 - (bb) [Not explicitly defined in list]
 - (cc) [Not explicitly defined in list]
 - (dd) [Not explicitly defined in list]

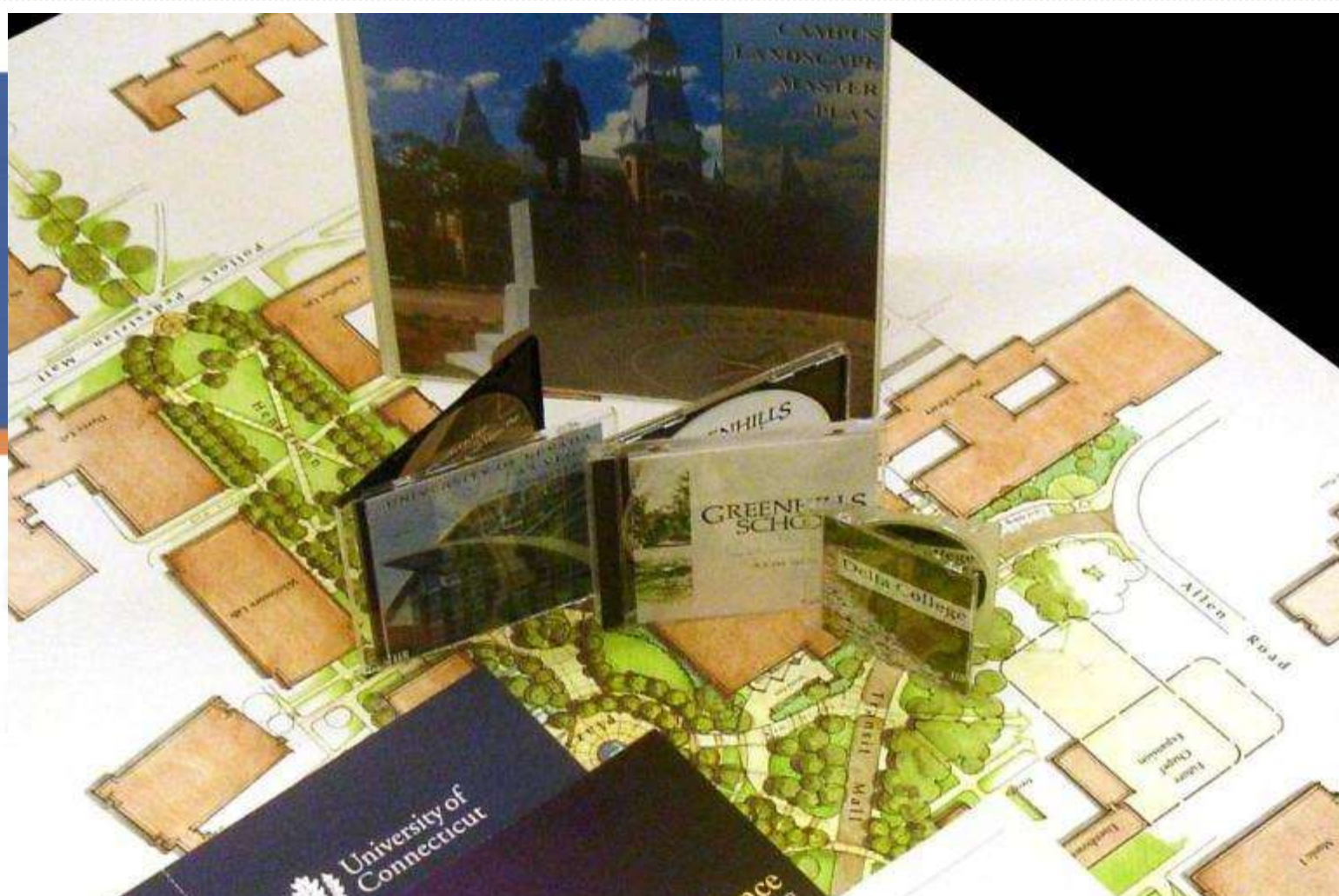


Phase II – Phasing, Cost + Implementation

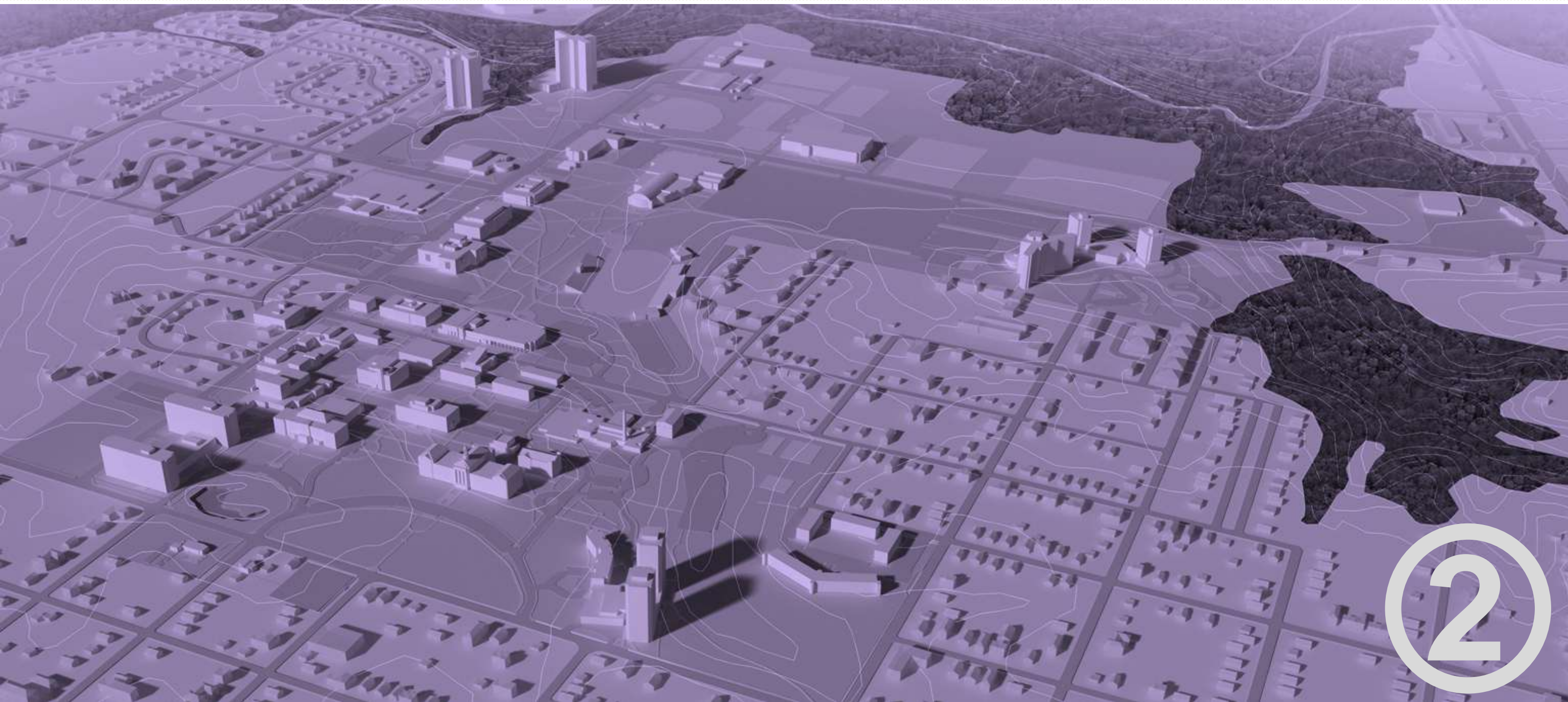
INITIAL PRIORITIES			
Project	Units	Est. Cost	Funds
01 Landscape improvements on DOT property		\$450,000	2,4
02 Vertical wind turbines on DOT property		\$150,000	2,3,4
03 Change one-way circulation to two-way		Not Available	1,4,5
04 Deferred maintenance		Not Available	1
05 Short-term space for IT, support services + staff		Not Available	1,5
06 Construct classroom building "C"	75,000 (SF)	\$20,400,000	1,2,3,4,5
07 Central plant for south side of campus		\$3,200,000	3
08 Geothermal for building "C"		\$1,125,000	3
09 Site work and additional parking for building "C"		\$1,500,000	1,2,3,4,5
SECONDARY PRIORITIES			
10 Construct facilities/IT building "E"	45,000 (SF)	\$9,720,000	1
11 Renovate building 10 for data center	22,000 (SF)	\$3,850,000	1
12 Removal of buildings 59,113,25,20		\$1,300,000	1,4,5
13 Renovate building 60 for student use	6,500 (SF)	\$1,000,000	1



Phase II – Presentation + Delivery



Stakeholder Feedback



2



Diverse Perspectives

- Campus Open Forums at University Union
- Community Open Forums at City Hall
- Student Open Forums
 - Thompson Dining Hall
 - Lincoln-Washington Dining Hall
 - University Union
- Council on Campus Planning and Usage
- Executive Committee
- Governance Groups
- President's Leadership Team
- Steering Committee
- Focus Groups:
 - Representatives from Admissions
 - Representatives from GoWest
 - Representatives from Housing & Dining
 - Representatives from Landscape Maintenance
 - Representatives from Parking Services
 - Representatives from Public Safety
 - Representatives from the Registrar



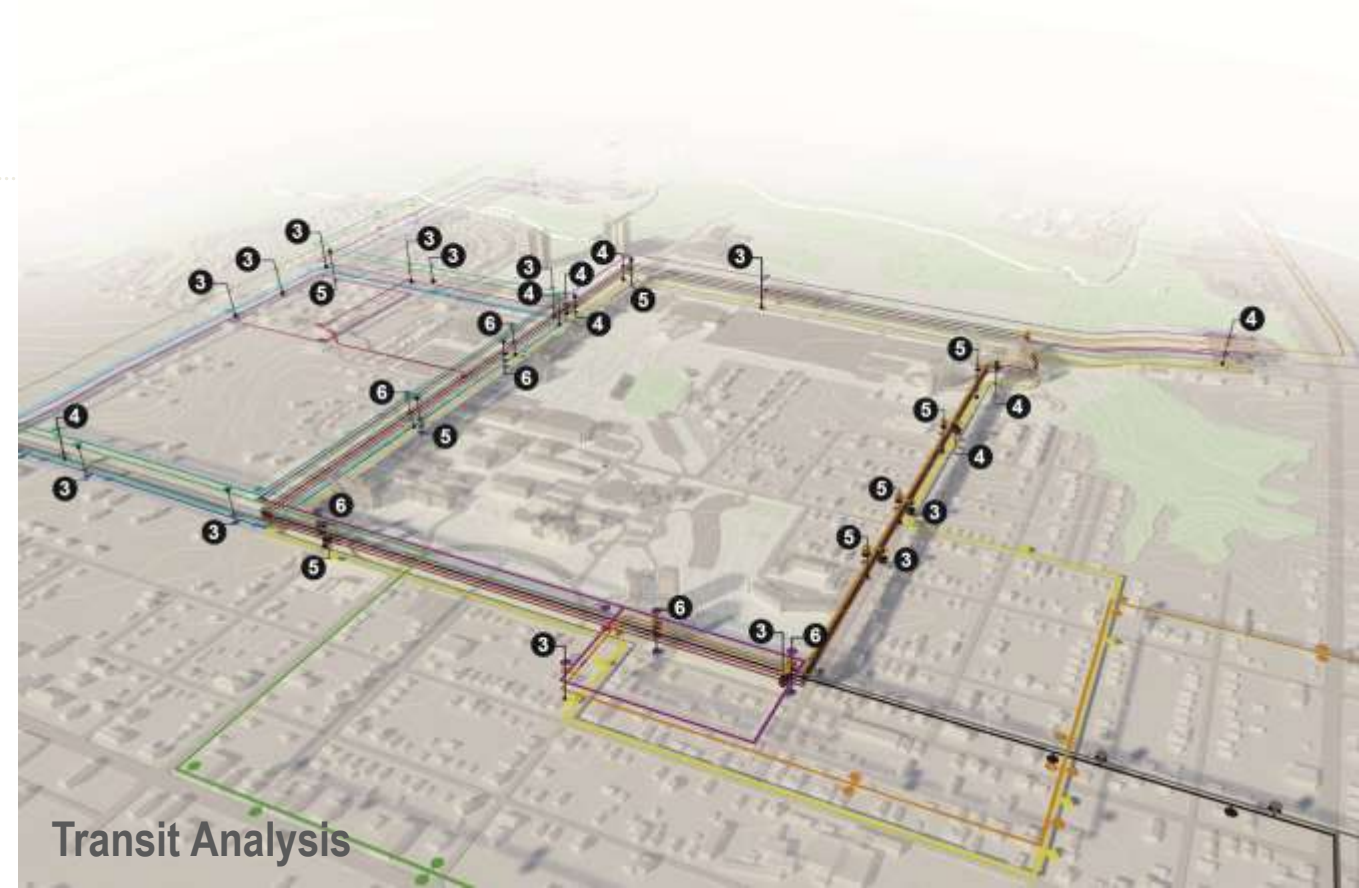
Thoughtful Input

Circulation

- Alleviate congestion on Western Avenue.
- Make all roadways more pedestrian and bike friendly.
- Improve pedestrian connectivity across campus.
- Address ADA issues.
- Collaborate with City on transit initiatives.

Parking

- Provide increased parking for the Union and PAC.



r community

SERVICES

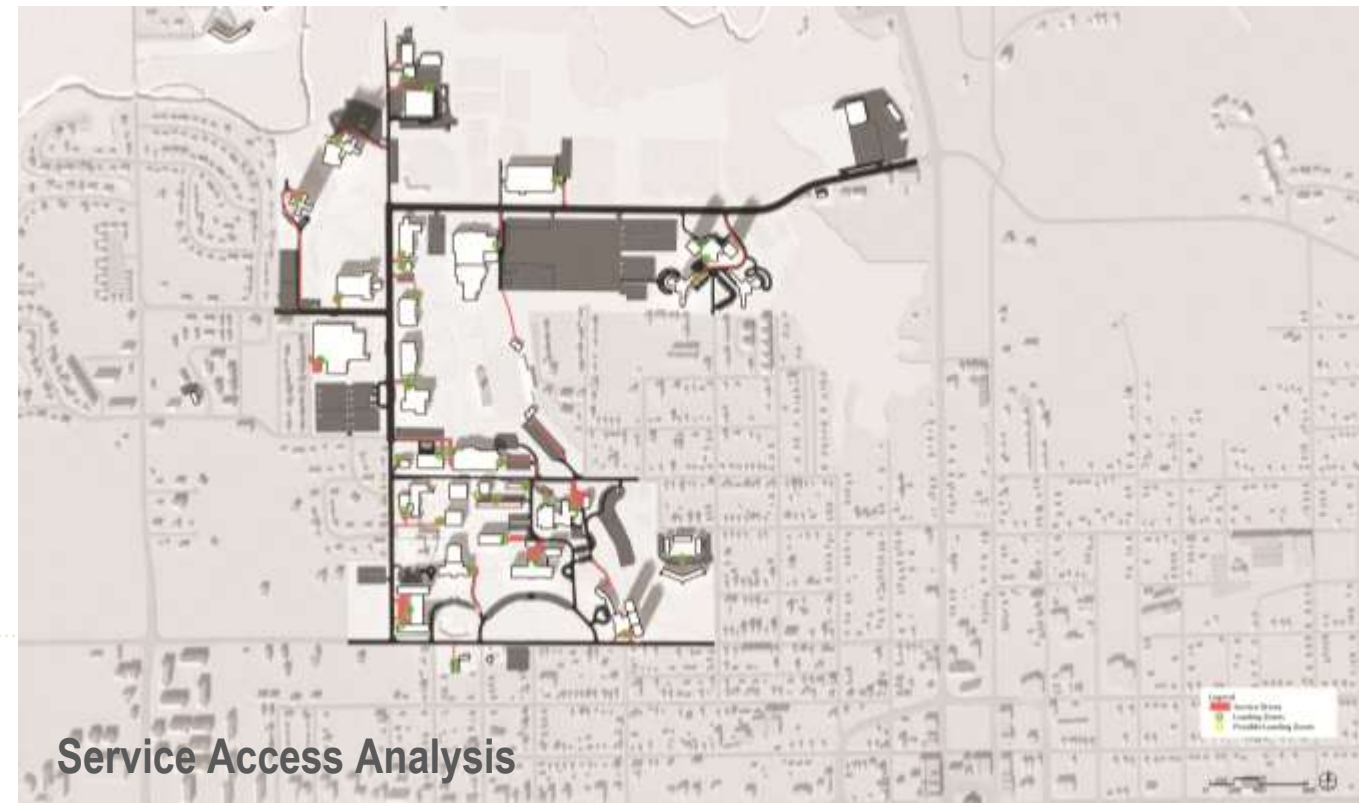
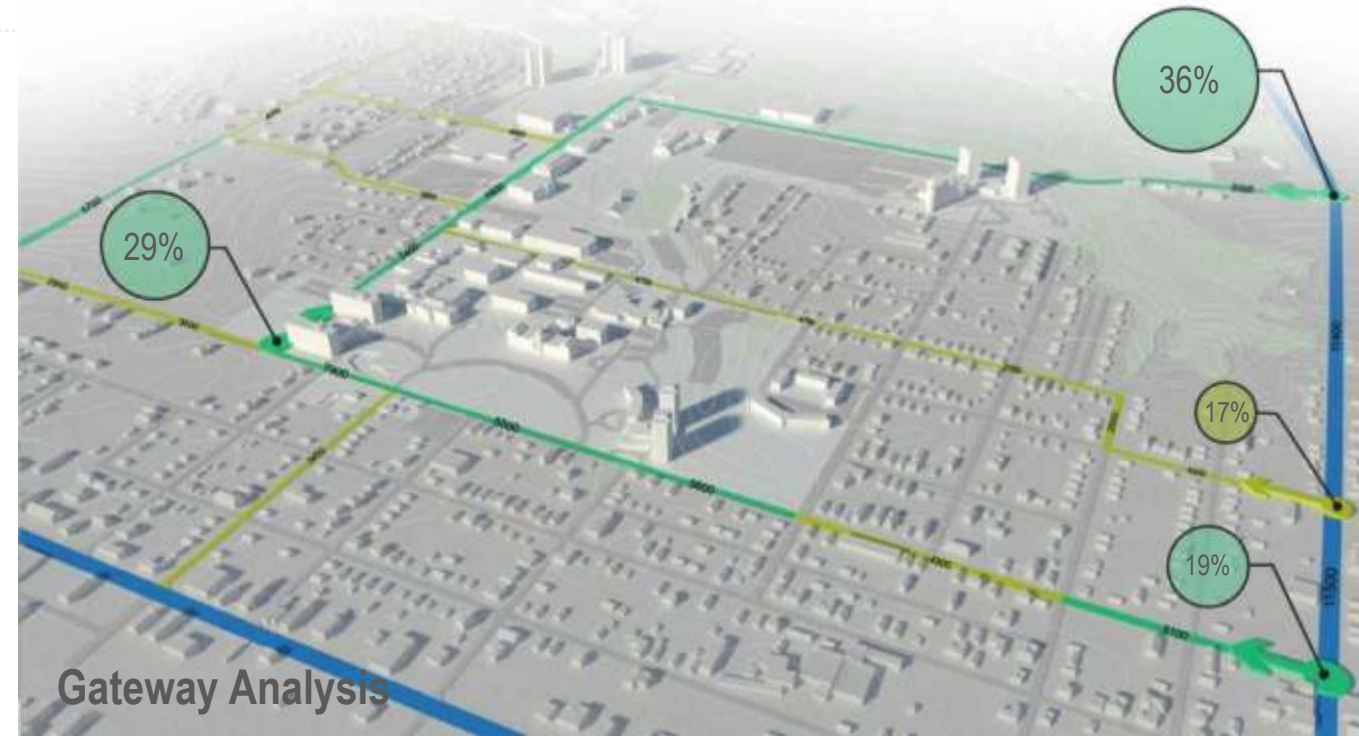
Thoughtful Input

Landscape Enhancements

- Identify and Enhance WIU gateways.
- Provide more outdoor gathering space.
- Enhance the 'Legacy Walk'.
- Preserve existing mature trees.
- Buffer service zones.

Building Initiatives

- Modernize academic facilities.
- Incorporate gathering space into all buildings.
- Increase natural light into classrooms



• Address maintenance issues

Guiding Principles

- 1 Enliven the Academic Environment.
- 2 Enhance the Student Experience.
- 3 Strengthen Campus Identity.
- 4 Engage the Strategic Enrollment Plan.
- 5 Develop Visionary, yet Implementable Strategies.

An Updated Plan in Progress...



"And that's how you make a peanut-butter sandwich."

THE NEW YORKER, NOVEMBER 23, 2009



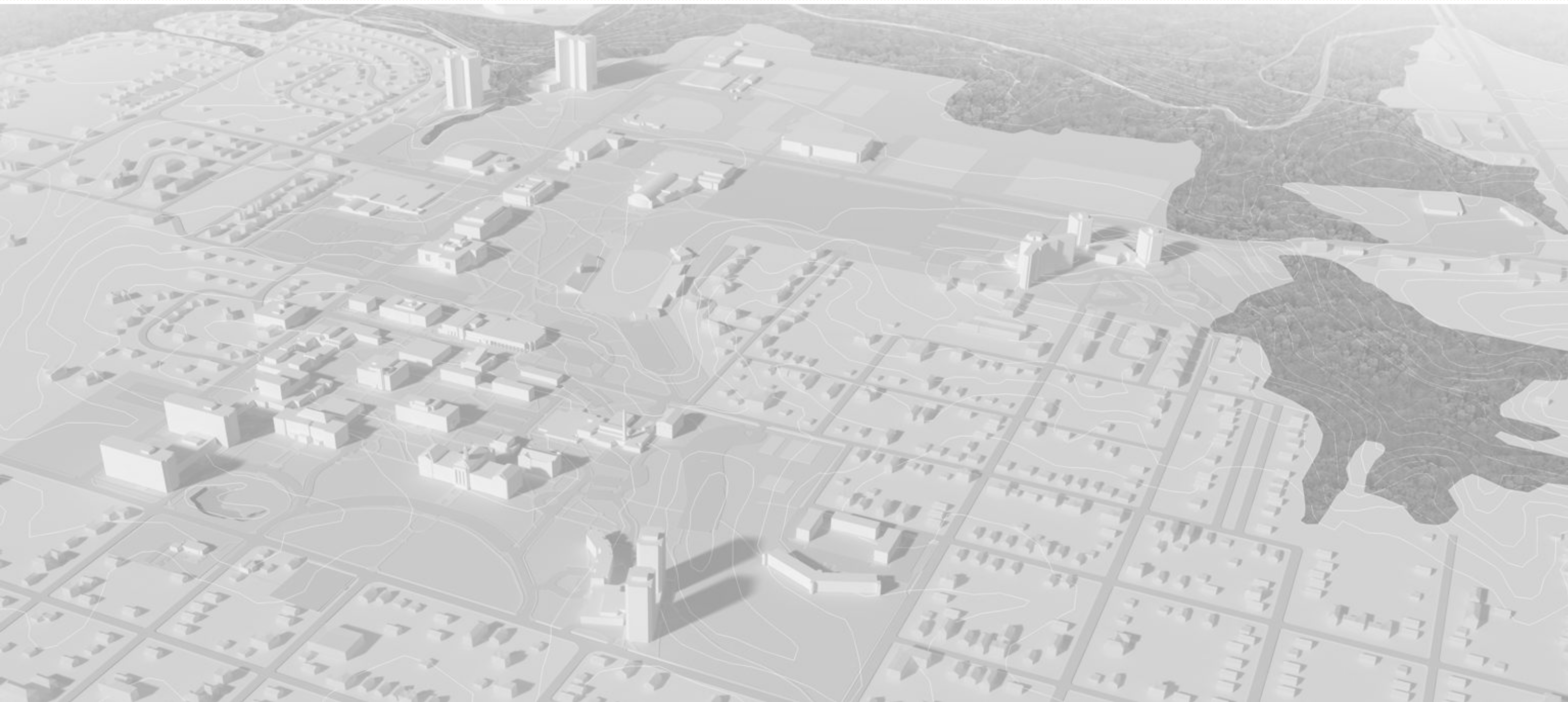
Action Projects

- 1 Visitors Center
- 2 University Gateways
- 3 Landscape Enhancements
- 4 Streetscape Redevelopment
- 5 Strategic Building Renovations

3



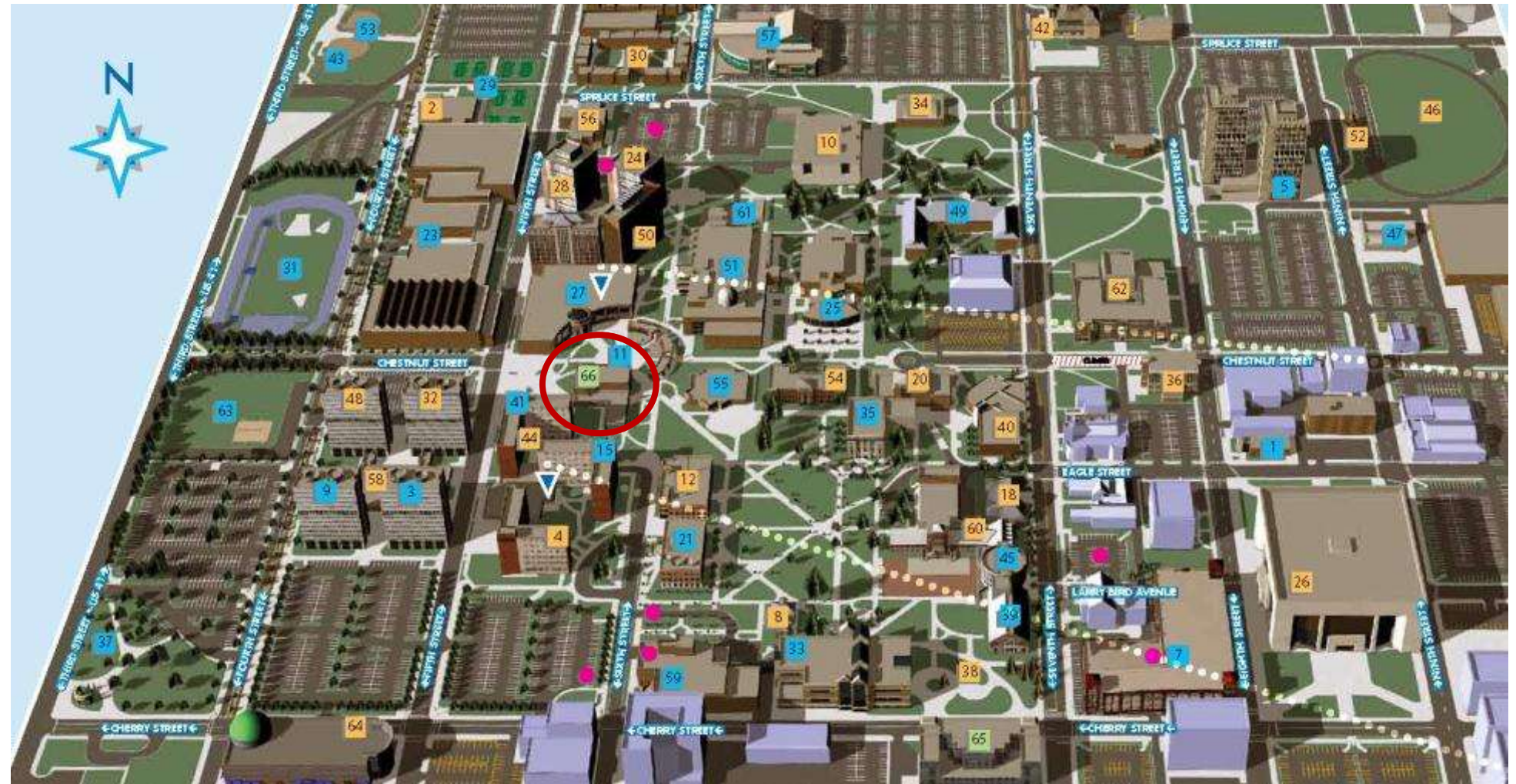
Visitors Center



Case Study - Indiana State

University Welcome Center under Construction across from Student Union

- Admissions Office
- Financial Aid Office
- Registration Office
- Orientation Begins



Case Study - Wichita State University

New “Front Door” to Campus

- 100-Seat Auditorium
- Interactive Displays Highlighting History
- Campus Tours
- Office of Admissions



Case Study - St. Cloud State

University

Acts as Connection between Town and Gown

- Public – Private Partnership
- Integrated with Bookstore
- Central Minnesota Small Business Development Center
- Admissions
- Campus – Community Exhibition Space



What Are the Challenges?

VISITORS CENTER



High Traffic Speeds along I-67



Limited Visibility due to Vegetation

What Are the Challenges?

VISITORS CENTER



Views to Adjacent Commercial



Large Expanse of Asphalt

**RESULTS IN: AN UNINSPIRING FIRST
IMPRESSION**

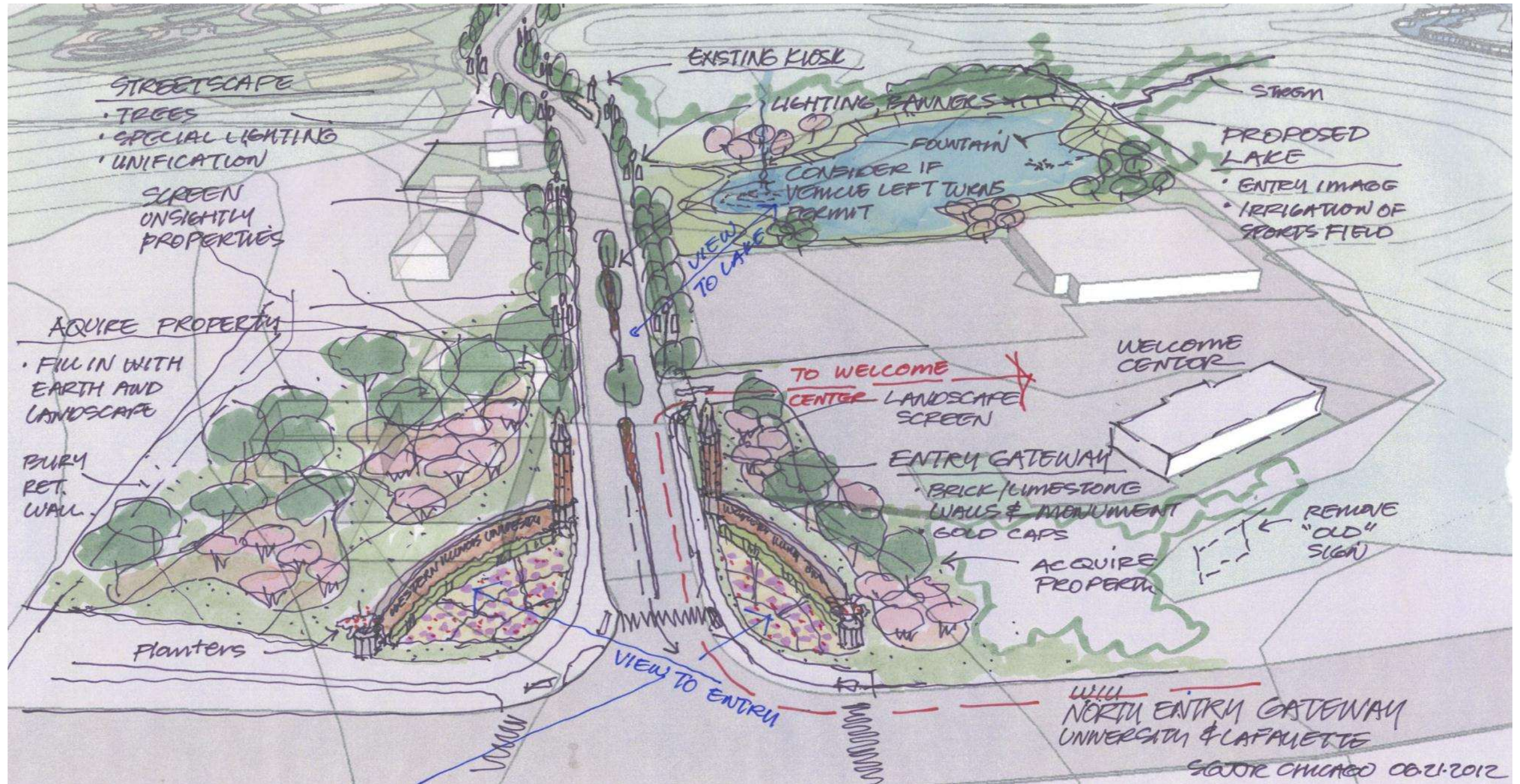


Visitors Center Opportunities

Diagram



Visitors Center Concept



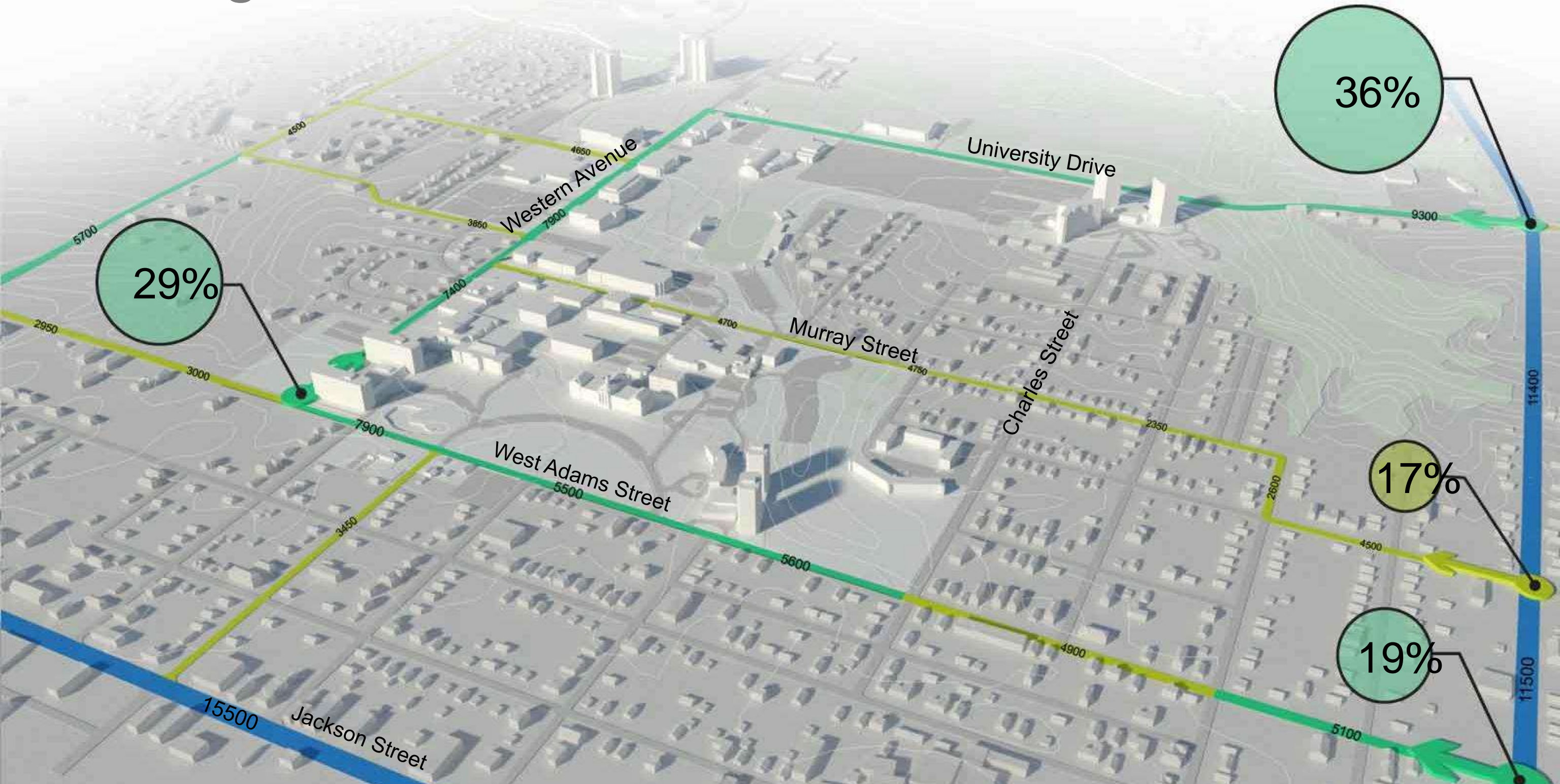
Visitors Center Concept



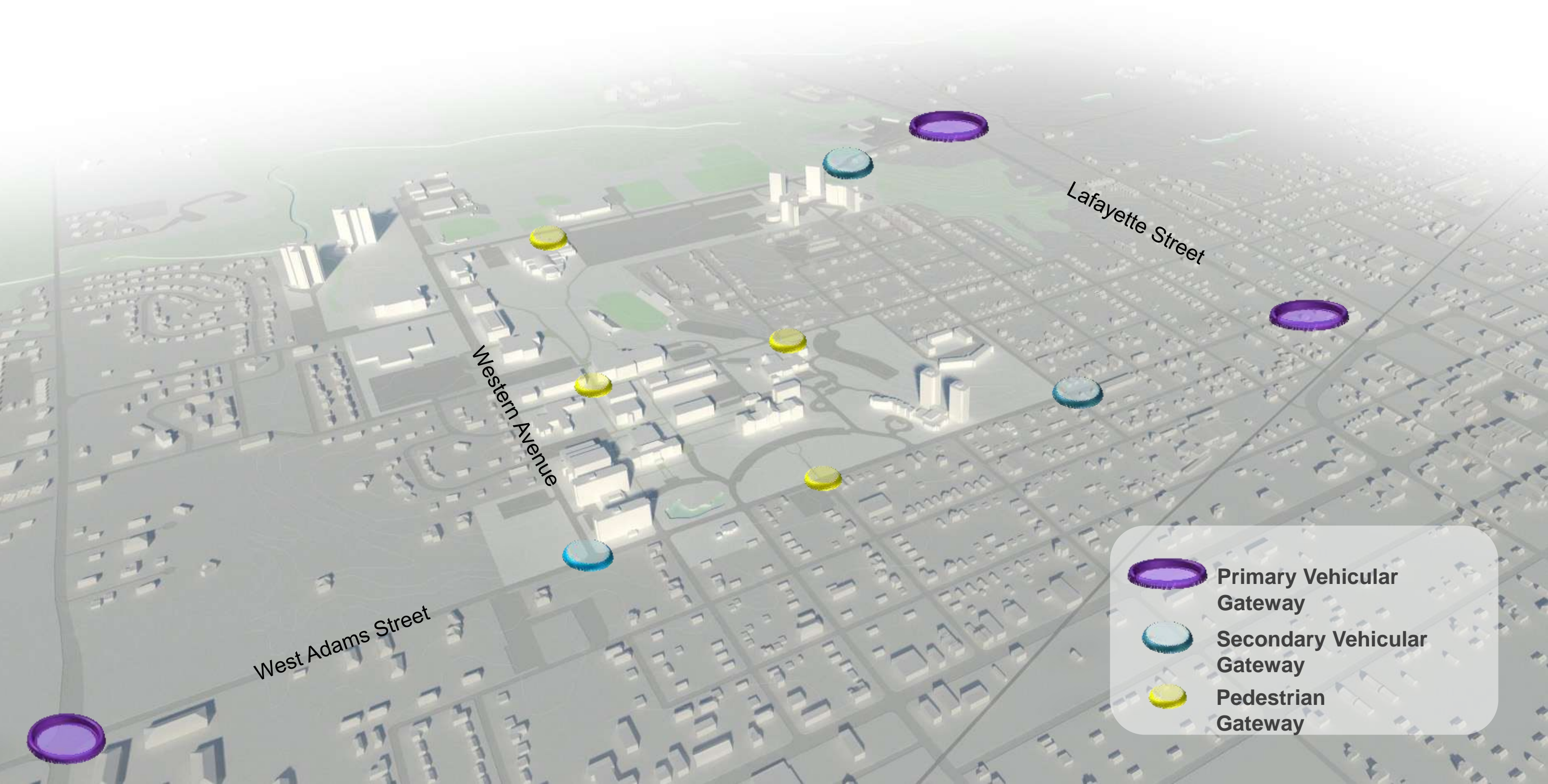
University Gateways





Existing Traffic Patterns

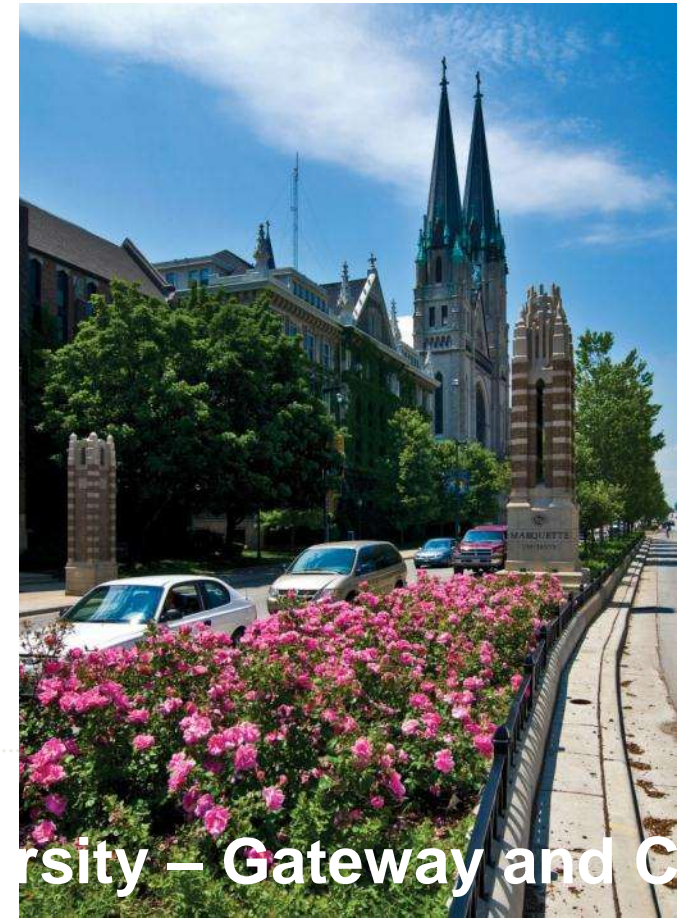


Hierarchy of Gateways

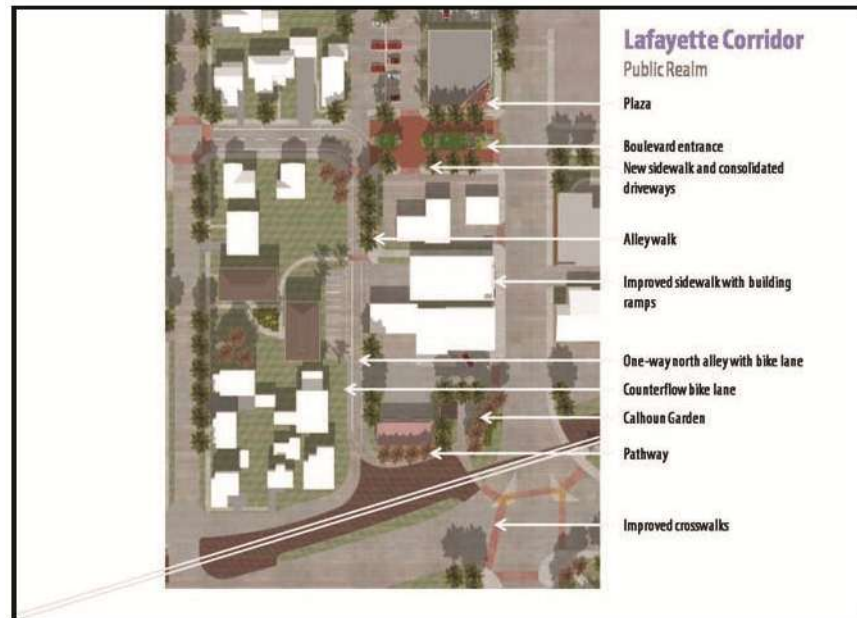


-  **Primary Vehicular Gateway**
-  **Secondary Vehicular Gateway**
-  **Pedestrian Gateway**

Make Your Presence Known



Collaborate with the City

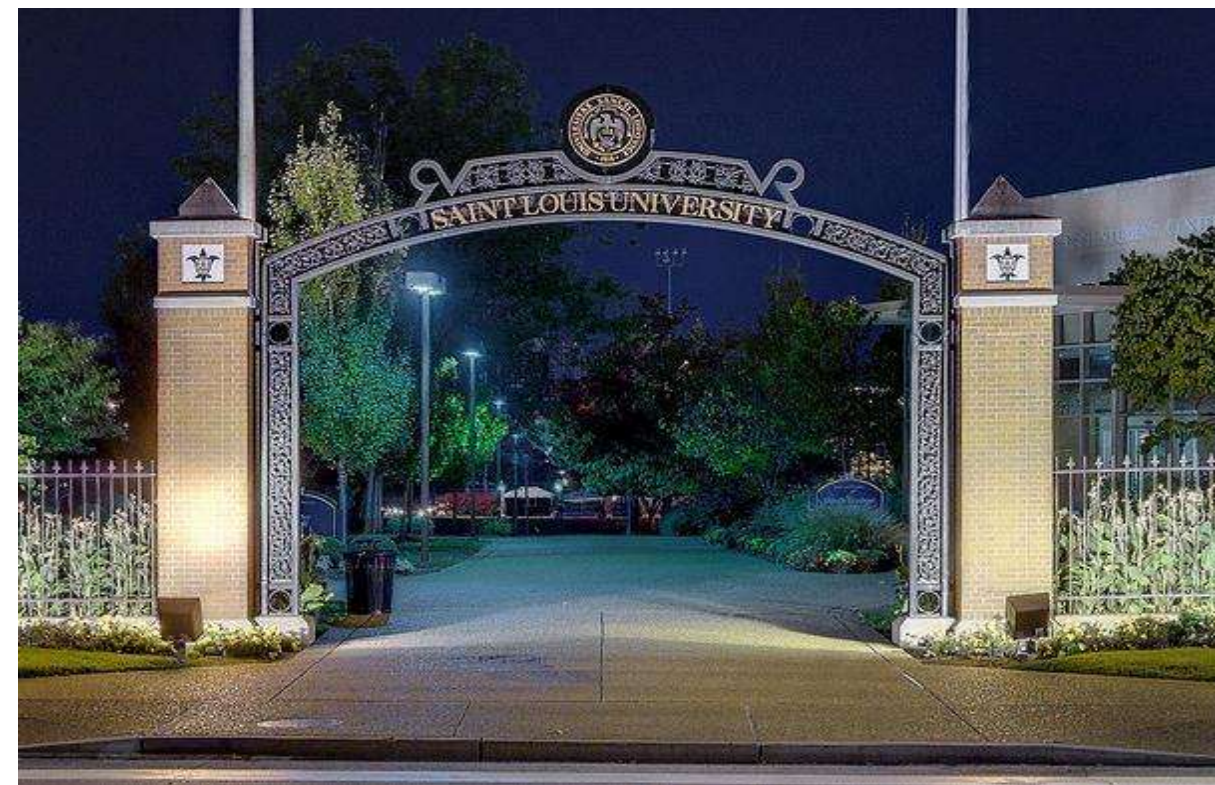


Engage the Pedestrian

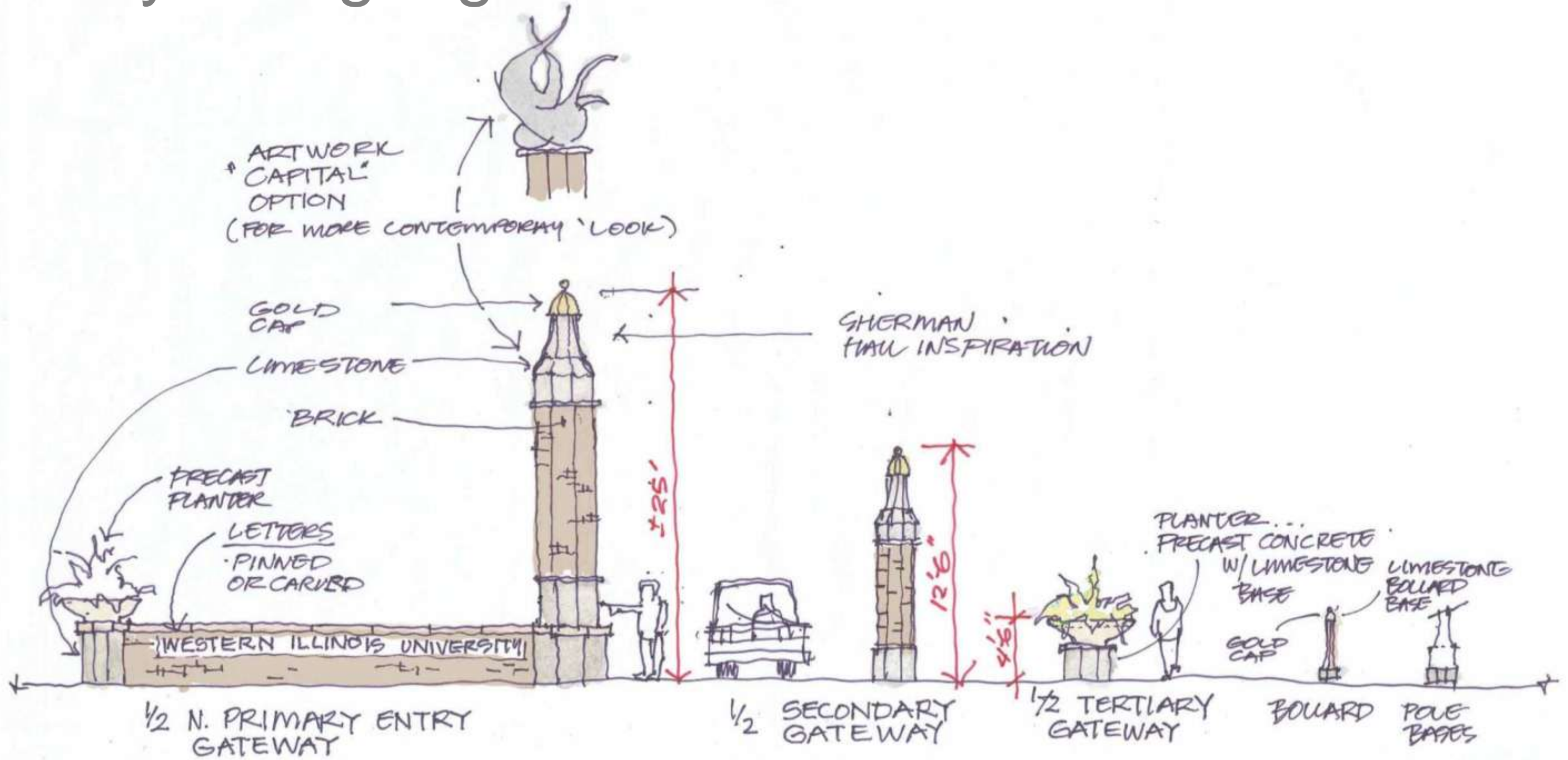


Kent State University – Campus Gateway

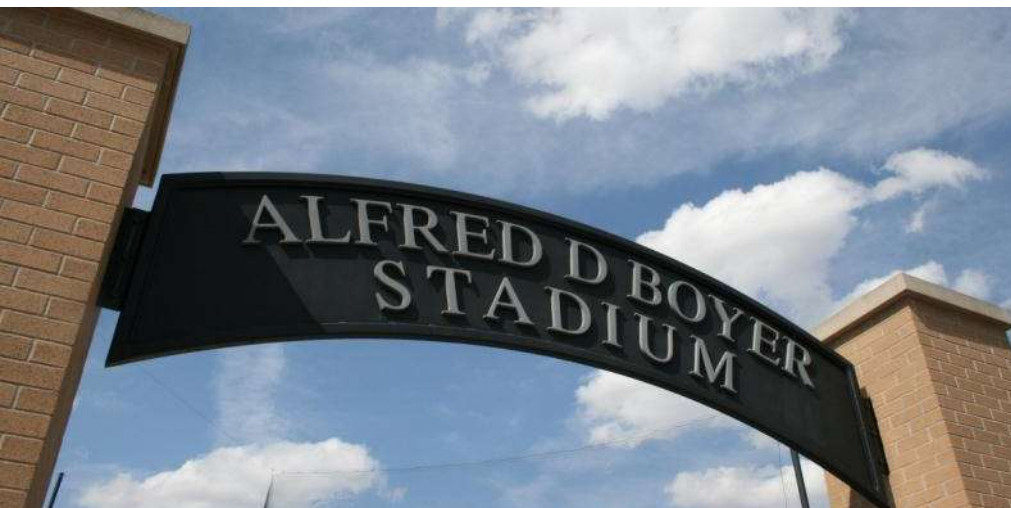
Gateway Typology



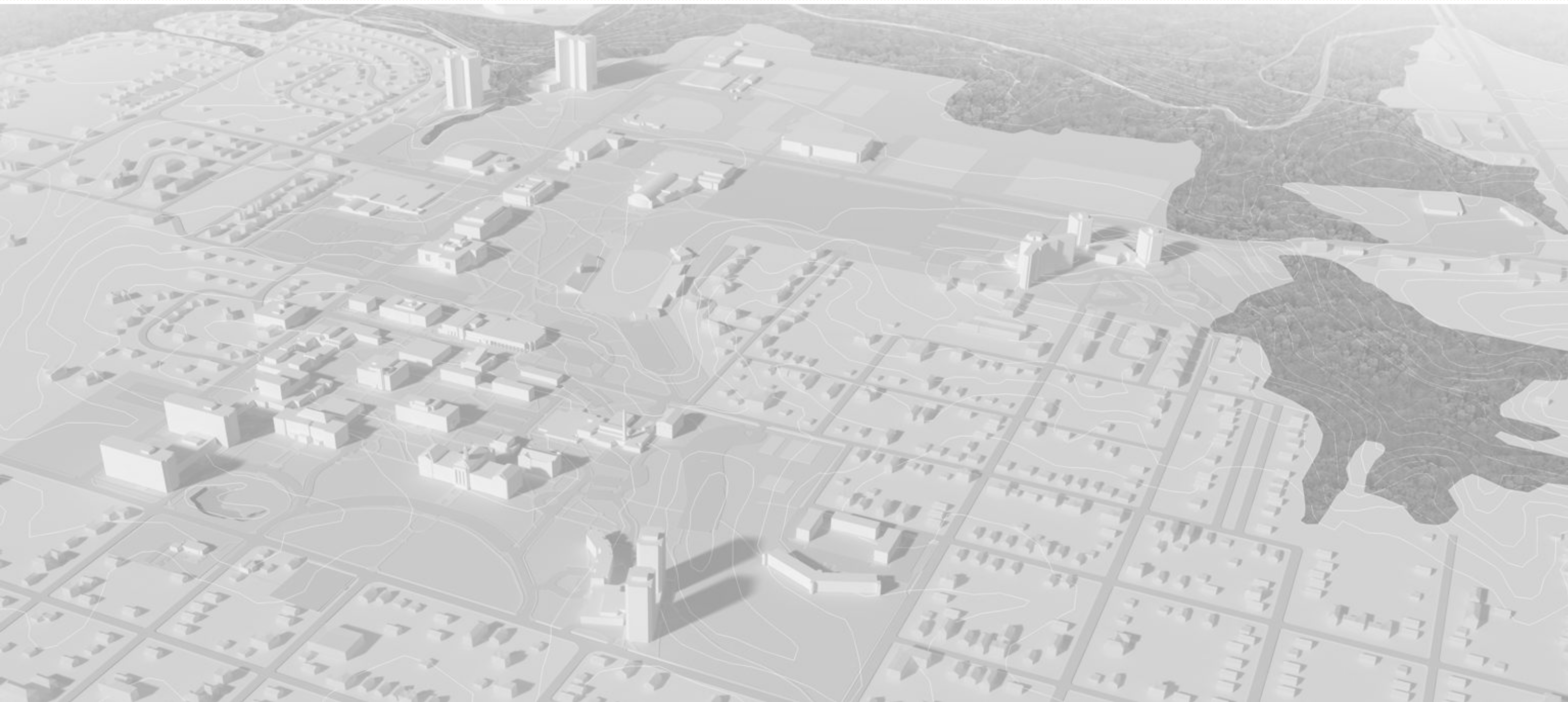
Family of Signage



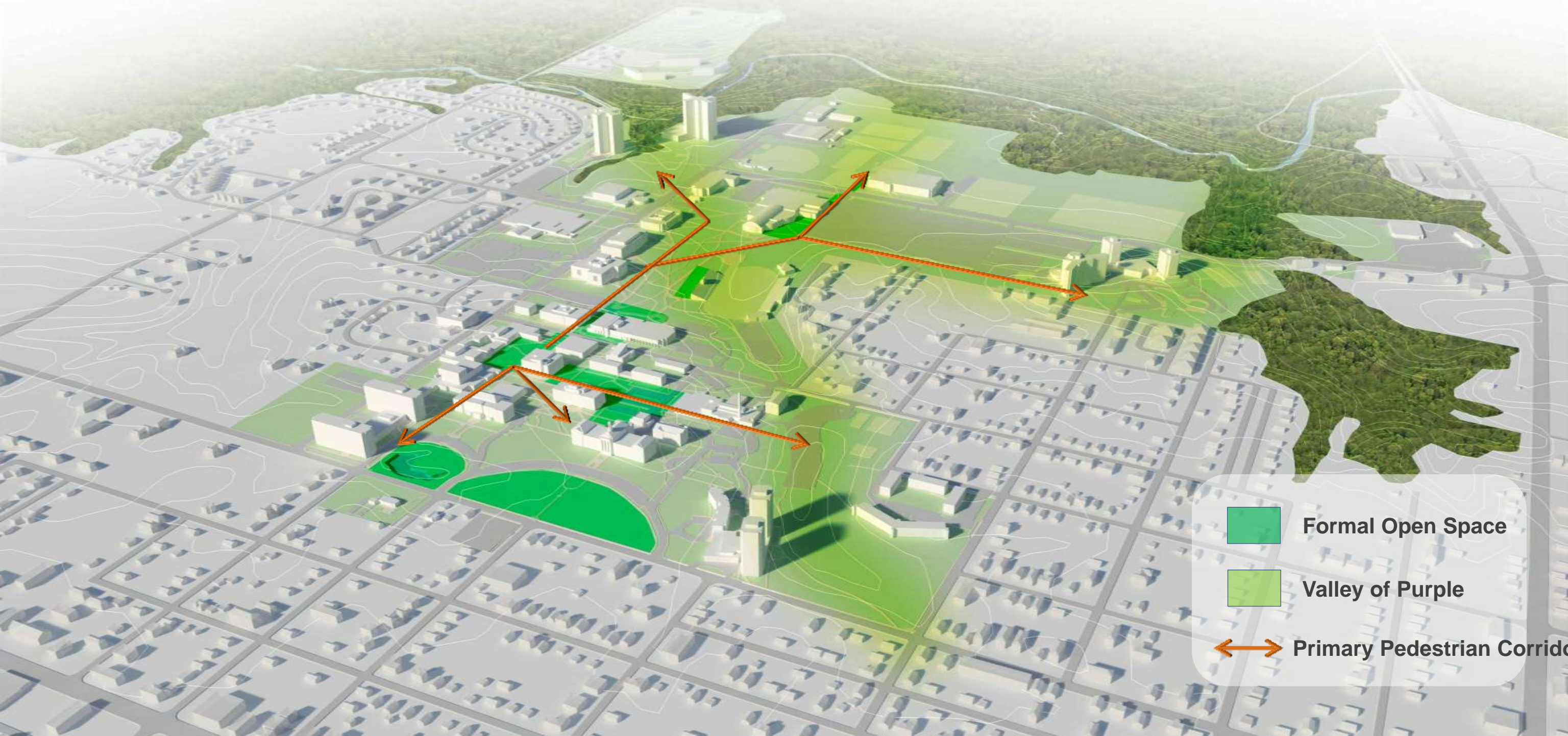
Multiple Personalities

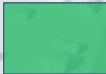
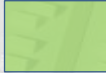



Landscape Enhancements



Open Space Framework



-  Formal Open Space
-  Valley of Purple
-  Primary Pedestrian Corridor

What Are the Challenges?

SCULPTURE QUAD



Parking Interrupts Open Space



Indirect Sidewalk Connections

RESULTS IN: AN UNDERUTILIZED



Campus Gathering Spaces



GOAL: Create an enlivened open space within the center of the historic



Pedestrian Corridors

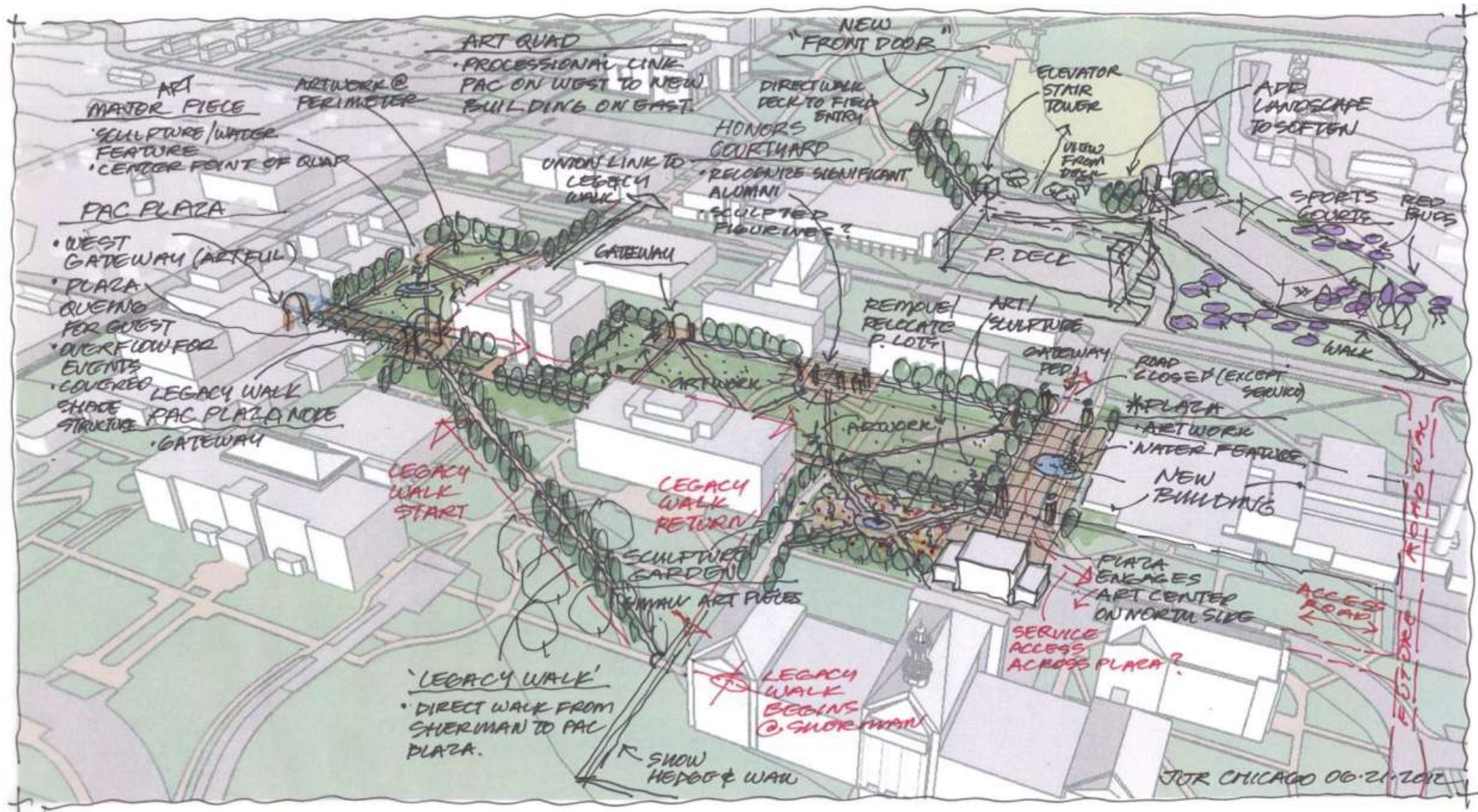


GOAL: Accentuate primary pedestrian corridors with site furniture and landscaping

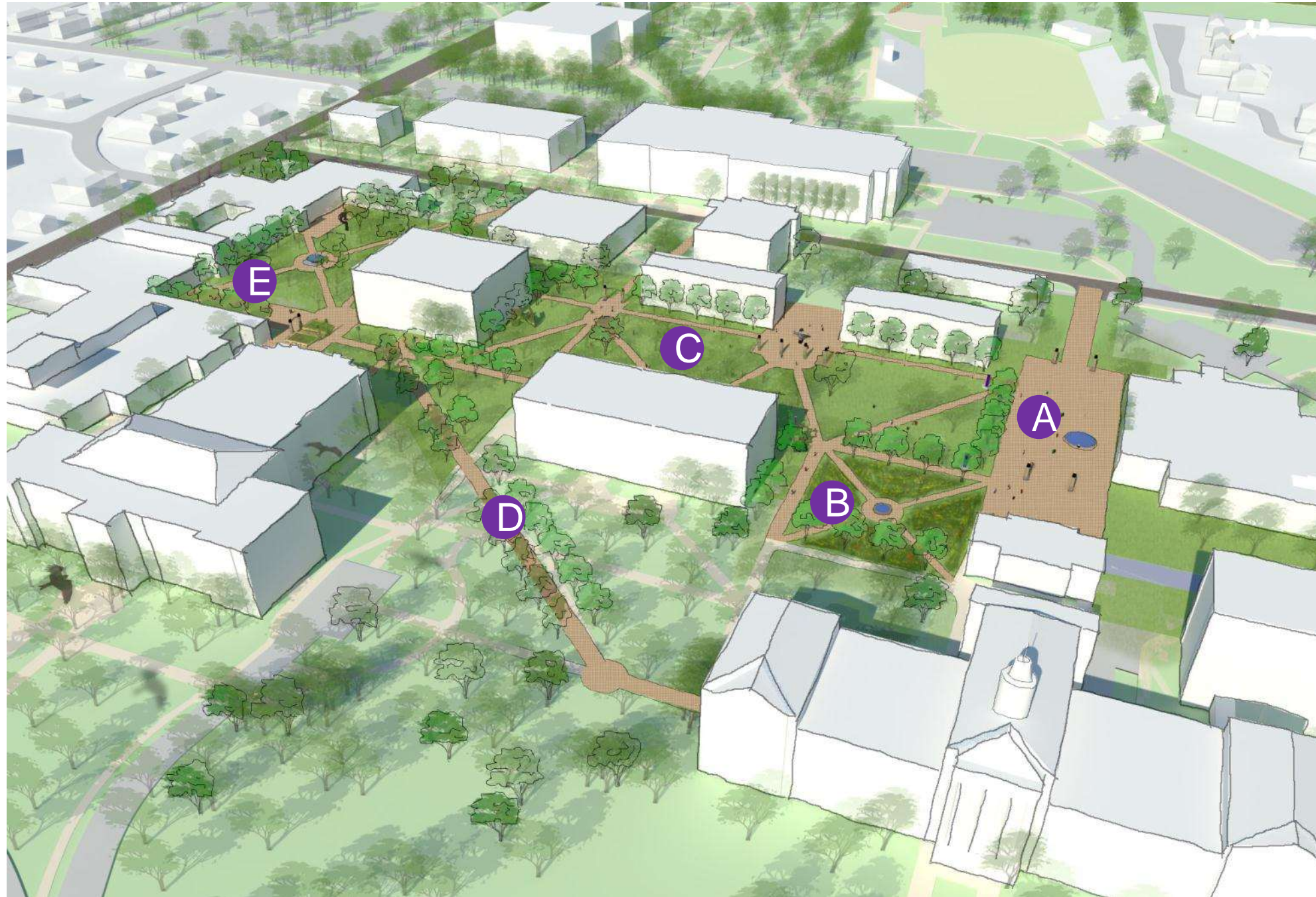
encourage students to linger.



Sculpture Quad Concept



Sculpture Quad Concept



What Are the Challenges?

VARSITY PLAZA



Asphalt Abuts Western Hall



Lacks a Dynamic Entry to Stadium

***RESULTS IN: AN UNMEMORABLE ATHLETIC
EVENT EXPERIENCE***



Athletic Placemaking



GOAL: Develop a memorable outdoor space that will serve athletic events, graduation, and Discover Western.



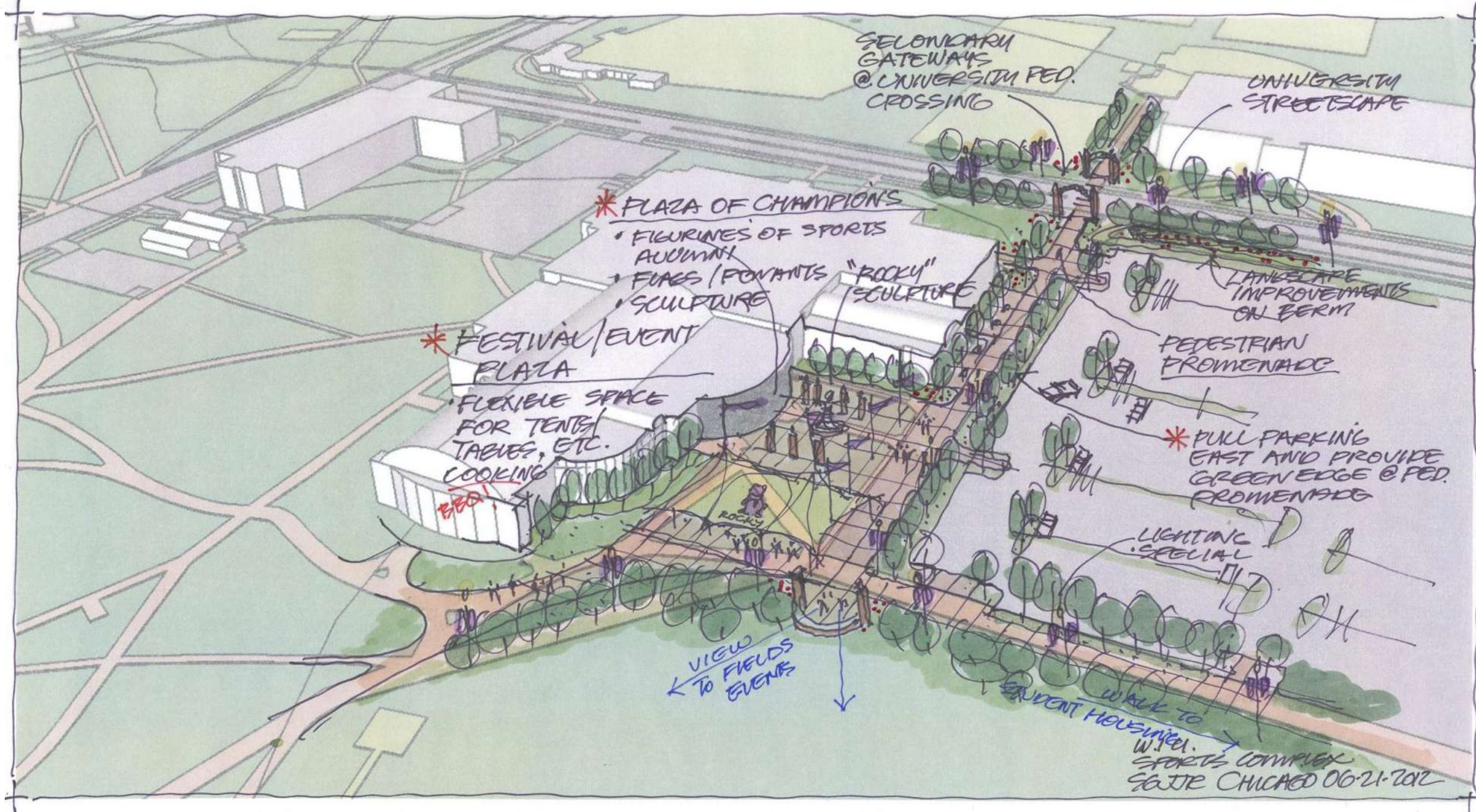
Parking Lot Enhancement | Bicycle Integration



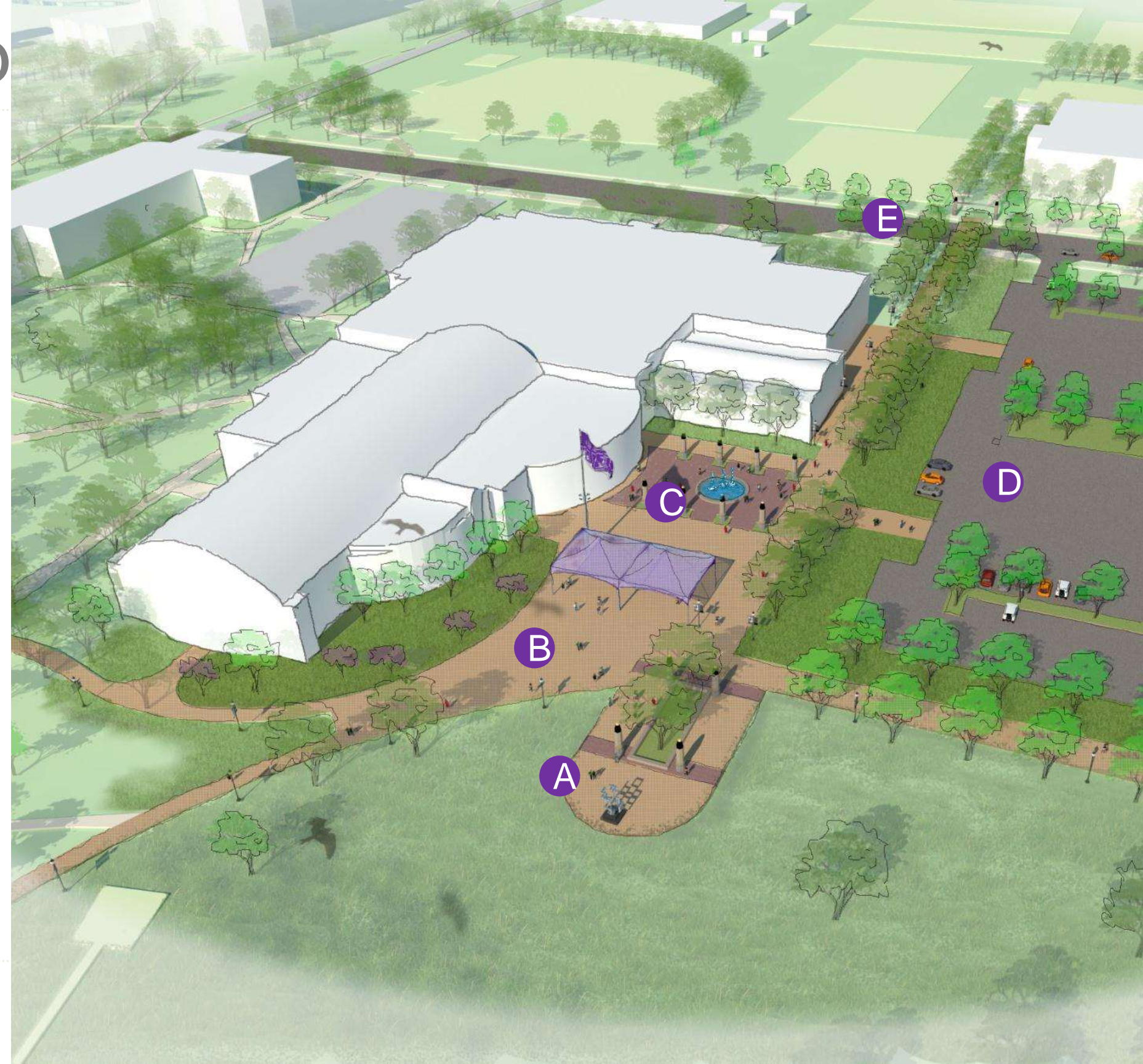
GOAL: Transform Q Lot into a sustainable, aesthetically pleasing parking



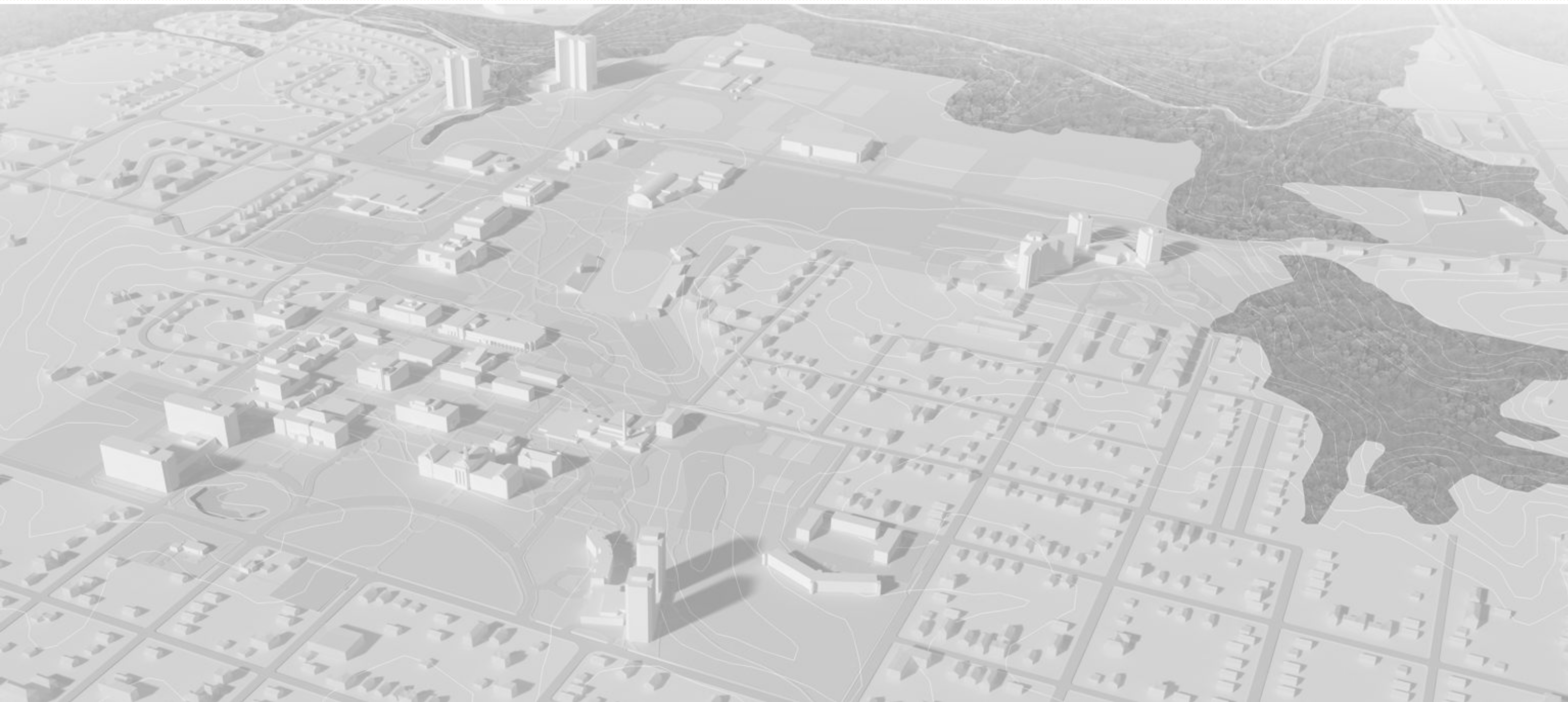
Varsity Plaza Concept



Varsity Plaza Concept



Streetscape Redevelopment



What Are the Challenges?

WESTERN AVENUE



Congestion – Buses, Cars, Bikes, People, Undefined Bus Stops



What Are the Challenges?

WESTERN AVENUE



Brief Intervals of Heavy Traffic



Minimal Landscape Treatment

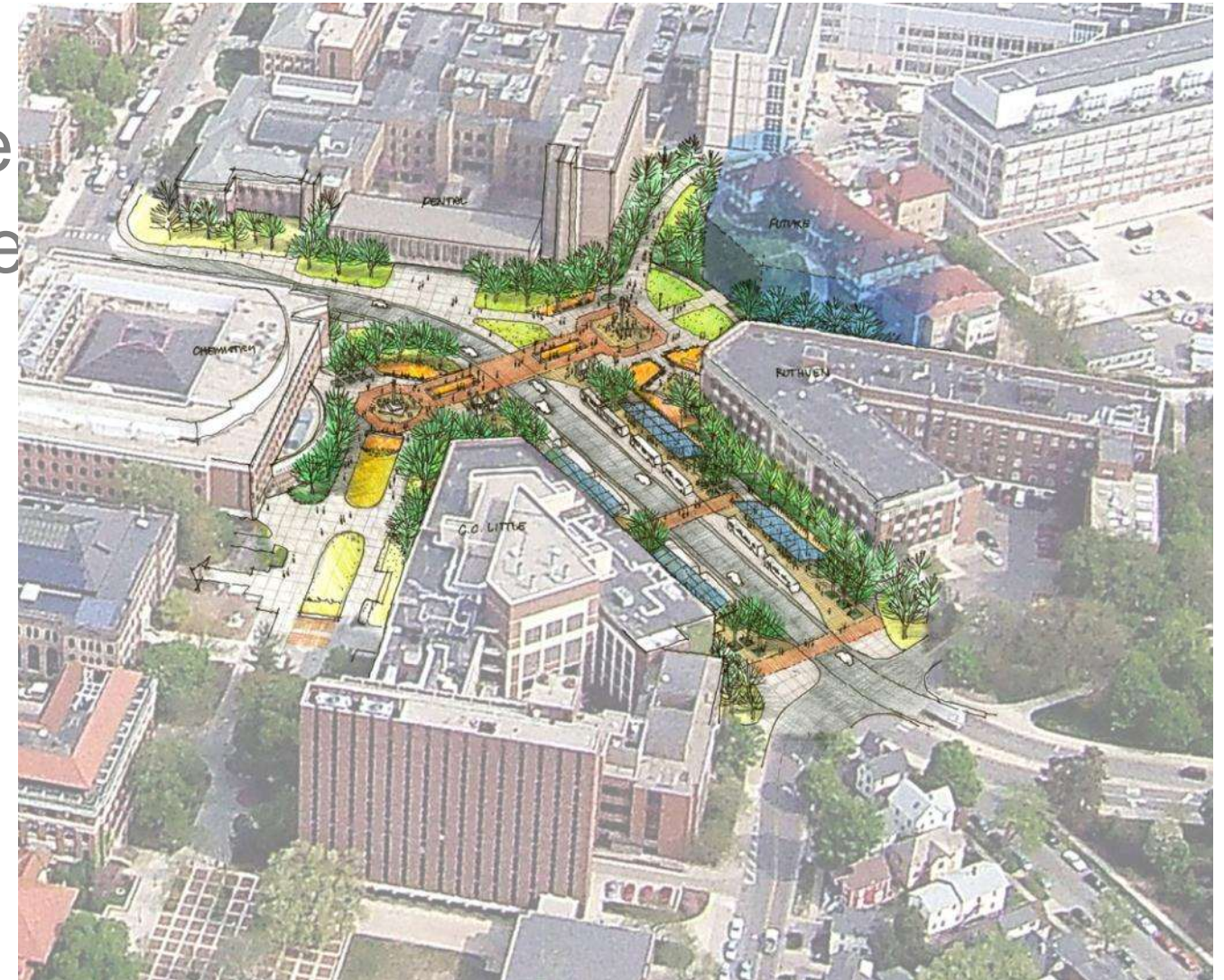
***RESULTS IN: AN UNCOMFORTABLE
EXPERIENCE FOR ALL USERS***



Streetscape Enhancement Opportunities

Principles for Success:

- Defined zones for each mode
- Consistent landscape treatment
- Easily identifiable bus stops
- Jaywalking minimized

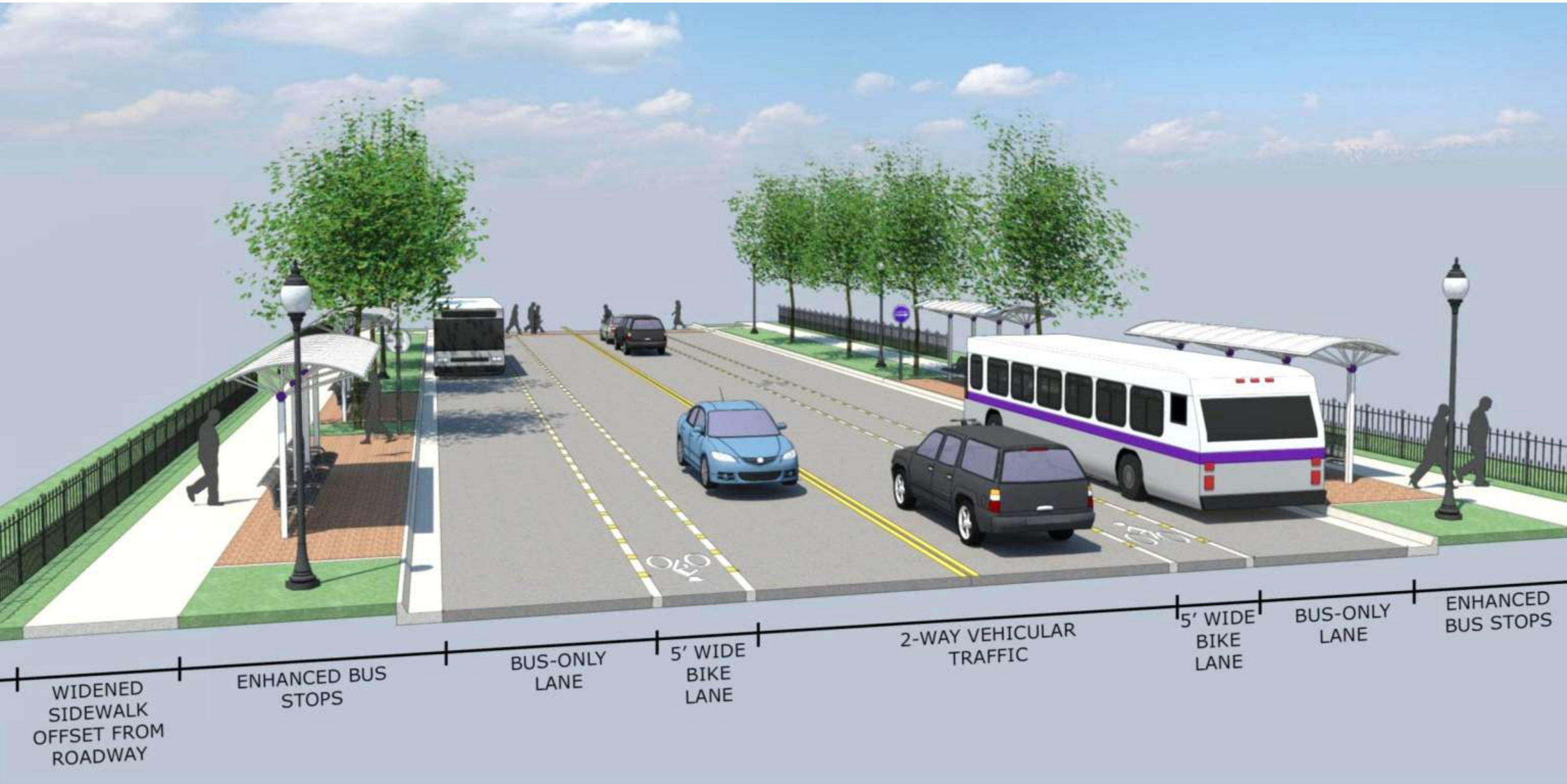


GOAL: *Create a safe and attractive streetscape that accommodates all modes of transportation.*

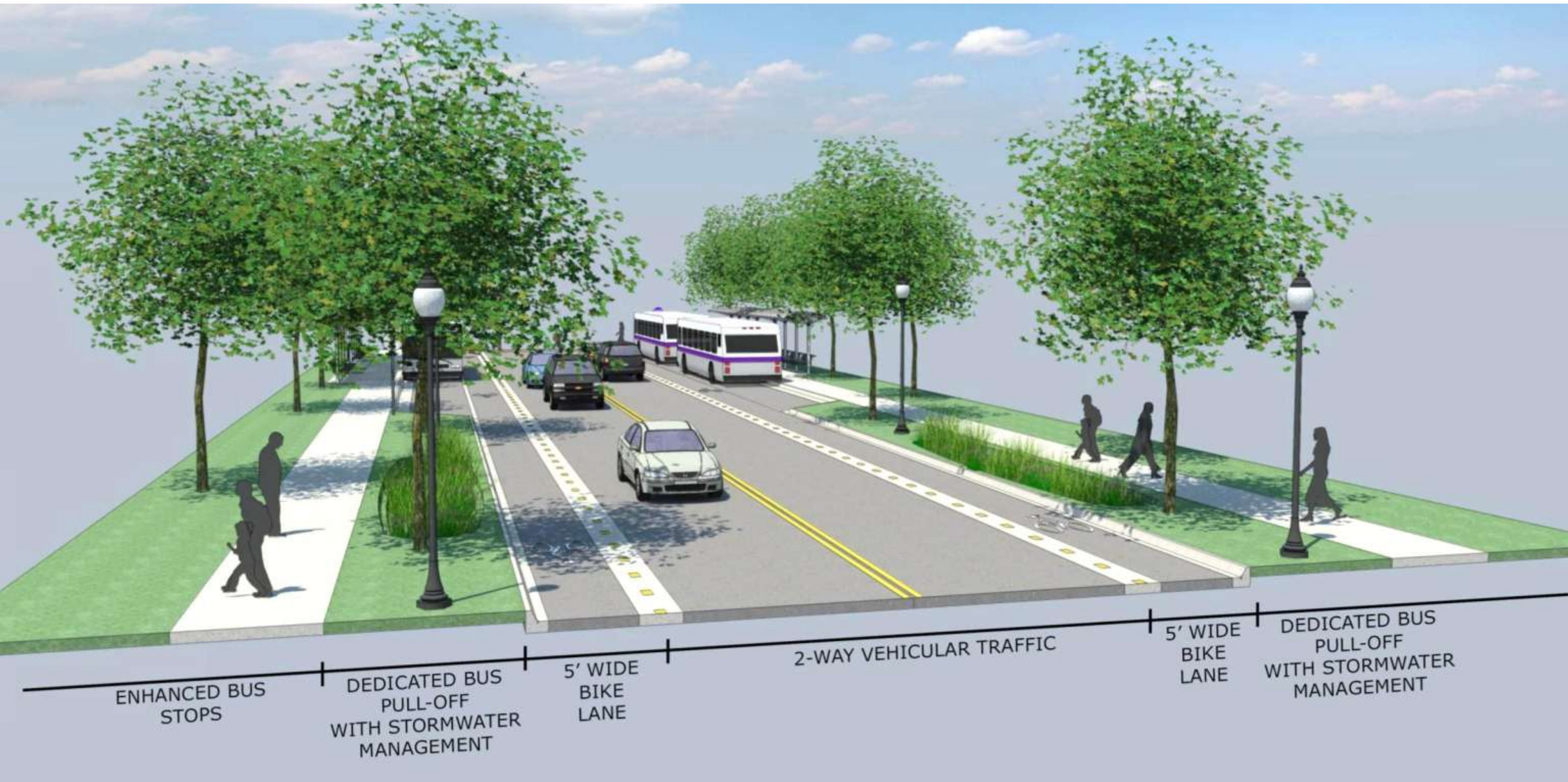
Western Avenue – Concept A



Western Avenue - Concept B



Western Avenue - Concept C



What Are the Challenges?

MURRAY STREET



Unconnected Sidewalks



Important Pedestrian Crossings

What Are the Challenges?

MURRAY STREET



Limited Tree Canopy



No Outdoor Seating

**RESULTS IN: A VEHICULAR FOCUS
STREETScape**



Streetscape Enhancement Opportunities

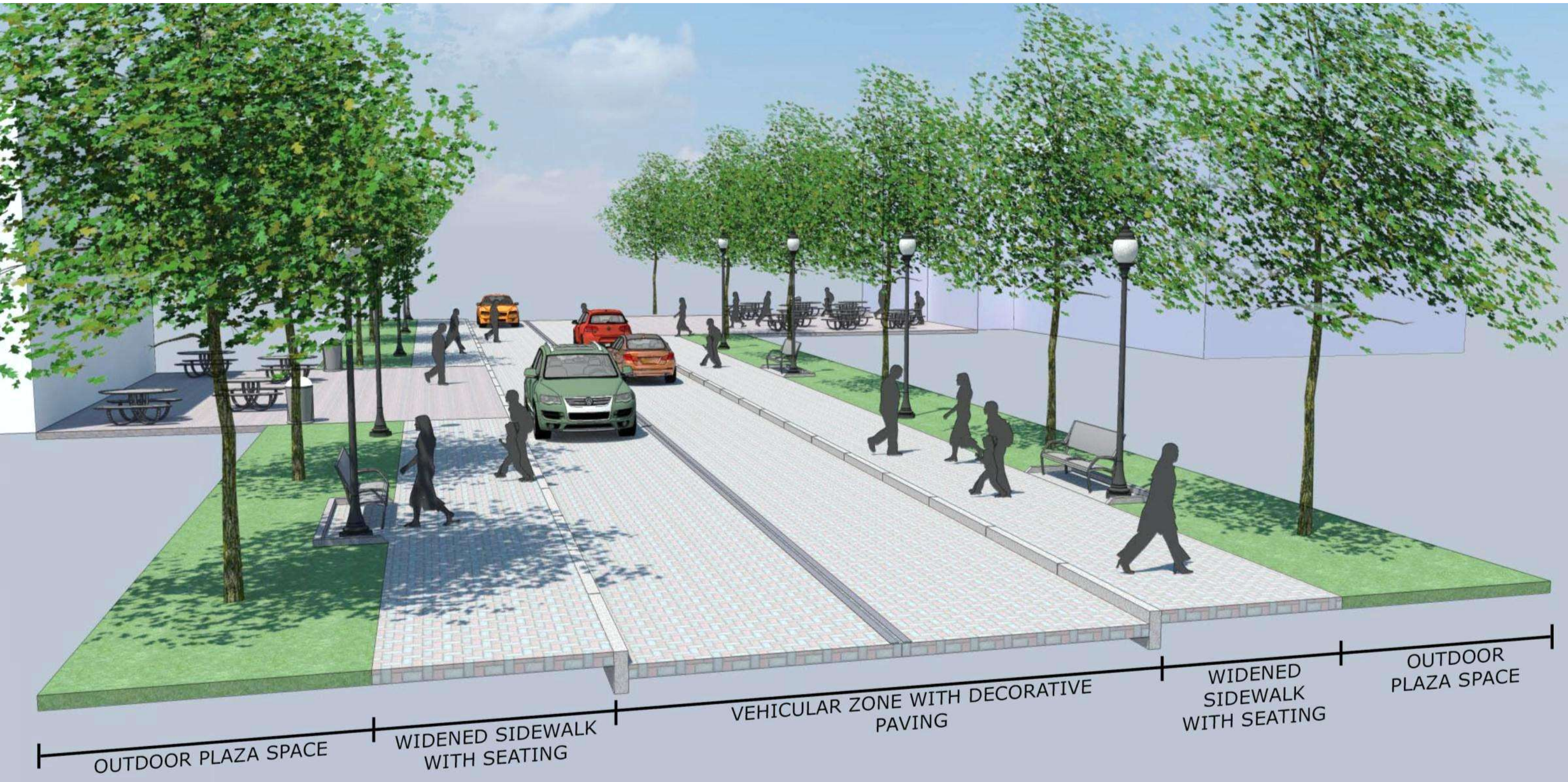
Principles for Success:

- Priority given to pedestrians
- Range of seating opportunities
- Consistent landscape treatment
- Ample Shade



GOAL: Enliven streetscape with pedestrians and reduce the speed of vehicles.

Murray Street- Concept A



Murray Street- Concept B

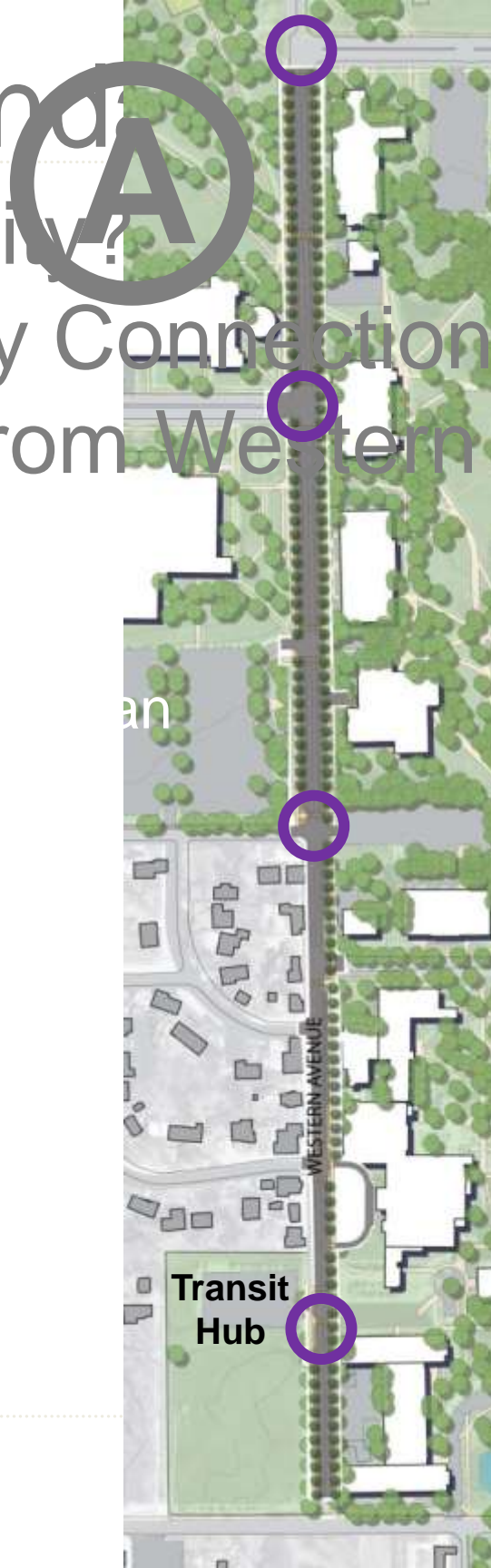


Transit Recommendations

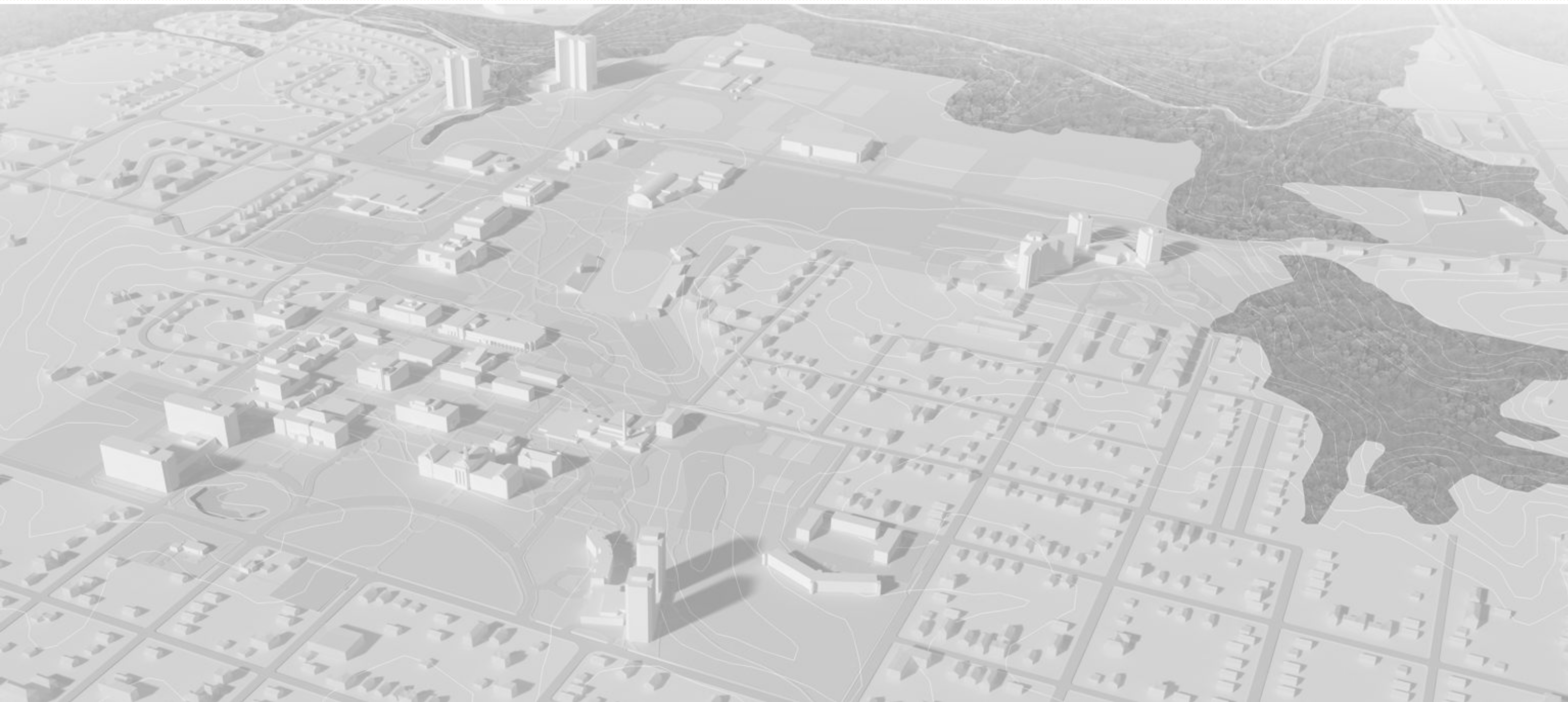
- Transit Hub Opportunity?
- Campus – Community Connection
- Redirect City Buses from Western



University of M... an



Strategic Building Renovations



What Are the Challenges?

How do we describe the existing **ACADEMIC** spaces at WIU?

- Dense Floor Plans
- Tight Disorganized Corridors
- Dated/Tired Finishes
- Poor Interior Lighting
- Limited Access to Natural Light

RESULTS IN:

UNREMARKABLE LEARNING SPACES



Moving Learning Into the Future

How do we describe the Classroom of the Future?

- How It Looks IS the Brand
- Corridors are an Extension of the Classroom
- Open Flexible Spaces

Great Design Must:

- Natural Light is Important
- Enhance Existing Resources
- Minimize Costs
- Improve the Student Experience

DO MORE WITH LESS – BETTER



How It Looks is the B



How It Looks is the Brand !



Strategic Building Renovations

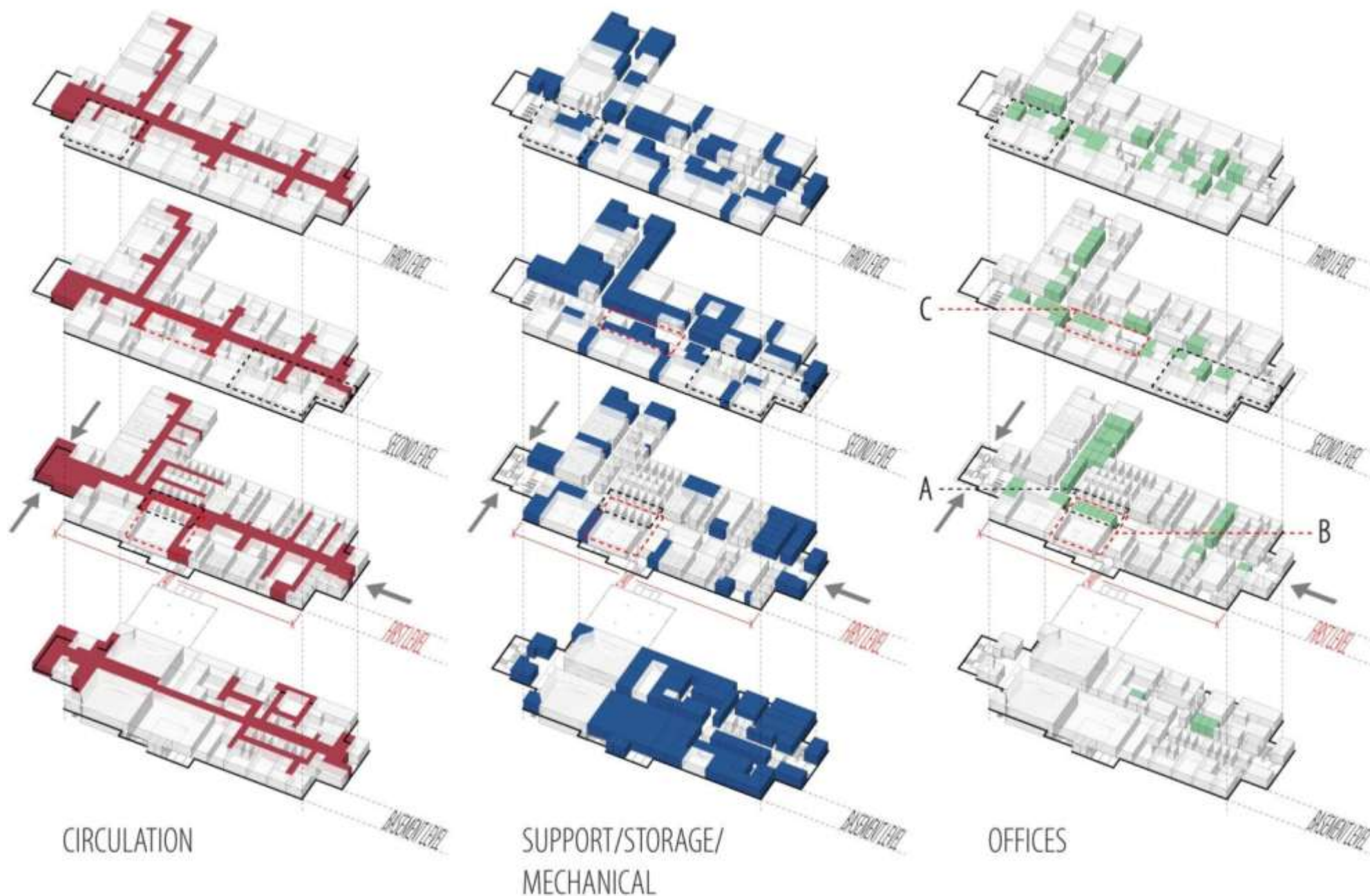
Incremental Options

- Interior Renovation Projects
 1. Upgrade Option A: 500 – 600 sqft Space
 2. Upgrade Option B: 1800 – 2200 sqft Space
 - Exterior Renovation Projects – Replacement
 3. Upgrade Option C: 4500 – 5000 sqft Space
 4. Upgrade Option D: Exterior Surface Treatment
 5. Upgrade Option E: Minor Façade/Entry Enhancements
 6. Upgrade Option F: Façade Replacement
- Requires Both QUANTITATIVE & QUALITATIVE ANALYSIS*



Waggoner Case Study

LEGEND ← ENTRANCE ■ OTHER ■ CIRCULATION SPACE ■ POTENTIAL SPACE ACTIVATION



Building Gross Area:

- 125,000 sqft*

Programmed Area:

- 107,000 sqft*

Support/Office/Other:

- 63,000 sqft*
(59%**)

*Appx.

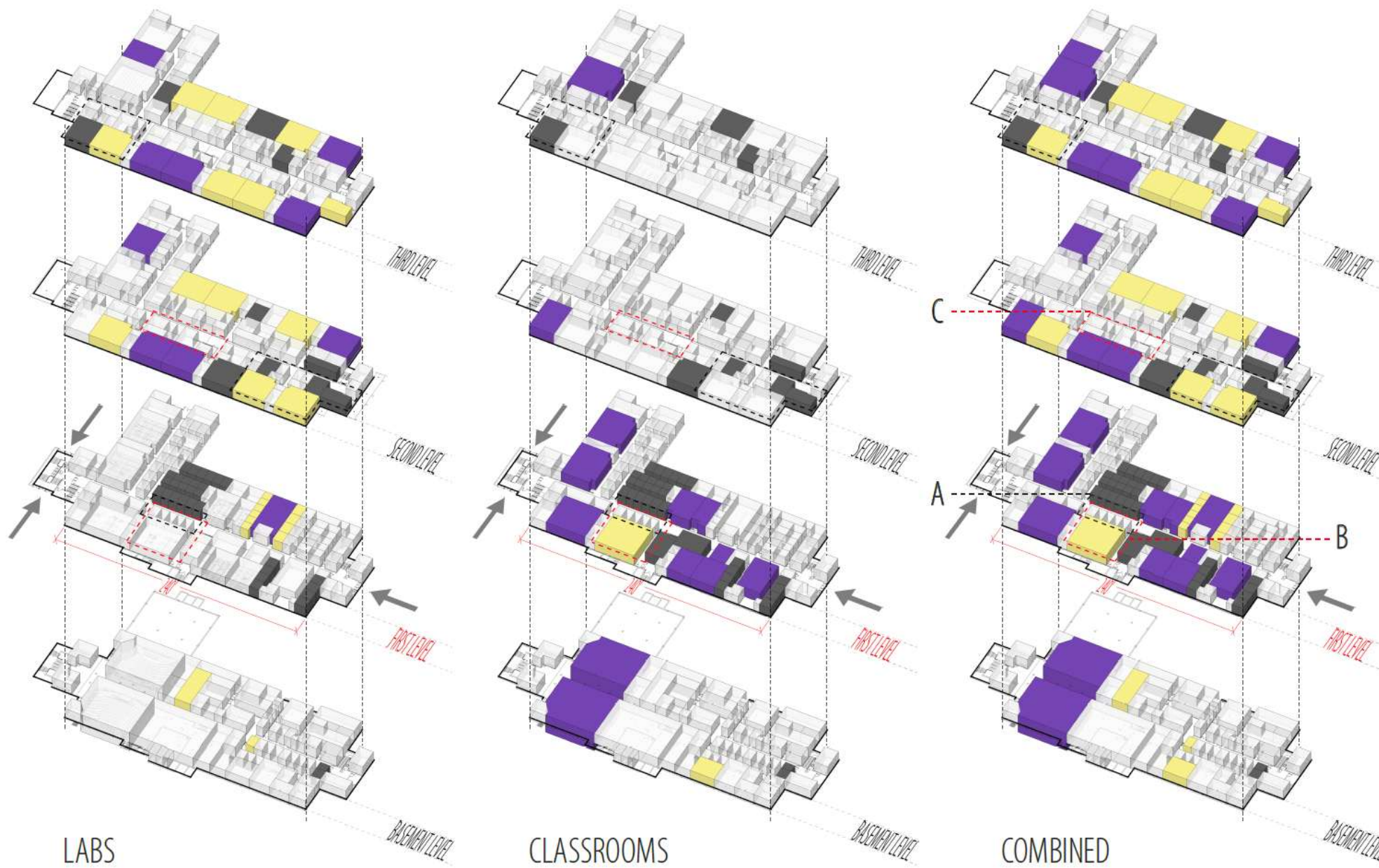
** % Base on Programmed Area



Waggoner Case Study

LEGEND

- ← ENTRANCE
- CLASSROOM/LAB - UTILIZED
- CLASSROOM/LAB - NOT UTILIZED (Zero Hours Registered)
- UNKNOWN UTILIZATION (CLASSROOM & LAB)
- ⋯ POTENTIAL SPACE ACTIVATION



Building Gross Area:

- 125,000 sqft*

Programmed Area:

- 107,000 sqft*

Optimized Class/Lab Area:

• 24,000 sqft*
(22%**) **Class/Lab Area:**

• 13,000 sqft*
(12%**) **Unknown Opt. Class/Lab Area:**

- 7,000 sqft*
(7%**) *(*Appx.)*

** % Base on Programmed Area



Strategic Building Renovations

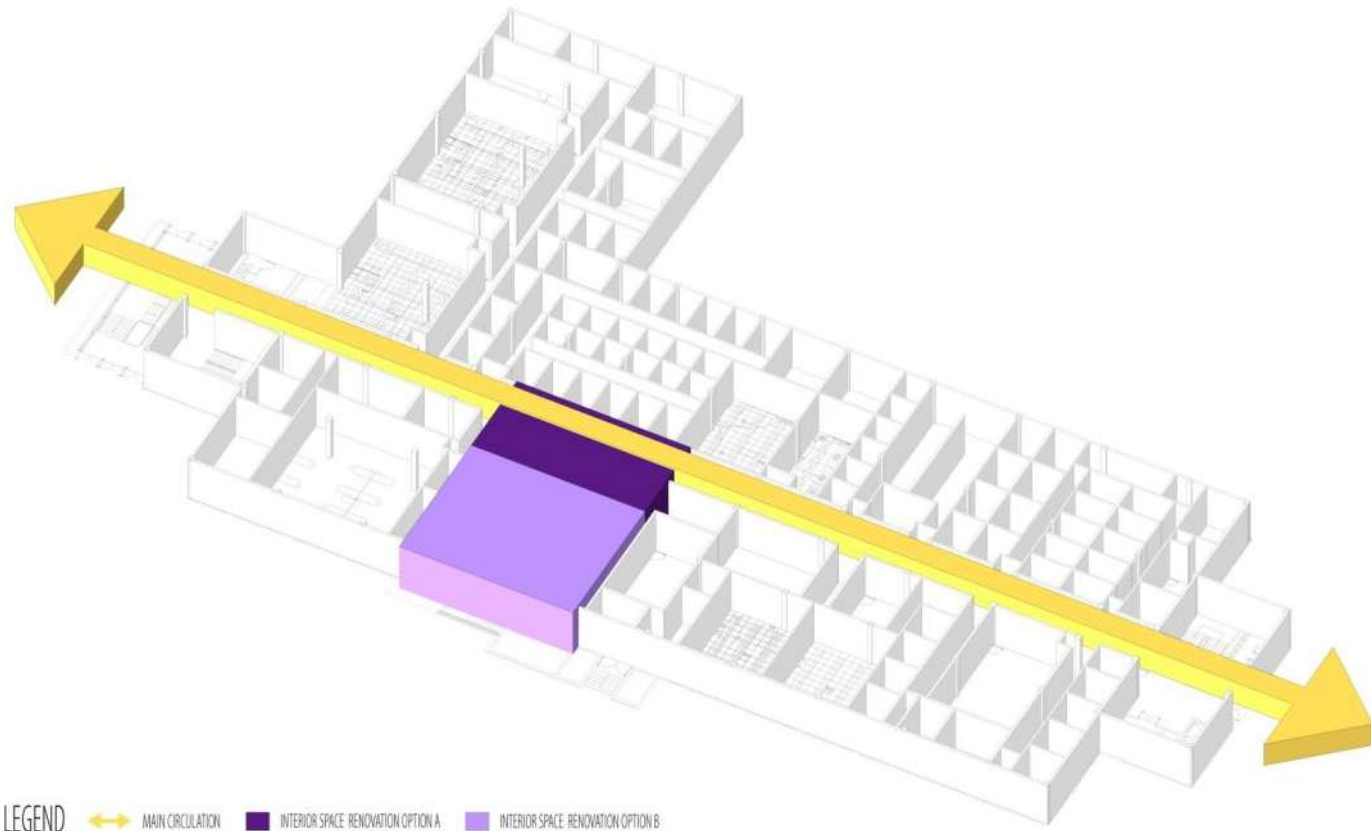
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- Exterior Renovation Projects
 3. Upgrade Option C: 4500 – 5000 sqft Space
 4. Upgrade Option D: Exterior Surface Treatment
 5. Upgrade Option E: Minor Façade/Entry Enhancements
 6. Upgrade Option F: Façade Replacement



Waggoner Case Study

Interior Renovation Concept



Extending the Classroom

Case Study: Interior Upgrade Option A

Experience



Goal: Identify blocks of space (550 sqft) along corridors of the Academic Buildings that can become Soft Space/Collaboration Zones that extend



Open Flexible Space

Case Study Interior Upgrade Option B



Goal: Identify blocks of space (800 – 2000 sqft) within the Academic Core that can become Soft Space/Collaboration Zones between the classroom and the front door



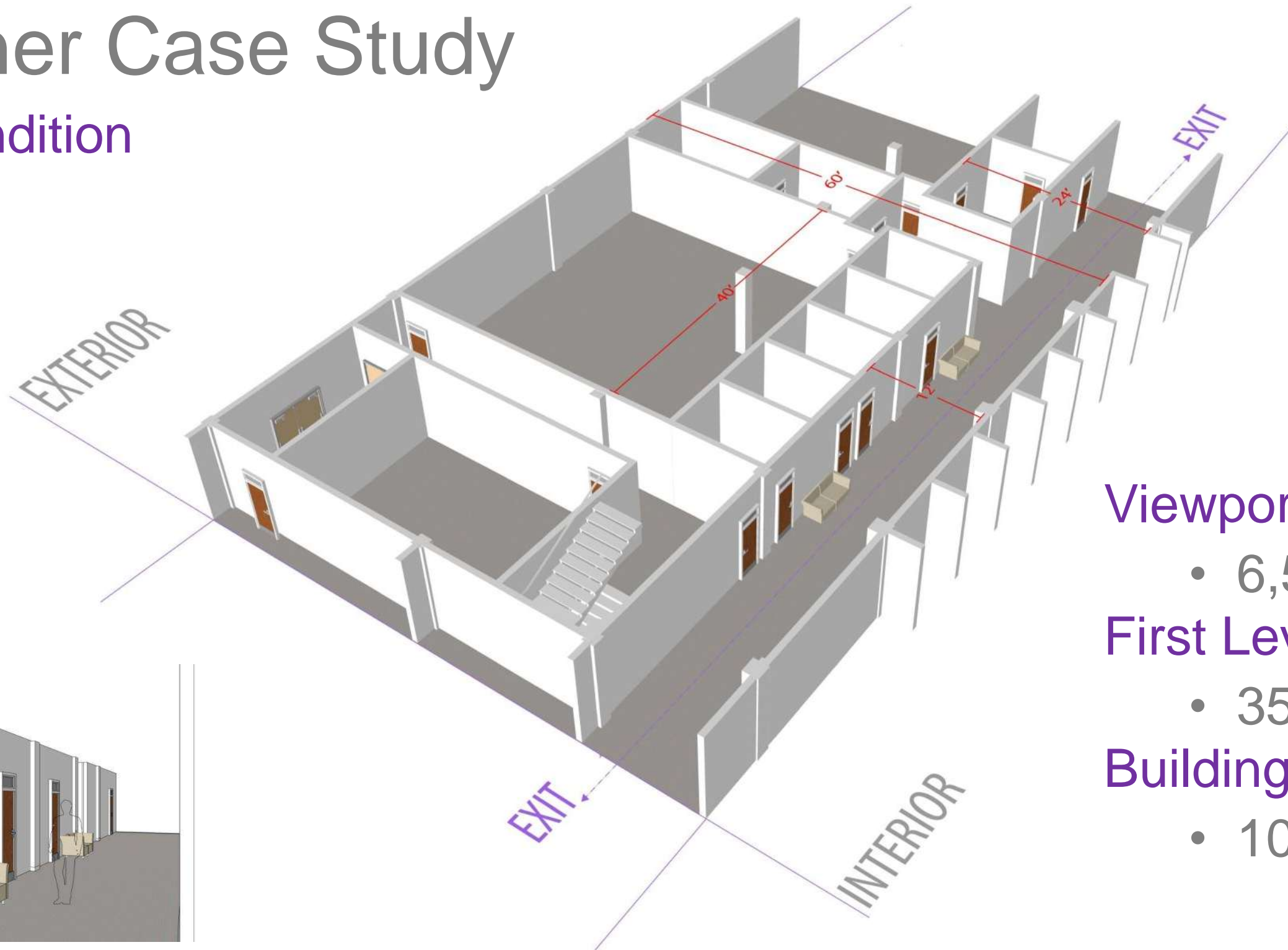
Open Flexible Space

Case Study Interior Upgrade Option C



Waggoner Case Study

Current Condition



Viewport Area:

- 6,500 sqft*

First Level Area:

- 35,000 sqft*

Building Area:

- 107,000 sqft*

**Appx.*



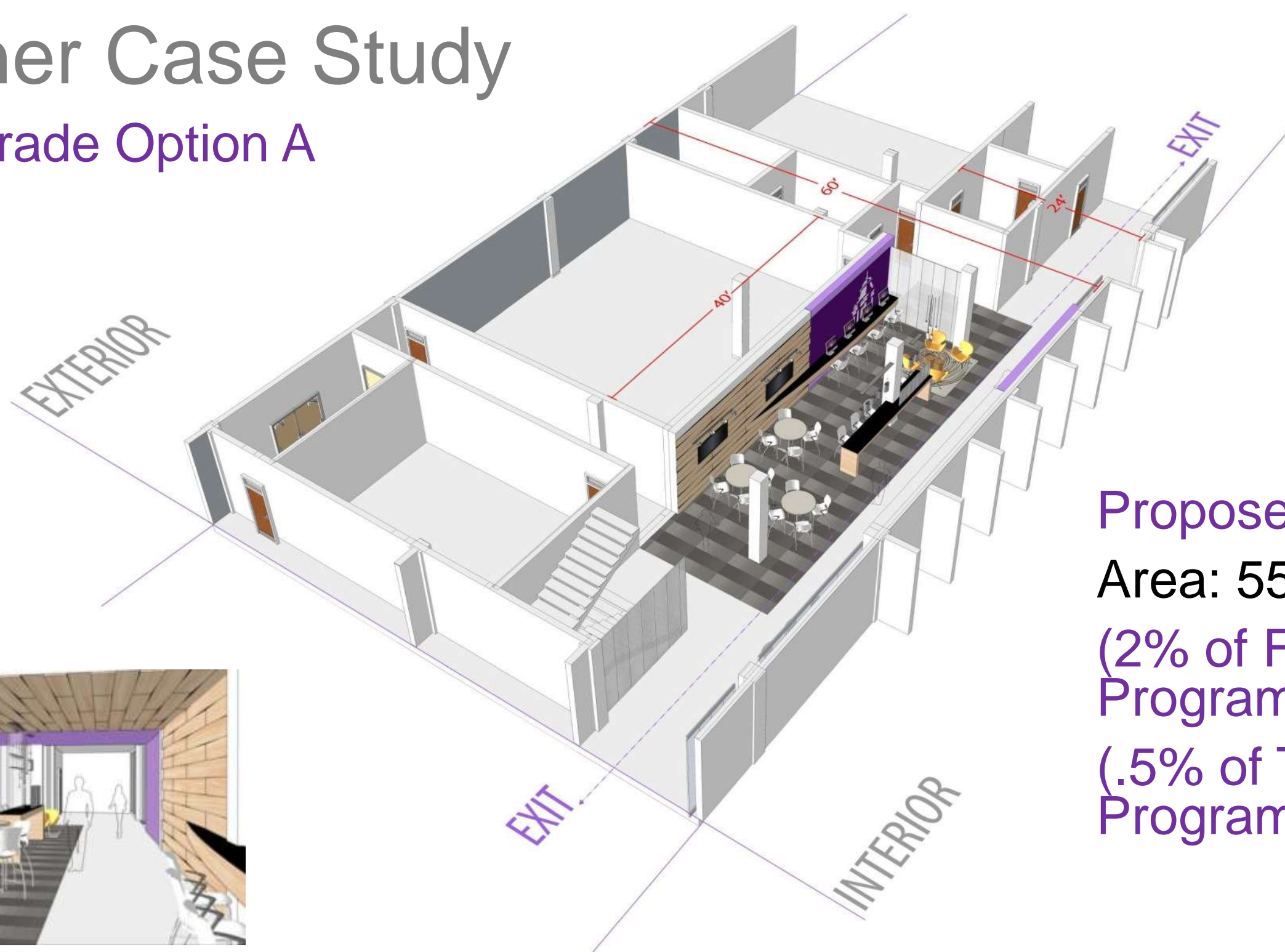
Waggoner Case Study

Current Condition



Waggoner Case Study

Interior Upgrade Option A



Proposed :
Area: 550 sqft*
(2% of First Level
Programmed Area)
(.5% of Total Building
Programmed Area)

**Appx.*



Waggoner Case Study

Interior Upgrade Option A



Waggoner Case Study

Interior Upgrade Option B



Proposed :
Area: 2,200 sqft*
(7% of First Level
Programmed Area)
(2% of Total Building
Programmed Area)

**Appx.*



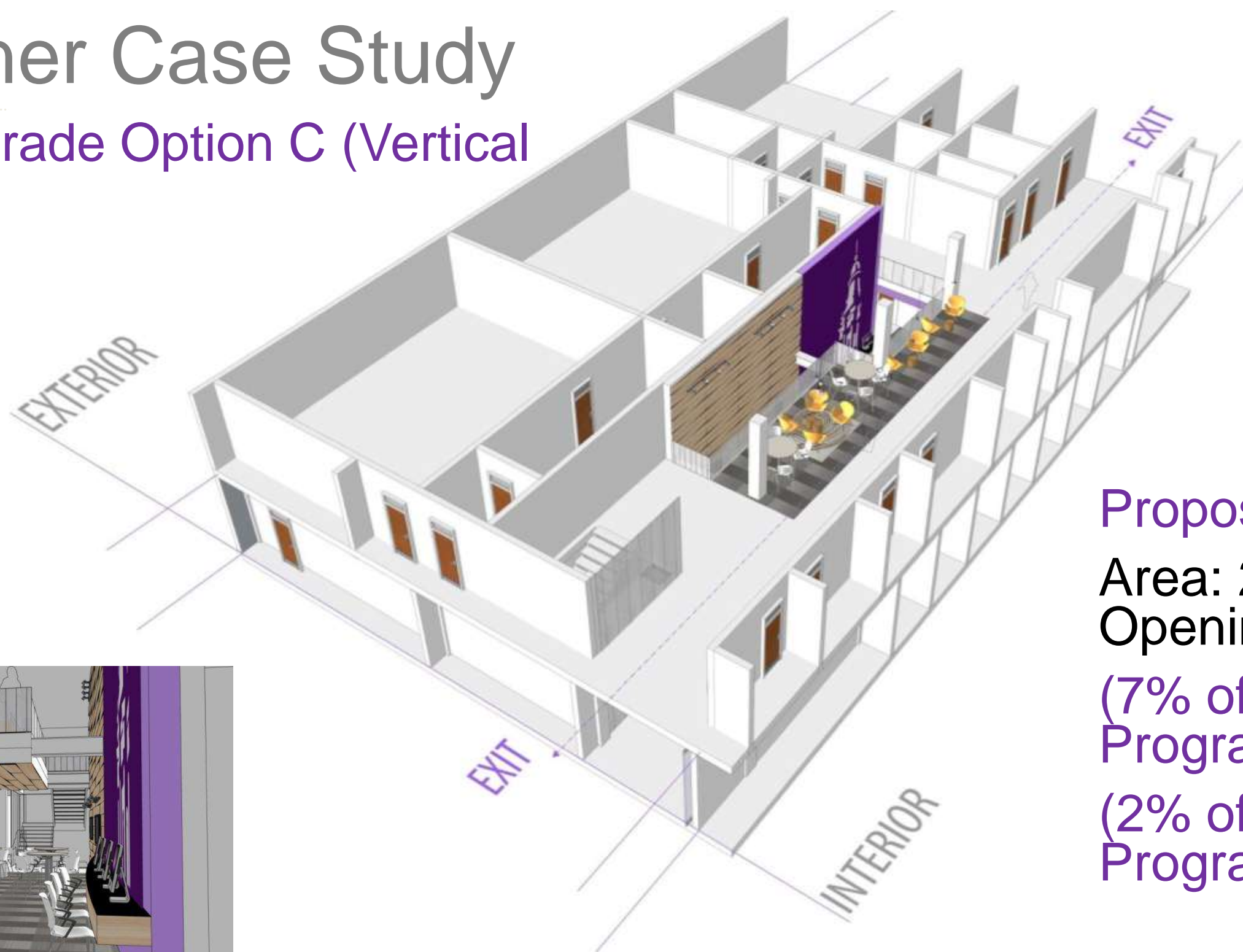
Waggoner Case Study

Interior Upgrade Option B



Waggoner Case Study

Interior Upgrade Option C (Vertical Opening)



Proposed :

Area: 2,200 sqft* +
Opening

(7% of First Level
Programmed Area)

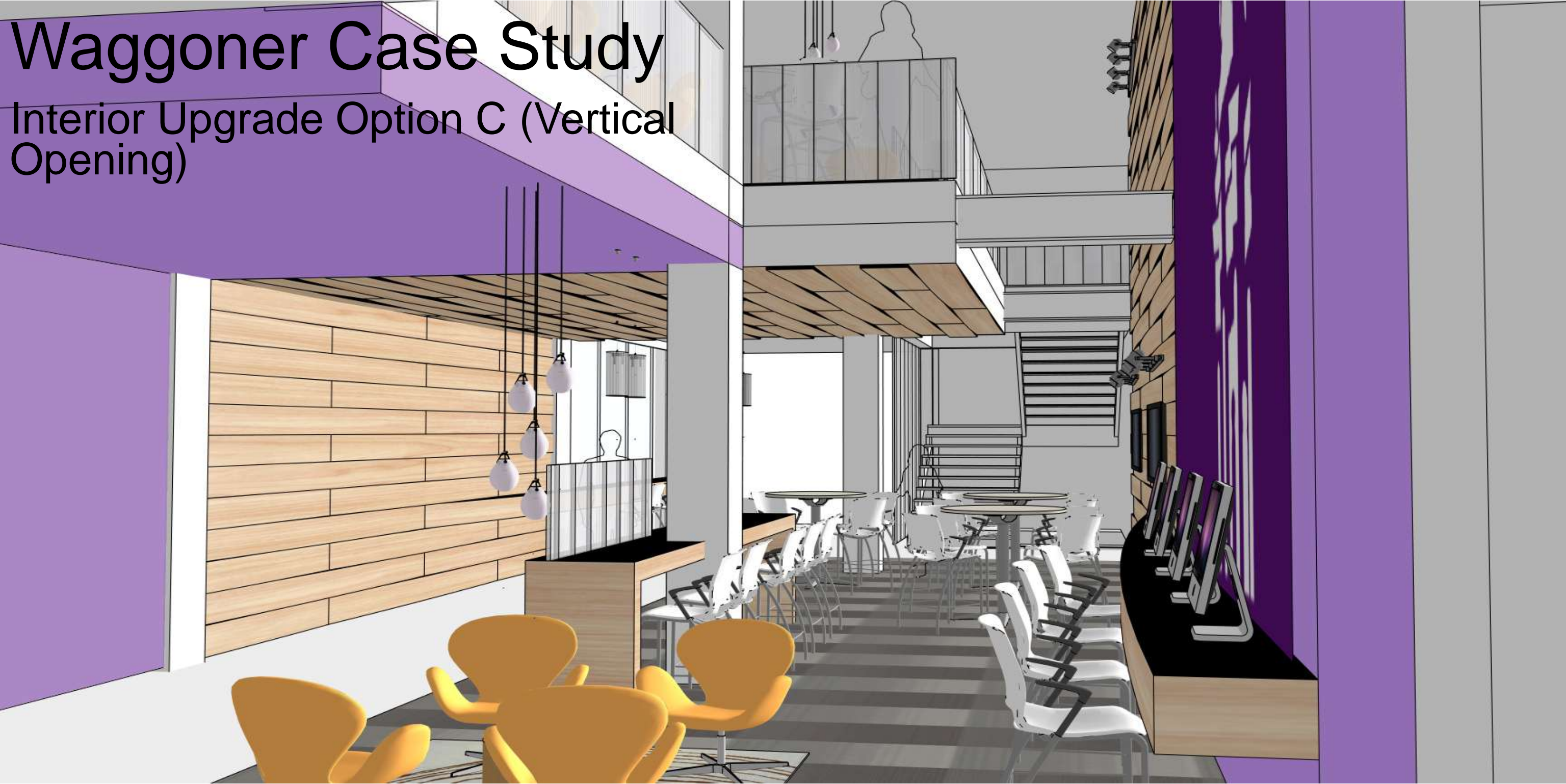
(2% of Total Building
Programmed Area)

**Appx.*



Waggoner Case Study

Interior Upgrade Option C (Vertical Opening)



Waggoner Case Study

Interior Upgrade Option C (Vertical Opening)



Strategic Building Renovations

Incremental Options

- Interior Renovation Projects
 1. Upgrade Option A: 500 – 600 sqft Space
 2. Upgrade Option B: 1800 – 2200 sqft Space
 3. Upgrade Option C: 4500 – 5000 sqft Space
- Exterior Renovation Projects –
 4. Upgrade Option D: Exterior Surface Treatment
 5. Upgrade Option E: Minor Façade/Entry Enhancements
 6. Upgrade Option F: Façade Replacement



Aspiring To Transform

Exterior Upgrade Option D



Goal: Identify building façades that face public gathering space and become iconic points of campus.



WESTERN
ILLINOIS
UNIVERSITY

WESTERN ILLINOIS UNIVERSITY
MACOMB CAMPUS MASTER PLAN UPDATE

SMITHGROUP JJR

Aspiring To Transform

Exterior Upgrade Option D



Goal: Identify building façades that face public gathering space and become iconic points of campus.



WESTERN
ILLINOIS
UNIVERSITY

WESTERN ILLINOIS UNIVERSITY
MACOMB CAMPUS MASTER PLAN UPDATE

SMITHGROUP JJR

Aspiring To Transform

Exterior Upgrade Option E



Goal: Identify building entries that can provide the opportunity to enhance identity and provide student learning experience.



Aspiring To Transform

Exterior Upgrade Option F



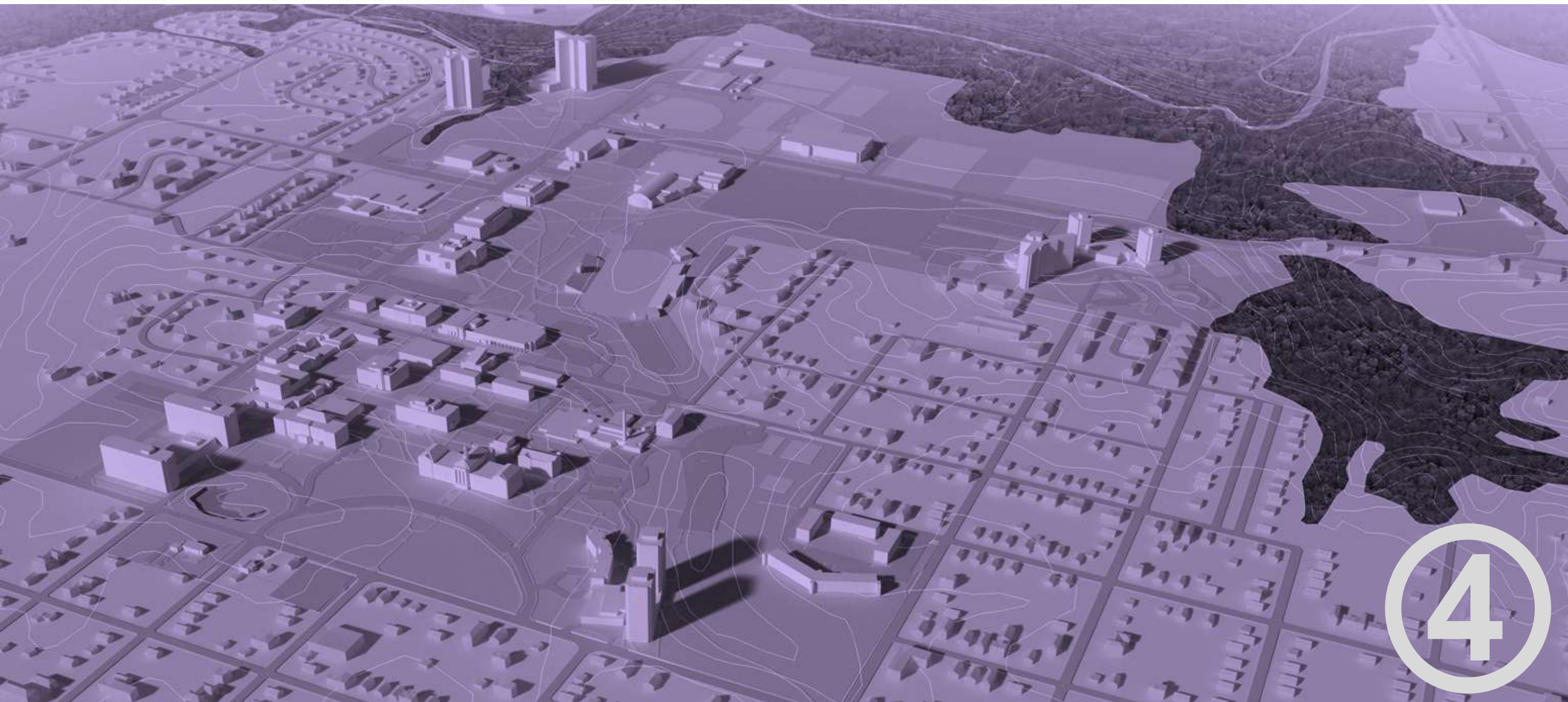
Goal: Identify building façades to be renovated and enhance both the interior & exterior WIU student learning experience.



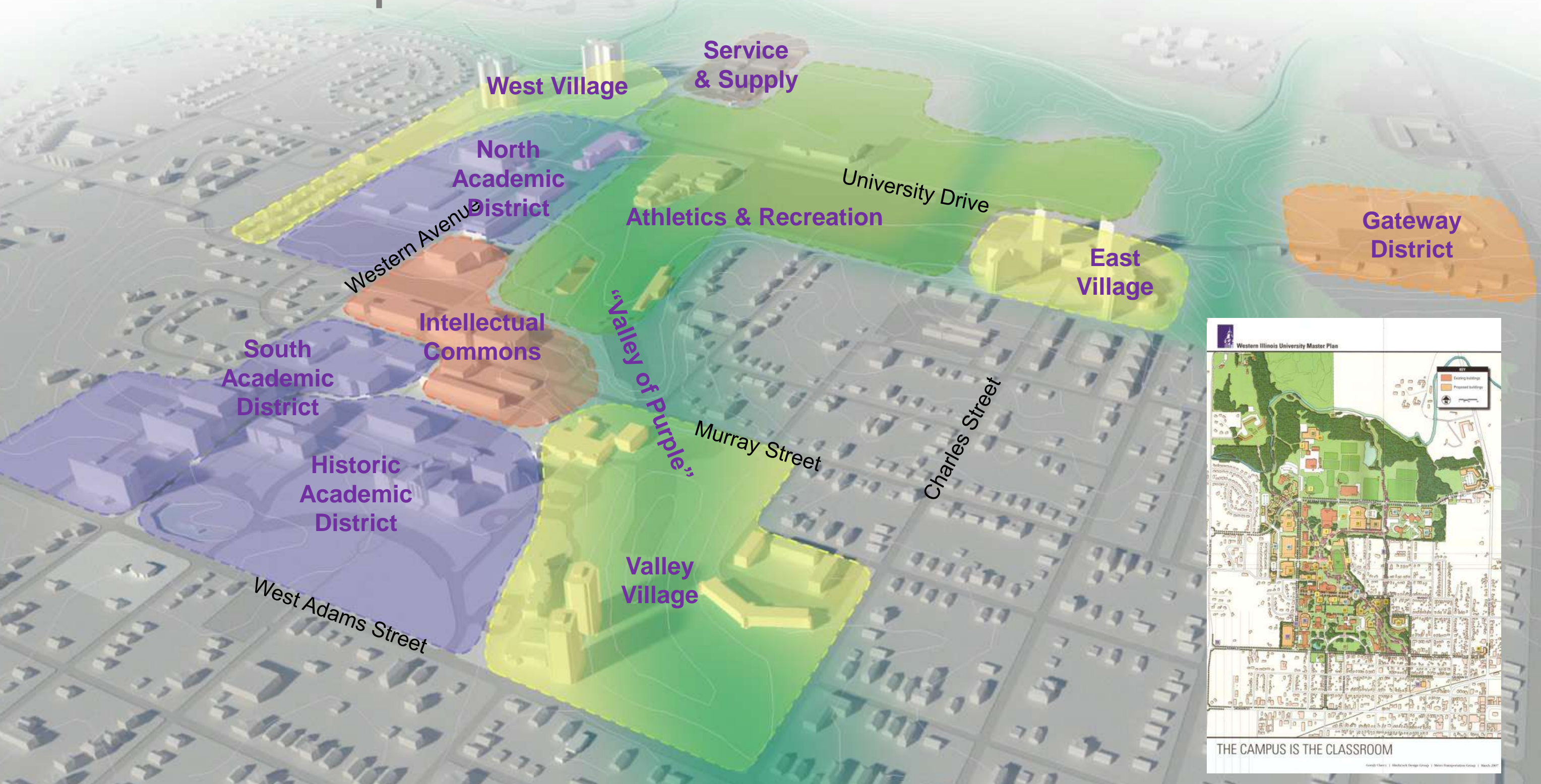
Remarkable Space Creates Memories



Master Plan Framework



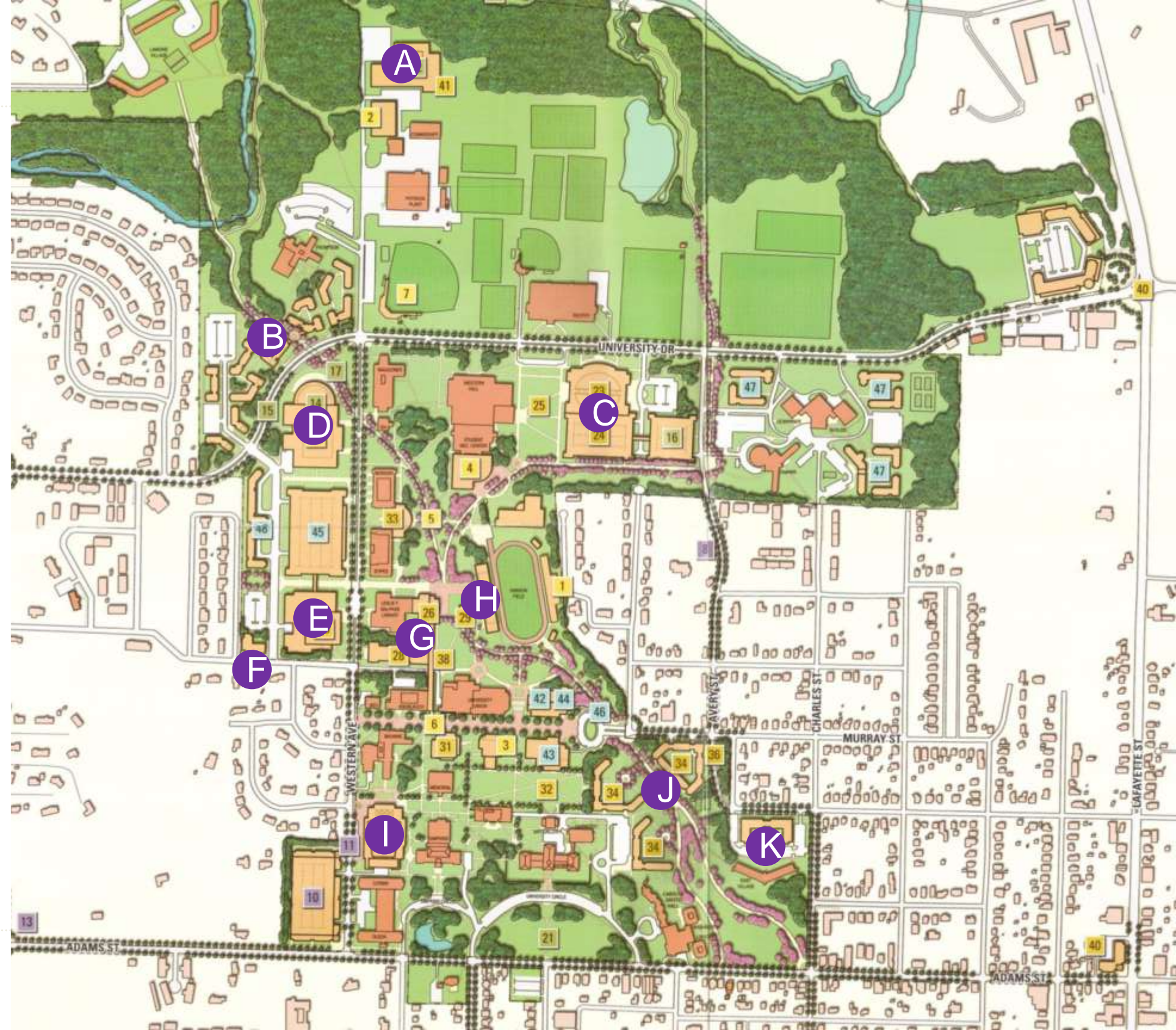
Future Campus Framework



2007 Master Plan

What Moves Forward:

- A** Relocation of Utility Plant
- B** New Student Housing (6 Bldgs)
- C** Arena with Parking Structure
- D** Science Expansion
- E** New Horrabin
- F** Infant Daycare & Preschool
- G** Library Addition / Tech Center
- H** West Hanson Field
- I** Performing Arts
- J** Performing Arts
- K** Performing Arts



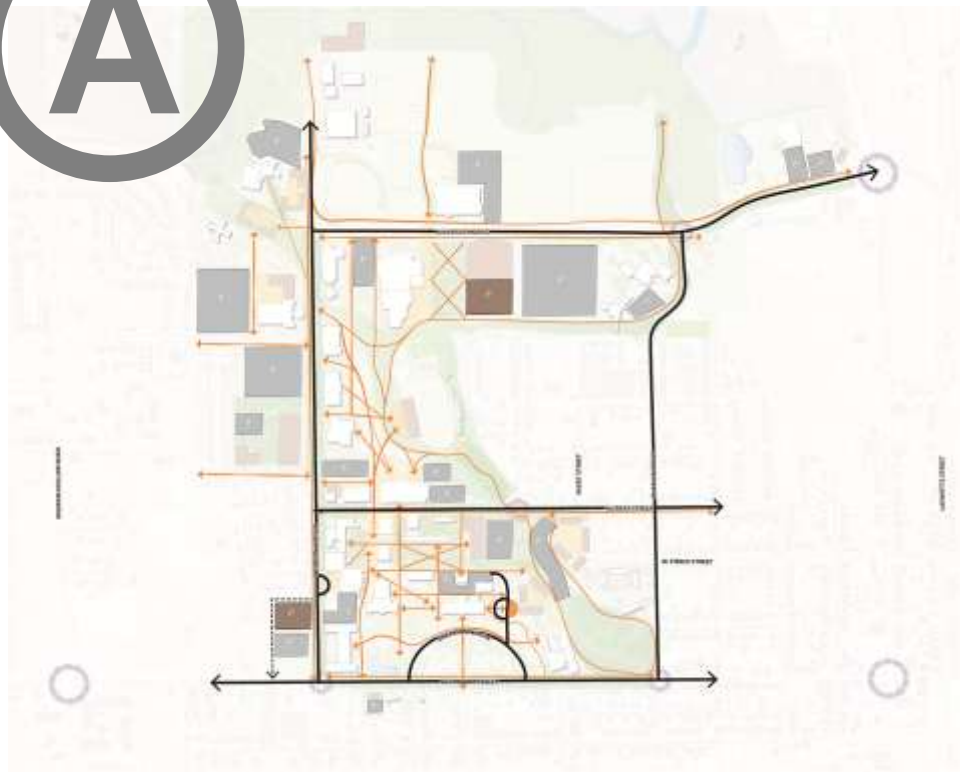
Alternative Ideas

Ideas + Principles + Framework = Alternatives

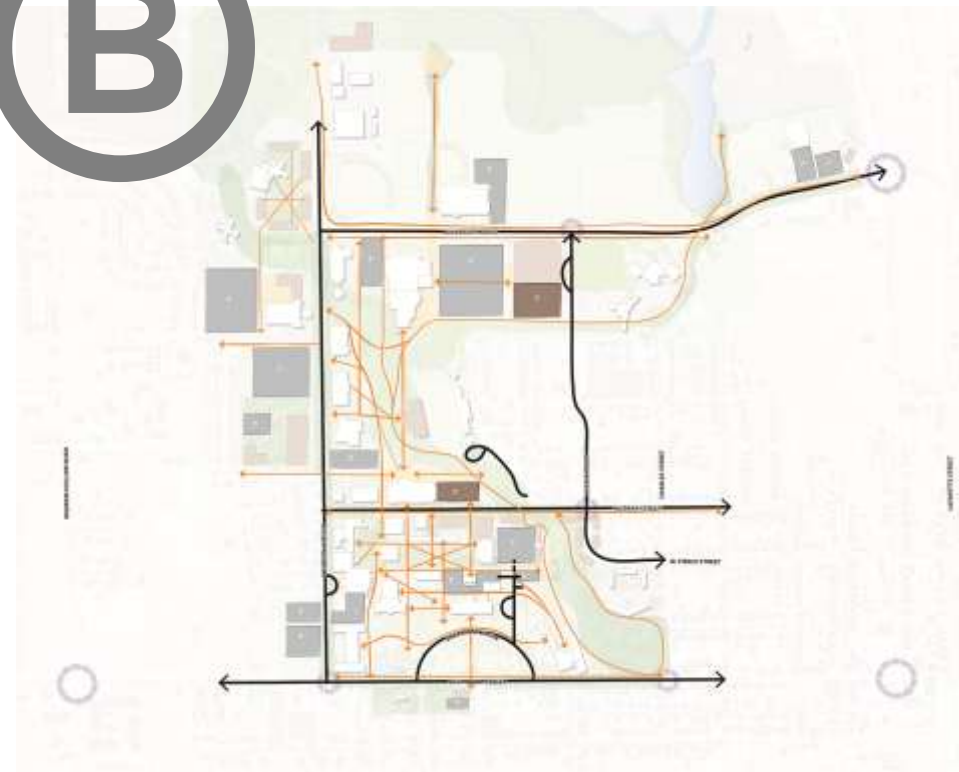


Circulation

A



B

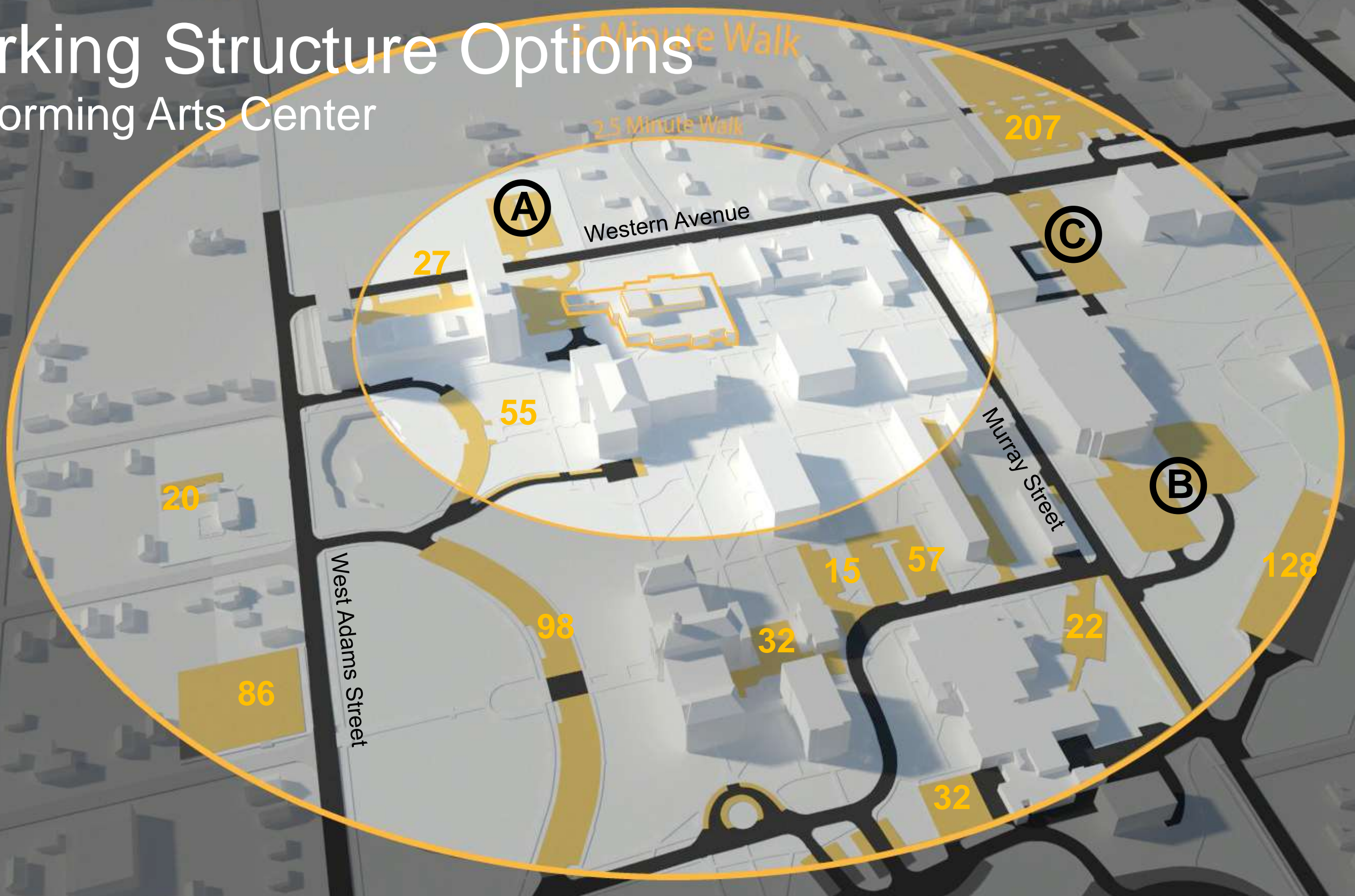


C



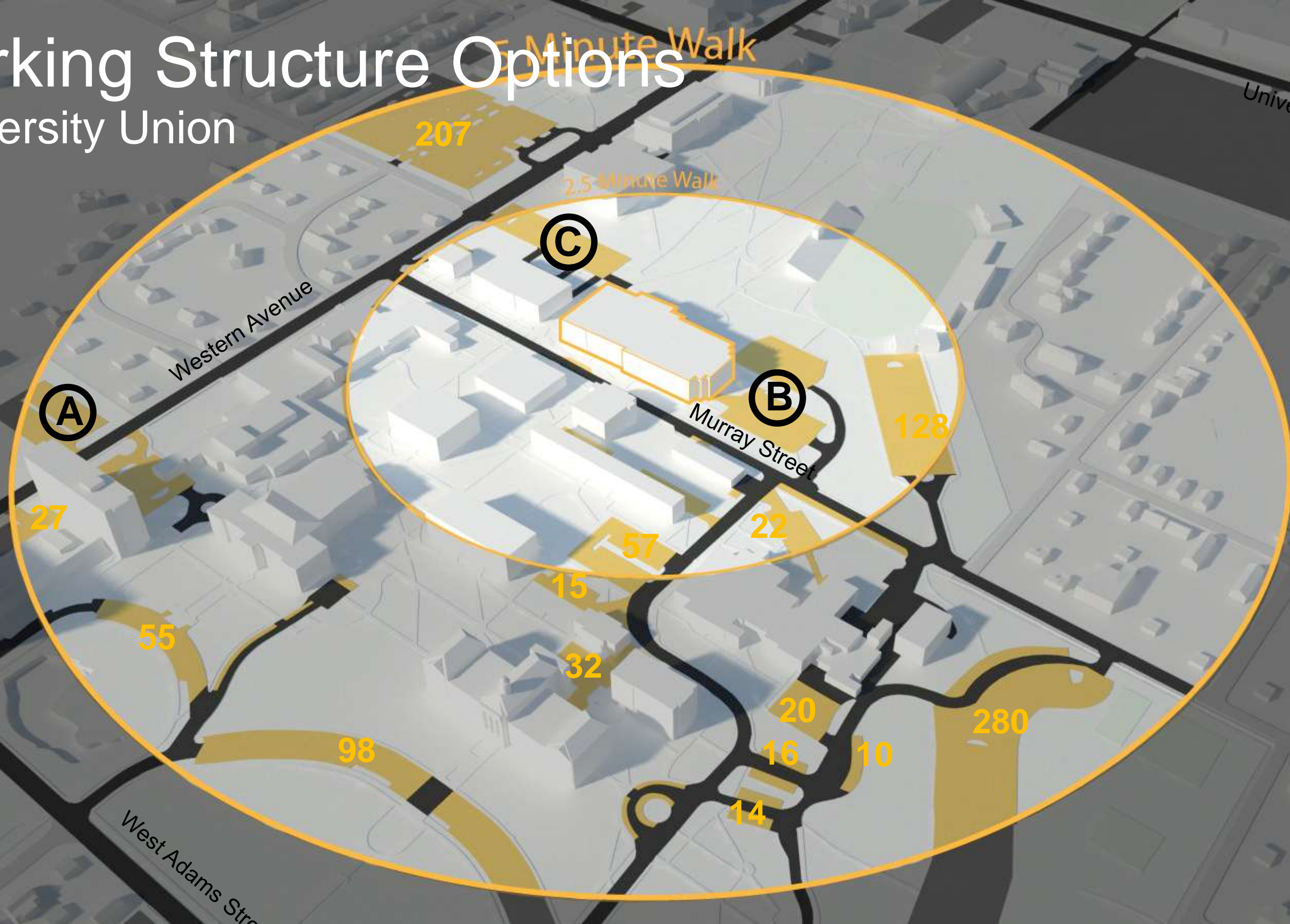
Parking Structure Options

Performing Arts Center



Parking Structure Options

University Union



Parking Structure Options

C

PROS:

- LARGE BUILDING FOOTPRINT
- WITHIN 2.5 MINUTE WALK TO LIBRARY AND UNION
- 3 MINUTE WALK TO PAC
- EASY ACCESS FROM WESTERN AVE
- ACTIVATES WESTERN AVE STREETSCAPE

CONS:

- MAY ENCOURAGE TRAFFIC ON UNION DRIVE
- BRINGS CARS INTO CENTER

A

PROS:

- LARGE BUILDING FOOTPRINT
- WITHIN 2 MINUTE WALK TO PAC
- EASY ACCESS FROM W ADAMS ST
- KEEPS CARS ON PERIMETER OF CAMPUS

CONS:

- 5 MINUTE WALK TO LIBRARY AND UNION
- MAY BE LESS WIDELY USED

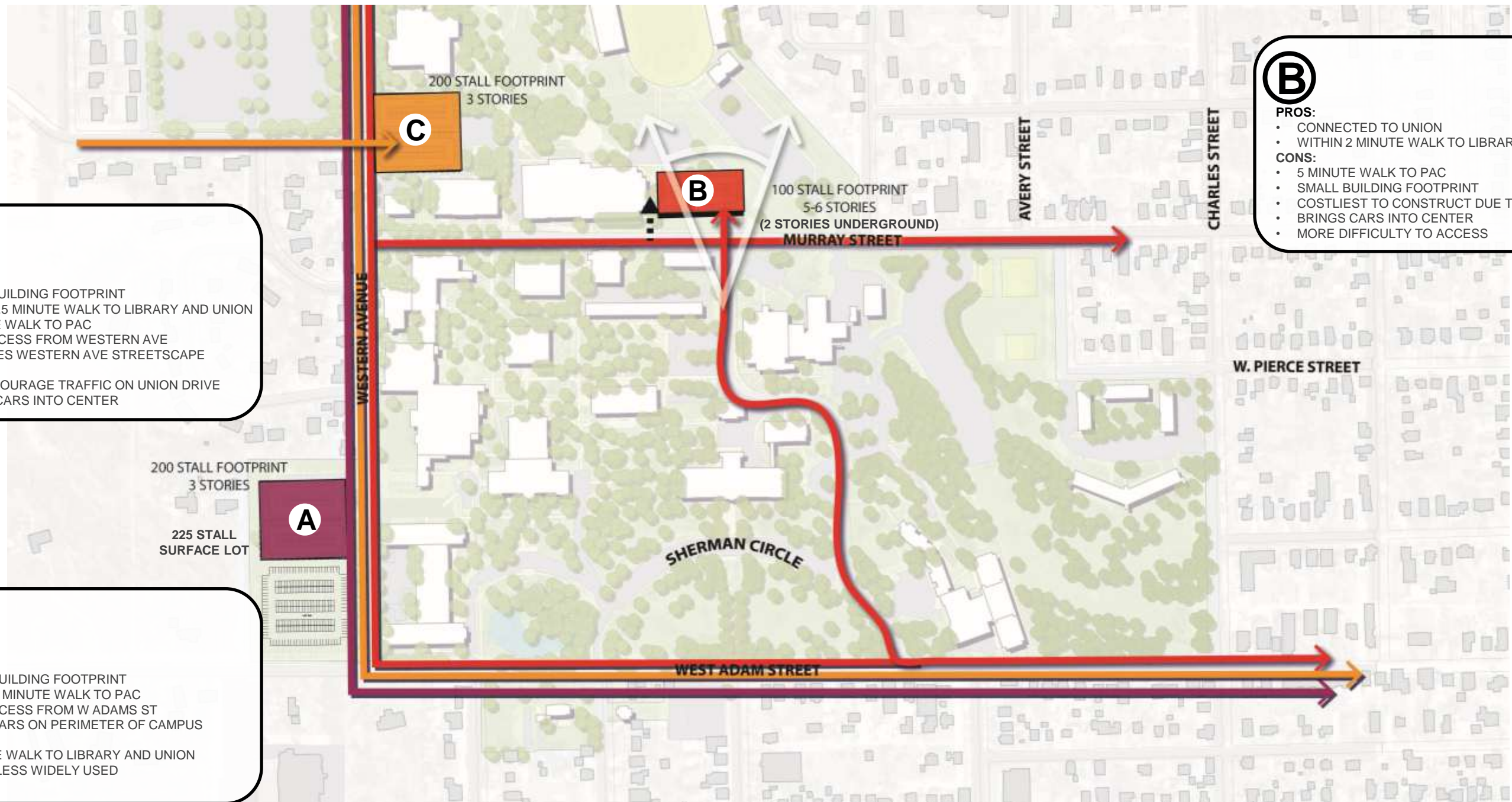
B

PROS:

- CONNECTED TO UNION
- WITHIN 2 MINUTE WALK TO LIBRARY

CONS:

- 5 MINUTE WALK TO PAC
- SMALL BUILDING FOOTPRINT
- COSTLIEST TO CONSTRUCT DUE TO GRADE
- BRINGS CARS INTO CENTER
- MORE DIFFICULTY TO ACCESS



Open Space

Pedestrian Zone



Active Recreation Zone Ecological Zone



A

B

C



Building Initiatives

A



B

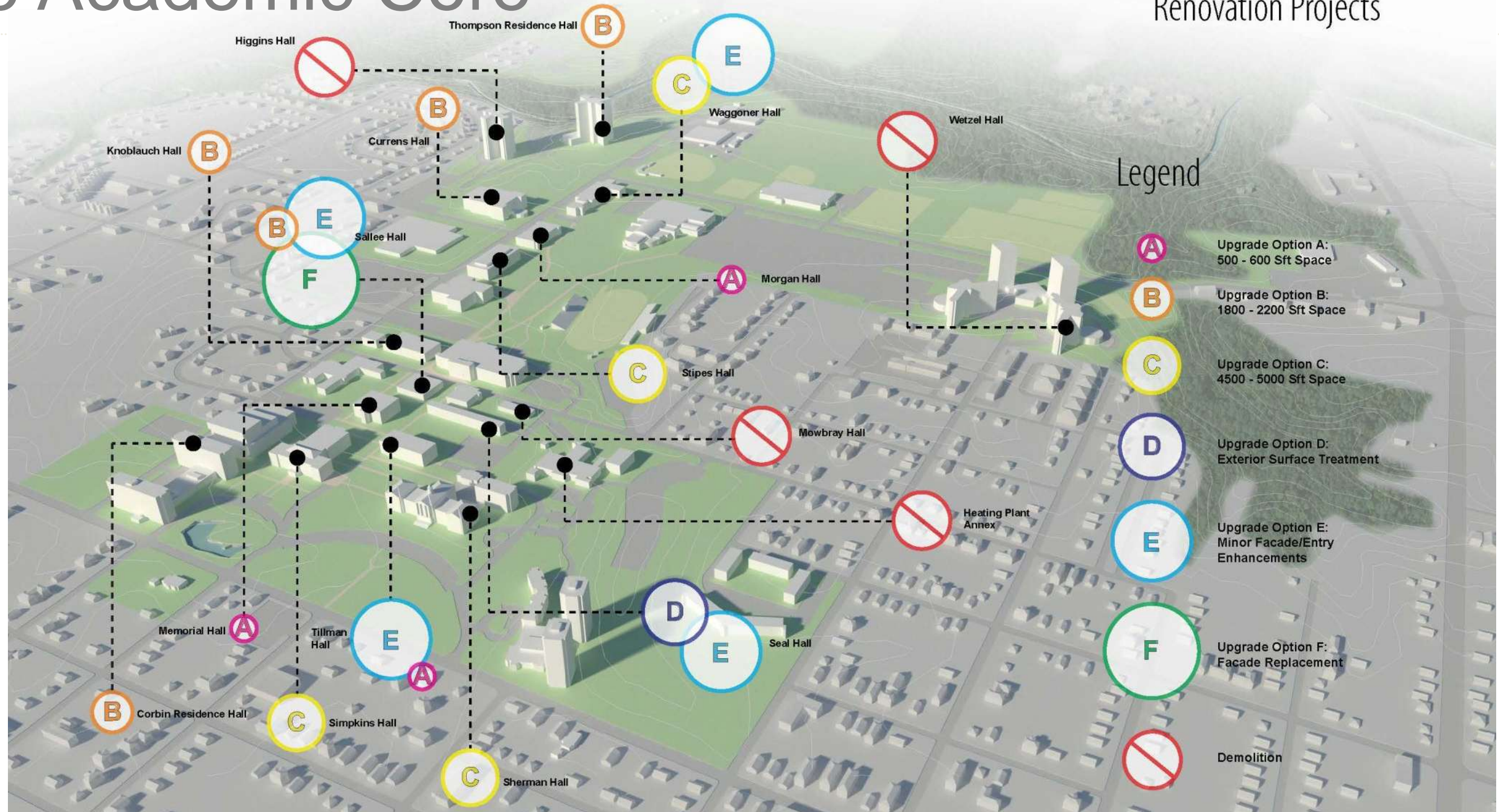


C



The Academic Core

Incremental Options for Interior and Exterior Renovation Projects



Next Steps

