

**A PRESENTATION OF THE IOWA STATE UNIVERSITY CAMPUS MASTER PLAN PROGRESS REPORT WILL TAKE PLACE AT THE OCTOBER MEETING**

**ISU B-4**

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Campus Master Plan Progress Report  
**Date:** October 9, 2000

**Recommended Action:**

Receive the progress report on the campus master plan for Iowa State University.

**Executive Summary:**

Procedural Guide §9.02 requires the institutions to present updated campus master plans to the Board at least once every four years, or when the institution proposes changes in land use, or at the request of the Board. The Iowa State University master plan was last presented to the Board in December 1995.

The Iowa State University Campus Master Plan was developed in 1991 to guide the general and physical growth of the campus during the next 25 years. The University provided the Board with the first update to this Plan in 1995. Since that time, the University has made a number of campus upgrades which represent specific initiatives identified in the 1995 update. Other unidentified improvements, the most significant of which are the residence system projects, have been completed. While previously unidentified, these projects correspond with the goals and recommendations of the master plan.

The University's future plans include further improvements for the residence system facilities; this effort is consistent with the University's strategic planning goal to enhance learning through exceptional learner-centered teaching, services and enrichment opportunities (Goal Area 1). The University is also planning development of a north quadrangle area to accommodate new research initiatives of the University; this effort is consistent with the University's strategic planning goal to promote discovery and innovation characterized by preeminent scholarship, including increasingly interdisciplinary and collaborative activities

(Goal Area 2). The siting of the Carver Co-Laboratory in this north quadrangle area (as previously outlined in ISU B-1) will serve as an anchor for future development in the area.

University representatives will present the campus master plan update at the October Board meeting. A booklet outlining the updated plan is included with the Board's docket materials.

### **Background and Analysis:**

The University acknowledges that realization of the master plan depends on actual program development and growth, and a partnership in funding including State and external non-State funds. The goal of the master plan is to accommodate projected campus growth in a way that reinforces and improves existing patterns of land use, circulation, parking, and open spaces, while making use of limited land resources. With each update of the campus master plan, consideration is given to these guidelines, which are further described below:

#### **Land Use**

The recommendations of the master plan focus on the historic pattern of land use by the various colleges. This includes, for example, the location of the College of Liberal Arts and Sciences (which primarily serves undergraduate students) in the central campus area; maintaining undergraduate functions in the central campus core is one priority of the master plan. The master plan also recognizes the adjacencies and proximities that are required among the instructional facilities as the colleges expand. The master plan recommendations for future land use include the location of new research facilities at the perimeter of the core campus area, and the location of auxiliary University functions, such as student apartments, administrative, support and storage space, in the north campus area.

#### **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. Proposed modifications include the clarification of Welch Avenue and Knoll Road as primary paths of arrival for visitors to the University. The master plan also provides recommendations for additional parking areas or enhancing commuter bus service, and further recommends that parking be located at the campus perimeter to avoid creating a barrier between instructional and research facilities.

### Open Space

The master plan recommends that the central campus lawn be maintained as a park-like open space and linked to surrounding campus areas by a series of pedestrian corridors. The plan proposes a new north-south pedestrian corridor, and the development of new quadrangle and courtyard areas.

### Progress Since 1995 Update of Campus Master Plan

The master plan has continued to serve as a guide for the physical growth of the campus, and the University has made efforts to accomplish a number of the goals specifically identified in the 1995 update of the master plan. Included are the construction of Howe Hall of the Engineering Teaching and Research Complex on the west campus, and construction of the Library Storage Building/ Administrative Services Facilities Office Building on the north campus. The latter facility was developed in response to the need identified in the 1995 update to consolidate administrative services and storage functions. Construction of the facility has permitted the relocation of selected administrative services from the central campus area, thereby providing space to consolidate a variety of student service functions in the campus core, consistent with the master plan. A number of these functions will be housed on the ground floor of Beardshear Hall following completion of the current remodeling project.

Additional campus development based on the recommendations of the 1995 update has included several improvements at Jack Trice Stadium in response to the identified need to review the University's competitive athletic facilities with establishment of the Big 12 conference. Since presentation of the 1995 update, the University has constructed the press box addition, installed a grass playing field, and completed deferred maintenance improvements at the Stadium. The University also developed the football practice fields and remodeled the Olsen Building. In addition, the University is currently proceeding with a project to expand the south end zone of the stadium which will provide additional seating and restroom areas, accessibility improvements, and construction of an indoor practice facility.

Several components of the Reiman Gardens project have been completed; these have helped to identify a point of entry at the south end of campus. The 1995 master plan update identified the need for a clear sense of entry and arrival to the campus along Elwood Drive, which serves as the main visitor entrance to the University.

The University has also proceeded with the planning and/or construction of several buildings during the past five years which were not specifically identified in the 1995 master plan update. The goals, objectives and guidelines of the master plan provided the framework for addressing the need for the additional buildings.

One example is the proposed new facility for the College of Business. The 1995 master plan update identified the need to reallocate space to the College of Business and recommended that this be done within Carver Hall following relocation of the College of Liberal Arts and Sciences from Carver Hall to Catt Hall. However, given the growth in the College of Business since that time, the University has reevaluated the space needs of the College which has led to the current plans to construct a new facility to house the College.

The most significant examples of recent campus development not identified in the 1995 update are the projects which have been completed or are underway as part of the Residence System Master Plan, which will update the University's residence system facilities. The plan includes construction of new residence hall and dining space, and the renovation and demolition of some existing facilities. The facilities will provide community center-based living/learning environments that meet students' academic and social needs. The residence system projects reflect the goals of the University's campus master plan by consolidating lower division undergraduate (younger) student housing near the campus core by developing the Union Drive and Richardson Court neighborhoods. The plan also includes the development of upper division single student housing (apartments) in the Hawthorn Court neighborhood.

To date, the residence system projects have included the renovation of Maple Hall and completion of a portion of the Hawthorn Court Development. Construction of the remaining Hawthorn Court apartment units and the community center is underway, and proposed improvements for the Union Drive Neighborhood are in the planning phase. The 2000 campus master plan update incorporates the completed projects, those in the planning stages or under construction, and the future recommendations of the Residence System Master Plan.

The projects completed since the 1995 update of the master plan represent more than 900,000 gross square feet of new space, and approximately 265,000 gross square feet of remodeled or renovated space. The expansion of the campus facilities has also resulted in an expansion of campus infrastructure including utilities, pedestrian walkways and lighting improvements, and transportation improvements.

### Demolition

Construction of some new campus buildings in the past five years was preceded by the demolition of some campus facilities. The determination to raze the buildings was based on the recommendations of a 1992 report by a University committee which studied the use and productivity of campus space. The campus facilities were evaluated by the committee based on their condition, efficiency and function in accordance with the master plan. Buildings demolished include the Engineering Annex, Engineering Research Institute, and Exhibit Hall to allow construction of Hoover Hall (Phase 2 of the Engineering Teaching and Research Complex) which is currently underway at the site, and the demolition of facilities in the Hawthorn Court area to allow construction of the Hawthorn Court apartments.

The University's future plans include the demolition of Osborn Cottage which is located in the area proposed for construction of the College of Business Building, and the demolition of Knapp and Storms Halls as recommended in the Residence System Master Plan. The University's master plan update also identifies additional buildings which may be evaluated for future demolition, thereby providing new space for additional campus development.

### Parking

The master plan recommends that parking be located at the perimeter of the core campus. While the plan further recommends the construction of parking garages, if feasible, the plan also recommends that the demand for parking be reduced by enhancing the Cy-Ride bus service. The 1995 update acknowledged that the demand for additional parking areas was an ongoing issue; at that time, a parking study was underway to evaluate alternatives to meet the demand for additional campus parking.

The University is currently proceeding with construction of a parking lot bus terminal at the Iowa State Center parking lot. The structure will support the University's commuter population and will encourage additional use of the Iowa State Center parking lots and use of the shuttle service to ease the demand for on-campus parking. The University will continue to review different strategies to address the need for additional campus parking.

### Future Development Proposed in 2000 Update

The 2000 update of the master plan has identified several sites for future campus development. The potential sites have been identified to estimate the number and the size of the buildings that can be accommodated in various areas of the campus while maintaining a sufficient amount of green space.

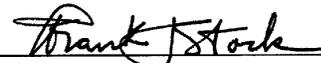
The current update addresses the development of a north quadrangle area in the northwest area of campus. The proposed location for the quadrangle space is an area north of Pammel Drive and west of Stange Road (north of the Communications Building and Molecular Biology Building), and south of the railroad tracks. This north quadrangle would house facilities that will respond to new research initiatives of the University. The proposed location is consistent with the master plan recommendation for locating research facilities on the campus perimeter. Including this proposed expansion in the updated master plan will allow the University to be responsive to its growing research needs.

The siting of the Carver Co-Laboratory in this north quadrangle area (as outlined in ISU B-1) will serve as an anchor for future growth. The University is in the early stages of preparing an overall utility plan for the north quadrangle area. Specific plans for additional construction in this area have yet to be developed.

The 2000 master plan update also reflects the remaining improvements outlined in the Residence System Master Plan Progress Report: July 2000. This includes completion of the Hawthorn Court Development, and the proposed development of the Union Drive and Richardson Court neighborhoods.

  
Sheila Lodge

Approved: \_\_\_\_\_

  
Frank J. Stork