

Contact: Joan Racki

### **CAMPUS MASTER PLANS**

**Action Requested:** Receive the university reports on campus master plans and the planning processes that guide development of the physical infrastructure.

**Executive Summary:** Each university will make a PowerPoint presentation of its campus master plan and the campus master planning processes that it utilizes.

The universities have provided written reports, which are summarized in Attachments A - C. Further detailed information will be included in their PowerPoint presentations.

University of Iowa

The University of Iowa's Campus Master Plan is updated continuously and published once a year in pamphlet forms for wide distribution. The University will present its current plan and describe the processes which enable the plan to be responsive to underlying needs and opportunities. At its core, the Master Plan is a vital consideration and disciplining structure to aid decision-making throughout the year and as the University goes to the Board for action on its various property and facility transactions.

The University is divided into seven contiguous zones, in addition to the Oakdale Campus (UI Research Campus) located several miles north of the main campus. These campus zones (East, South, Arts, Near West, Health Sciences / UIHC, Athletics and Hawkeye) will be visually described at the Committee meeting.

Interwoven among and within these sectors are pedestrian and vehicular transportation pathways. Parking is also included, as well as facilities to accommodate Cambus, the University's mass transit system. A system of utilities (mostly underground) is also interwoven among and within these sectors. The delivery of heating, cooling, electricity and water services is so vital and expensive that it is always a top issue considered in campus development.

The University of Iowa Campus Master Plan provides the overall basis and organizational model for meeting the Academic Strategic Plan; the plans for health care delivery, athletics and recreation; and the more expansive research facilities (e.g. large hydraulics models, secure computing centers). Thus, as these plans change, so must the Master Plan.

All projects that impact campus planning come through the Campus Planning Committee, a University Charter Committee assigned with responsibilities to advise the administration on facilities and master planning work. The Committee is comprised of selected faculty, staff and students and is organized and assisted through the Facilities Management Group, including Rod Lehnertz, Director of Planning, Design and Construction. Both Facilities Management and the Campus Planning Committee are assisted by a leading figure in campus planning, Joe Hibbard of Sasaki Associates.

One aspect of the master planning process is to focus on retaining existing buildings in good working order and, if appropriate, determining the value of retaining and restoring existing facilities that are no longer functional. The ISES Corporation provides engineering evaluation services of building conditions to help the University optimize its repair and restoration investments. While this process is central to the University's maintenance and renewal agenda, decisions to replace or renew, are based upon evaluations of historic importance and the ability of the facility to function as intended, even after basic building systems and envelopes are restored. Two good and varying examples are the Chemistry Building (keep) and the original Pharmacy Building (replace).

Recent examples of where master planning and the Campus Master Plan have been guiding forces are the entire reorganization of the Health Sciences/University of Iowa Hospitals and Clinics campus. In the 1990s the University rerouted Newton Road, built the Newton Road parking ramp, created a large pedestrian mall between the University of Iowa Hospitals and Clinics and the Carver College of Medicine, sited the College of Public Health across Highway 6 and extended the Health Sciences campus north. Simultaneously, the University began

constructing the new Carver College of Medicine facilities on the site based upon a specific land utilization plan. This 20 year undertaking, including the soon to be completed Pappajohn Biomedical Discovery Building, changed the face of the north side of the Health Sciences Campus; it fit precisely with the academic strategic plans and goals. In a separate initiative during the period of 2007-2012, plans took shape to build a Children's Hospital, remove parking to underground, create a West Campus Transportation Center and finally to move portions of football operations west to better accommodate it and the larger vision for University of Iowa Health Care.

While the Campus Master Plan and planning processes guide on-campus development, it also must be extended to include adjacent properties when the University of Iowa's vital interests are at stake. An example is the downtown Iowa City area which is the center of the undergraduate campus, surrounded by student housing and close to many of the University of Iowa colleges. Likewise, working with the City of Coralville on the Oakdale Research Park is a necessity to achieve success at that location. The ongoing dispersal of primary care clinics and "backroom" administration functions at the University of Iowa Health Care into the surrounding community have become important to land use and development considerations on the University of Iowa campus.

Iowa State University

**Historical Perspective**

In 1968, Iowa State University completed a campus master plan when the impetus to plan new facilities was to meet the growing student body. The nation's post-war population growth demanded new classrooms, laboratories and residence halls to educate and house a growing student body.

Much of the physical plant built in the 1960s and 1970s is now in need of rehabilitation and upgrading. The scientific laboratories and classrooms need to be expanded and improved to meet the requirements of modern research and teaching. The University needs to accommodate increasing numbers of students and to improve the quality of the facilities to remain current and competitive for undergraduate education and graduate research and new technology, and to address the initiatives in the University's strategic plan to meet the challenges of the 21st century.

**1991 Campus Master Plan**

The 1991 Campus Master Plan guided the general physical growth of the campus during the next twenty five years. The plan accommodates approximately 2.9 million square feet of new space – for research, instruction and support. This represents an increase of approximately 40 percent over the non-residential space at the time. The realization of the plan depends upon actual program development and growth, and a partnership in funding including state and external non-state funds to support the expanded space needs. The plan establishes the long-term facilities capacity and spatial organization of the campus core area south of the railroad and provides a diagram for eventual growth to the north. The plan also reaffirms a 120 year old philosophy to “create an extensive natural landscape on the College grounds.”

The Plan was not intended to be implemented at once. Outlining and directing the future growth of the campus is an ongoing process. The Plan anticipates the expansion and improvement of the campus environment by defining future building locations, circulation systems, parking areas, open space structure, and landscape character. The Master Plan provides guidance from which the University will extract the larger patterns of use, movement and form that will bring lasting coherence and beauty to the campus.

**Goal of the Plan**

The goal of the Master Plan is to accommodate the projected growth within the established physical fabric of the campus in a way that reinforces and improves existing patterns of land use, circulation, parking and open spaces, while making wise use of limited land resources. The final plan was presented to the Board of Regents in June 1991.

**Master Plan Recommendations**

The Plan seeks to establish a physical structure that is both flexible in its ability to accommodate planned and future growth and compelling in its clarity and form. These recommendations continue to provide the planning principles by which on-going campus development decisions are made.

### **1. Use Organization and Facilities Accommodation**

The Master Plan recommends that the historic pattern of land uses which located the College of Liberal Arts and Science in the center of campus, the College of Agriculture to the east and northeast, and the College of Engineering to the west be retained and built upon. The continued general clustering of expansion by major college units recognizes that the adjacencies and proximities are required among instructional facilities. The Plan recommends that new research facilities be located at the perimeter of the core area. Long range projects auxiliary to the central functions of the University, including student apartments, administration, support and storage facilities, are also recommended for north of the railroad.

### **2. Circulation and Parking**

The Master Plan recommends that the existing pattern of streets and pedestrian paths be maintained, with several modifications to enhance pedestrian movement and safety. The maintenance of the majority of the existing street corridors allows for required access to buildings and minimum conflict between major utility corridors and new facilities.

The Plan recommends that parking be located at the perimeter of the core campus and not create a barrier between instructional and research facilities. To meet the long-range parking demand in the core area, the Plan recommends sites for new parking garages. If garages prove to be cost prohibitive, the Plan recommends that the demand for core area parking be reduced by enhancing CyRide bus service.

### **3. Open Space**

The Master Plan recommends that the Central Lawn area generally bounded by Beardshear Hall, MacKay Hall, Curtiss Hall and the Memorial Union be maintained as a park-like open space, and that it be linked to surrounding campus areas by a series of pedestrian corridors planted with trees and shrubs to emphasize the major connecting paths of the campus. A new pedestrian corridor is proposed to extend north from Morrill Road and serve as the dominant north-south link between campus expansion north of Osborn Drive and the Central Lawn area. The Plan proposed new quadrangles and courtyards as part of the development of new building clusters.

### **4. Ames Area Agricultural Property**

In 1996, the University completed a Land Management Plan for campus and Ames Area Agricultural Properties; the Plan consolidates crop and animal operations primarily to the south and west of the campus.

### **5. Research Park**

The University completed an ISU Research Park Master Plan in 2013.

The PowerPoint Campus Master Plan Update provides more detailed information on the University's implementation of these recommendations.

University of Northern Iowa

The current University of Northern Iowa Campus Facilities Master Plan is based on the foundation established in the 1968 “Comprehensive Campus Master Plan” prepared by the renowned architectural firm of Caudill Rowlett Scott of Houston, Texas. The original Plan introduced the concept of concentric zones of land use to reinforce a compact, unified, pedestrian-orientated campus. The concept included a central, vehicle-free core housing the library and student union.

Surrounding the central core is the primary academic zone housing colleges, classrooms, and administrative activities. This is followed by a zone for student residence facilities, physical education, and wellness activities. Outside this zone there would be major parking, play fields, physical plant operations and public-oriented facilities.

Over the decades, the concept has served the University well in planning related activities and is still the basis for the current master plan. The decisions that have been made with respect to circulation, placement of buildings, parking, open space land use and maintaining a pedestrian-oriented campus have all been based on this original concept. A compact campus based upon concentric zones is still valid at the campus population levels projected in the current strategic plan.

As a part of the planning process at the University, elements of the master plan are systematically reviewed for potential updates. The updated plans are presented to the Facilities Planning Advisory Committee, a broad-based campus committee with representation from students, faculty, department heads, deans and administrative units. Committee recommendations are then forwarded to the President’s Executive Management Team where the final determination is made for any changes. Each year the committee also reviews the Five-Year Capital Priority Plan for consistency with the University Strategic Plan and the Campus Facilities Master Plan.

The University has remained true to the historical campus master plan concepts, while continually updating individual elements of the Facilities Master Plan to address contemporary needs.

The current Facilities Master Plan includes the following elements:

- the concentric circle concept
- current property limits & land of interest to the university
- potential campus building sites
- existing pedestrian circulation status & long-range pedestrian circulation plan
- existing vehicle circulation status & long-range vehicle circulation plan
- existing parking plan & long-range parking plan
- existing electrical distribution status & long-range electrical distribution plan
- existing utility tunnel / steam distribution status & long-range utility tunnel / steam distribution plan
- building renovation plans
- current five-year capital plan

The University recognizes the importance of having principles and guidelines established in the Facilities Master Plan that follow and support the University's Strategic Plan. The 2010 - 2015 Strategic Plan for the University includes as one of its core values: "Sustainability – an attractive, well-maintained campus environment that enhances the living and learning experience with an emphasis on environmental stewardship."

By continuing to use standard landscape elements, plantings and sidewalk patterns and by approaching campus buildings as an architectural statement that needs to be a part of the total campus fabric, the University has remained consistent in its use of campus planning concepts, while employing a framework for operational planning which encourages a pedestrian-oriented, compact, park-like campus.