This is a person under a tree.
Wesleyan University Master Plan

Observations

- September 12 – Introduced to the Board of Trustees
- September 18 – Master Executive Committee, Academic Affairs, Facilities.
- November 8 – Present Observations to the Board of Trustees

Concept Development

- November 15 – Principles Workshop (Baltimore)
- December 10 – Facilities Working Group Workshop
- December 18/19 – Principles / Concept Plan

Precinct Studies

- January 16/17 – Precinct 1: The Academic Core
- February 19/20 – Precinct 2: Community and Student Life

Final Plan

- March 7 - Present Campus Concept Plan to the Board of Trustees
- March 10/11 - Final Plan Workshop (Baltimore)
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Campus Analysis

Planning Principles

Conceptual Plan

Precinct 1: Academic Core

Precinct 2: Community & Student Life
Geographic Boundaries
Campus Zones
Pedestrian Circulation
Pedestrian / Vehicular Conflicts
Campus Open Space
Existing Open Space
Physical Disconnection
Open Space Disconnections
Open Space Improvement Areas
Future Projects
Student Housing
Future Housing Distribution
Planning Principles
Planning Principles

A Firmly-Rooted Sense of Place

- establish a collective commitment to the quality of the collegial environment
Planning Principles

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A Well-Connected Community

- create and improve visual and physical connections to the campus core
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- establish appropriate relationships with the city of Middletown
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Reaffirm the Wesleyan Identity

- project the image of a uniquely great university
Planning Principles

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- create and improve visual and physical connections to the campus core
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Regional Concept Plan
Regional Concept Plan
Regional Concept Plan
Concept Plan
Landscape Vocabulary
Design Guidelines

Site Furnishings
Lighting
Paving Hierarchy
Site Structures
Other Elements
Site Furnishings

Bench

- Traditional teak “English Garden” bench, 6 and 8 foot lengths, as currently used on campus
Trash Receptacle

- Fabricated steel slat construction, painted black
- Similar ash urns available
- Will also incorporate recycling
Bike Rack

• Galvanized, fabricated tubular steel construction, black liner on top rail, similar to model as used on campus

• 3 to 18 foot lengths, bolt in place
Pedestrian Lighting

• Traditional style, cast & fabricated aluminum luminaire and pole, “Promenade” model by Architectural Area Lighting
Parking Lot Lighting

• Fabricated aluminum luminaire and pole, “Cut-off” type distribution by Kim Lighting, as currently used on campus
Paving Hierarchy

Front Walkways

- Tinted concrete
Special Walkways and Plazas

• Unit paving in subtle patterns to distinguish a unique area.

• May be edged/combined with tinted concrete bands, to tie-in to other concrete paving.
Paving Hierarchy

Building Entries & Terraces

• Special paving – to be limited to natural stones. For example, bluestone, slate, granite, etc. surrounded by concrete band.
Stairs & Ramps

• Tinted reinforced concrete, non-slip finish.

• Handrails should be residential in character – i.e. a molded rail on square or round pickets – black painted steel or bronze
Paving Hierarchy

Vehicular & Shared Pedestrian/Vehicular

• Asphalt (Bituminous Concrete)
Walls & Retaining Walls

- Reinforced concrete with split finish, faux brownstone or brick veneer in context, with cast stone ‘bluestone’ or ‘brownstone copings.'
Other Site Elements

Signage

• System of printed panels, painted metal supports, to be continued as currently used on campus
Other Site Elements

Kiosks

• Circular concrete with wood panels, copper roof, as currently used on campus.

• Two sizes and options of similar flat panel and/or illumination.
Other Site Elements

Bollards, Posts & Chains

• Cast metal posts, similar to light post bases, painted black. Removable at selected locations.
Landscape Improvement Opportunities 2003

BUILDING FRONT YARDS & COURTS

STREETSCAPES

CAMPUS-WIDE IMPROVEMENTS
Landscape Improvement Opportunities 2003

BUILDING FRONT YARDS & COURTS
- College Row Front Walkway
- Davison Parking Lot
- Olin Library Front Lawn
- Science Center Terraces
- Butterfield Courtyards

STREETSCAPES
- Church Street Tree Plantings
- High Street Intersections
- William & College Streets

CAMPUS-WIDE IMPROVEMENTS
- Signage & Furnishings
Proposal:

• Widen and improve historic walkway across front of College Row, to serve traffic, enhance special place.

• Encourage this as alternate, safer accessible route north–south, during disturbance of University Center construction

• Provide new lighting, benches, trash receptacles, signage, plantings
Campus-Wide Improvements

Proposals:

• Remove and re-landscape the parking lot adjacent to Davison
Proposals:

• Remove and re-landscape the parking lot adjacent to Davison
Olin Library Front Lawn

Proposal:

• New curving walkway across Front Lawn to serve traffic, enhance special place

• Encourage crossing Church Street at safer point, provide accessible route to Davenport & College Row

• Widen walks and stairs across front of Library, PAC

• Provide new lighting, benches/trash receptacles, signage, plantings
Proposal:

• Reorganize space in front along Church Street to enhance building entry.

• Relocate stair/walkway connection from plaza to Church Street sidewalk, to align with crosswalk.

• Redesign south side yard for improved entry, parking and appropriately scaled social/gathering space.

• Improve Shanklin courtyard
Butterfield Improvements

Proposal:

• Connect to neighborhood and Core of Campus more directly with accessible route

• Strengthen relationship to Science Center and Lawn Avenue

• Enhance attractiveness and function of inner courtyards for residential use

• Visually organize Service/Arrival places and address functional conflicts
Church Street Tree Plantings

Proposal:

• Plant new street trees up both sides of street to provide pedestrian scale, define space, “calm” traffic

• Relocate one crosswalk to crest of hill for better pedestrian visibility to see and be seen

• Add crosswalk below Davenport as part of accessibility plan from Butterfield to core campus
High Street Intersections

Proposals:

• Improve accessibility at crossings and up slope to sidewalk and college Row.
• Enhance landscape along important edge, remove & replace poor trees
• Clarify signalization and signage in cooperation with city.
Proposals:

• Landscape improvements including street tree plantings for important routes leading up to School’s “Front Façade”.

• Enhance quality of important connecting routes to City’s downtown.

• Coordinate/partner with City, which may have dedicated resources for part of this project.
Campus-Wide Improvements

Proposals:

• Improve quantity, quality of site furnishings: benches, trash receptacles, bike racks.

• Enhance ‘wayfinding’ & campus identity with additional signage including maps & orientation related to arrival and parking.
Precinct One
Precinct One
Precinct 2

Campus Core

Middletown
So why should we build a new residence hall?

- 189 students living off-campus
- 715 frosh > 488 doubles
- Build New Doubles for frosh
- Singles become available for sophomores
- Apartments & houses become available for juniors & seniors
- Off-campus housing is reduced
Where should housing be located?

- Close to center & dining
- Safe walking route
- Student residential neighborhoods
- South of Washington Street
- Proposed Housing Zones

Sell Intown

- Undergraduate
- Faculty
- Faculty/Grad non-wes
- Demo
- Change of use or Sell
- Grad
- Sell
- Undergraduate
Housing Types

2 – Student Double Bedroom
2 students, share bath with floor-mates
Gross Area per Bed: **200-225 gsf**

2 – Double Bedroom Semi-Suite
4 students, 2 in each bedroom, share bath with suite-mates
Gross Area per Bed: **225-250 gsf**

2 – Double Bedroom Suite
4 students, 2 in each bedroom, share bath and living room with suite-mates
Gross Area per Bed: **275-300 gsf**
Housing Types

4 – Single Bedroom Apartment

4 students, 1 in each bedroom, share 1-1/2 baths, kitchen, living/dining with apartment-mates

Gross Area per Bed: 325-350 gsf

5 – Single Bedroom Apartment

5 students, 1 in each bedroom, share 2 baths, kitchen, living/dining with apartment-mates

Gross Area per Bed: 325-350 gsf
Wood Frames
Wood Frames
Wood Frames
Wood Frames
Precinct 2

Long Lane

Campus Core

Middletown
Precinct 2

Vine Street
Precinct 2
Existing Conditions

• Vine Street parking lot, 300 existing spaces.

• 16 tennis courts

• Gradual sloping topography from south to north

• Poor physical connection to campus
Vine Street

Residence Hall Complex

• Construction of eight new halls with **600** beds at 4 stories
• Common building
• Improved physical connection with construction of pedestrian bridge
• Replacement of Mo Con by **80** bed Residence Hall
• Total of @ **680** new beds
  (could include parking below)
Residence Hall/Town House Complex

- Construction of four new halls with **220** beds at three stories
- Construction of Town Houses with **112** additional beds
- Replacement of Mo Con by **80** bed Residence Hall
- Total of **400** new beds
Theme Housing Complex

• Construction **370** new beds at 2 stories, **546** beds at 3 stories

• Possible replacement of Mo Con by **80** bed Residence Hall

• Total of **450-626** new beds
Vine Street

Town Houses

• Construction of 156 new beds at 2 stories, 234 beds at 3 stories, 351 beds at 4 stories

• Replacement of Mo Con by 80 bed Residence Hall

• Total of 236-431 new beds
Town Houses

- Construction of 156 new beds at 2 stories, 234 beds at 3 stories, 351 beds at 4 stories
- Replacement of Mo Con by 80 bed Residence Hall
- Additional new town houses along Vine St. and Knowles, 100 beds at 2 stories, 180 at 3 stories, 280 at 4 stories
- Close Knowles Ave. and convert into pedestrian way.
- Construction of new Residential Housing on Foss Hill for 128 students at 2 stories, 192 students at 3 stories, 256 students at 4 stories
- Total of 464-967 new beds
Precinct 2

Village Concept
Wood Frames
Village Concept

Existing Conditions

• 303 undergraduate students currently living on Warren, Fountain and Pine collectively, 16 graduate students, 2 Physical Plant offices, 4 non-affiliated houses

• Wesleyan owned houses in various states of deferred maintenance

• Poor pedestrian connection to Freeman Athletic Center
Phase 1

• Selective Removal of existing houses between Warren and Fountain (48 students)

• Construction of new Town Houses for 96 Students

• Beds added: 48

• Creation of open space as gateway to campus along Church Street

• Improved pedestrian experience along Church
Phase 2

• Removal of existing houses between Warren and Fountain, Fountain and Pine (100 students)
• Construction of new Town Houses for 312 Seniors
• Beds added: 212 (260)
• Creation of interior open space
• Pedestrian connection to Pine Street
Phase 2, Option 2

- Removal of existing houses between Fountain and Pine (67 students)
- Construction of new Town Houses for 240 Seniors
- Beds added: 173 (221)
- Completion of road connection to Lawn Ave.
Village Concept

Vine Street
Reconfiguration

- Construction of new Residential Housing on Foss Hill for 128 students at 2 stories, 192 students at 3 stories, 256 students at 4 stories
- Re-grading of embankment and creation of open space as entry to Campus
- Improved intersection and vehicular access to Freeman Center expansion
- Removal of houses on Warren and Pine (138 students)
- Construction of new town houses for 288 students.
- Beds added: 278 - 406
Village Concept

Vine Street
Reconfiguration, Option 2

• Construction of new Residential Housing on Foss Hill

• Re-grading of embankment and creation of open space as entry to Campus

• Removal of houses on Warren and Pine (48 students)

• Removal of houses in Vine Street triangle (33 students)

• Construction of new townhouses (3 stories)

• Beds added: 543

• Improved intersection and vehicular access to Freeman Center expansion
Village Concept

Vine Street
Reconfiguration, Option 2

- Removal of existing houses between Fountain and Pine (131 students)
- Construction of new Town Houses for 216 students
- Beds added: 85 (628)
- Completion of road connection to Lawn Ave.
Phase 1

• Removal of existing houses between Warren and Fountain (58 students)

• Construction of new Town Houses for 120 Seniors

• Beds added: 62

• New building as gateway to campus along Church Street

• New road connection to Freeman Center addition
Phase 2, Option 2

- Removal of existing houses between Fountain and Pine (100 students)
- Construction of new Town Houses for 240 Seniors
- Beds added: 140 (202)
- New Senior Center constructed with Amenities
Village Concept

Phase 2, Option 3

• Removal of remaining existing houses between Fountain and Pine (100 students)

• Construction of new Town Houses for 168 Seniors

• Beds added: 68 (130)

• Construction of new surface lot for 216 cars.
Vine Street Reconfiguration, Option 3

- Improved intersection and vehicular access to Freeman Center expansion
- Improved vehicular circulation along Vine Street, future connection to Pine
- Pedestrian connection to Pine Street
Village Concept and Vine Street
Village Concept and Vine Street
Village Concept and Vine Street
Precinct 2

Long Lane

Campus Core

Middletown
Precinct 2

High-Rise/ Low-Rise
Existing Conditions

• Dense apartment complex
• Poor connection and relationship to Middletown and to University
• Poor qualitative pedestrian experience along Church St. and Williams St.
• Potential for improved connection to downtown
High-Rise / Low-Rise

Townhouse Apartments

- Removal of existing High Rise and Low Rise (338 students)
- Construction of Townhouse Apartment complex for 288 beds at 2 stories
- Beds added: (-50)
- Creation if interior open space and improved streetscape along Church and Williams Streets
High-Rise / Low-Rise

Townhouse Apartments

• Removal of existing High Rise and Low Rise (338 students)

• Construction of Townhouse Apartment complex for 432 beds at 4 stories

• Beds added: 96

• Creation if shared interior open space and improved streetscape along Church and Williams Streets

• Parking available beneath open space for 88 cars
High-Rise / Low-Rise

Townhouse Apartments

• Removal of existing High Rise and Low Rise (338 students)
• Construction of Townhouse Apartment complex for 432 beds at 4 stories
• Beds added: 96
• Parking available for 36 cars
Townhouse Apartments

- Removal of existing High Rise and Low Rise (338 students)
- Construction of Townhouse Apartment complex for 398 beds at 4 stories
- Beds added: 60
- Open space created along Williams St., improved pedestrian connection to downtown
Campus Entry

Existing Conditions

• Visitors to Wesleyan predominantly arrive either from the west on Rt. 66, or from the north and south from Rt. 9.

• Main Street Middletown is currently not an important part of the experience of arriving at Wesleyan.

• College Lawn is no longer functioning as the entry to the campus.

• Wesleyan needs and wants a better relationship with downtown Middletown.
Campus Entry

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Entry from Washington

• Corner building on Main Street as possible site for bookstore, bringing a Wesleyan presence to Main Street and providing a convenient way-finder for the University

• Entry cuts across existing Veteran’s Park, provides access to future parking and view of Olin Library as moment of arrival

• Perceived as a back door entry to campus, circumvents traditional College Lawn
Entry from Main Street

- Corner building on Main Street as possible site for bookstore, bringing a Wesleyan presence to Main Street and providing a convenient way-finder for the University.
- Visitors use Main Street for circulation, Williams Street as point of entry towards University.
- Allows College Lawn to become front door of University.
Entry from Williams St.

• Using the alternate exit on Rt. 9, visitors arrive on main Street adjacent to affiliated Conference Center, and a possible location for the bookstore

• Improvements to Williams St. provides a qualitative arrival at University

• Allows College Lawn to become front door of University
Population
Town          43,000
University    4,000
Students      3,685
Undergraduate 2,700
Graduate      985
Faculty/Staff  348
Campus Acreage 290

Wesleyan University
DARTMOUTH COLLEGE

### Populations

<table>
<thead>
<tr>
<th></th>
<th>Hanover</th>
<th>South Bend</th>
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<tbody>
<tr>
<td>Town</td>
<td>9,530</td>
<td>98,941</td>
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<tr>
<td>University</td>
<td>10,152</td>
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<td>Students</td>
<td>5,500</td>
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<tr>
<td>Undergraduate</td>
<td>4,300</td>
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<tr>
<td>Graduate</td>
<td>1,200</td>
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<tr>
<td>Faculty/Staff</td>
<td>4,652</td>
<td>4,215</td>
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### Campus Acreage

<table>
<thead>
<tr>
<th></th>
<th>Hanover</th>
<th>South Bend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Commercial</td>
<td>250 SF</td>
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### Retail District

<table>
<thead>
<tr>
<th></th>
<th>Hanover</th>
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<tbody>
<tr>
<td>Total Commercial</td>
<td>124,281 SF</td>
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<tr>
<td>Retail</td>
<td>106,670 SF</td>
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<tr>
<td>Restaurants</td>
<td>39,041 SF</td>
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<tr>
<td>Hotel/Service</td>
<td>51,315 SF</td>
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### Ratio of Students to Commercial Space

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<th></th>
<th>Hanover</th>
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<tbody>
<tr>
<td>SF/student</td>
<td>490</td>
<td></td>
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</table>
EAST PRECINCT

PRECINCT WEST

NORTH PRECINCT

HILLTOP PRECINCT

CENTRAL PRECINCT

CORNELL UNIVERSITY

Ithaca, NY  South Bend

<table>
<thead>
<tr>
<th>Populations</th>
<th>Ithaca, NY</th>
<th>South Bend</th>
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<tr>
<td>Town</td>
<td>29,401</td>
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<td>Graduate</td>
<td>5,991</td>
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<td>Faculty/Staff</td>
<td>3,037</td>
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| Campus Acreage    | 745        | 1,250      |

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<th>Retail District</th>
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<td>Total Commercial</td>
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<td>Hotel/Service</td>
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<tr>
<td>Entertainment</td>
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| Ratio of Students to Commercial Space | 15 SF/student |

CORNELL UNIVERSITY
### Populations

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<td>Faculty/Staff</td>
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<tr>
<td>Total</td>
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### Retail District

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<tr>
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<td>Entertainment</td>
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### Ratio of Students to Commercial Space

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<tr>
<td>Ratio</td>
<td>26 SF/student</td>
<td>26 SF/student</td>
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<tr>
<td>Population</td>
<td>Philadelphia</td>
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<tr>
<td>Campus Acreage</td>
<td>269</td>
<td>1,250</td>
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| Retail District | | |
|-----------------|-----------------|
| Total Commercial| 950,000         |
| Retail          | -               |
| Restaurants     | -               |
| Hotel/Service   | -               |
| Entertainment   | -               |

| Ratio of Students to Commercial Space | 53 SF/student |
### Populations

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<td>Faculty/Staff</td>
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### Campus Acreage

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<tbody>
<tr>
<td>Total Commercial</td>
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### Retail District

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<tr>
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<tr>
<td>Hotel/Service</td>
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<tr>
<td>Entertainment</td>
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### Ratio of Students to Commercial Space

- **Princeton**: 27 SF/student
Smith College

Wesleyan University

COMPARATIVE PLAN ANALYSIS
COMPARATIVE PLAN ANALYSIS
COMPARATIVE PLAN ANALYSIS
University of North Carolina

COMPARATIVE PLAN ANALYSIS
COMPARATIVE PLAN ANALYSIS
Long Lane
Long Lane

18 Athletic Fields
Long Lane

Athletic Field Expansion
Long Lane

Parking for 3,500 cars
Parking Options

• Construction of new lot as part of Freeman Center Addition
• Capacity for 118 new spaces
• Additional lot along Pine St., capacity for 100 new spaces.
• Total of 218 new spaces
Parking Options

• Future expansion of Pine St. lot with capacity for 128 additional spaces
Parking Options

• Construction of 2 lots adjacent to cemetery

• Capacity for 130 and 110 cars, for a total of 240 new spaces

• Convenient location to Freeman Athletic Center
Parking Options

- Removal of three Long Lane buildings
- Construction of 1 surface lot adjacent to athletic fields
- Capacity for **200** cars
- Convenient location between Freeman Athletic Center and Long Lane
Parking Options

• Construction of 1 surface lot in available land across from Long Lane
• Capacity for 400 cars
• Convenient location along possible shuttle route to campus.
Parking Options

- Total new parking spaces available 1186
- Total number of parking displaced by housing schemes 300 (Vine St. Lot)
- Number of driveway spaces displaced not accounted for