THE COLLEGE OF WILLIAM & MARY
MASTER PLAN

Board of Visitors
21 November 2014
AGENDA

Master Plan Goals

Campus Framework

Area Plans

Building Summary

Pedestrian Network

Discussion
STRATEGIC OBJECTIVES

1. Support the College’s Strategic Plan
   • Be The Liberal Arts University.
   • Promote Engaged Learning.
   • Strengthen Interdisciplinary Study.
   • Prepare students to make a difference in the world.
   • Be superb stewards of the College’s financial resources.


3. Use our construction and renovation program funds to their highest and best effect.
GUIDING PRINCIPLES

• Maintain and reinforce a strong undergraduate focus by siting undergraduate academic, residences and recreational spaces together on the main campus.

• Hold undergraduate classes within walking distance, permitting a reasonable class schedule to be maintained.

• Maintain an architecture and standard that sets the climate through the College’s buildings and landscaping which reflects our historic traditions.

• Retain the pedestrian character of the campus; move parking to the perimeter.

• Preserve open, green space.

• Create a sense of order, accessibility, ease of way-finding and attractiveness.

• Preserve the human scale.

• Meet growing space requirements and support 21st-century teaching and research methods.

• Integrate sustainable principles and practices into all aspects of facilities management of buildings and campus grounds.
MASTER PLAN UPDATE GOALS

Maximize
- Quality
- Efficiency
- Functionality

Minimize
- Capital Cost
- Operating Cost

Assess
- Remain
- Renovate / Reconfigure
- Remove / Replace
PROCESS

Steering Committee

Working Groups:
- Academic Space
- Administrative and Support Space
- Architecture and Design Standards
- Athletics and Recreation
- Auxiliary and Student Support Services, Community Use Facilities
- Infrastructure and Utilities
- Land Use, Landscape, and Ecology
- Parking and Transportation
- Residential

Town Hall Meetings:
- Faculty
- Staff
- Students

Documents & Data Review
- Drawings, Studies, Reports including: college technical standards, the Getty Preservation guidelines, storm water and land use plans, facilities condition indexes and transportation & parking studies.
- 2003 Design Guidelines
EXISTING PHYSICAL CONDITIONS

A  – Buildings
Wide range of conditions; from new or recently completed to poor and inappropriate for reinvestment.

B  – Landscape
Significant degradation in certain areas, resulting from competing uses: service, pedestrian, etc. Environmental and ecological improvements necessary. Limited recreational areas.

C  – Utilities
New service required for anticipated facilities at South Campus (Arts and other potential new facilities).

D  – Transportation (traffic, parking, bus, cycle)
Safety improvements required at select intersections. Improved bicycle paths also necessary. Improved connection to New Town.
CAMPUS FRAMEWORK

LAND USE

- Academic & Historic
- Academic
- Student Life
- Athletics & Recreation
- Mixed Use
- Residential
ACADEMIC & HISTORIC – EXISTING

- No new construction is proposed
- Renovation:
  - Ewell Hall
  - McGlothlin-Street Hall
  - Washington Hall
SOUTH CAMPUS – EXISTING

• Principally Academic Facilities
KEY FINDINGS

CLASSROOMS

- There is no need to construct additional classroom space on campus.

- Configurations vary greatly; from traditional classrooms, to conference rooms, to offices.

- Interstitial “colloquial spaces” need to be integrated into classroom buildings to enhance interdisciplinary learning.

- Classrooms are scheduled and managed:
  - Centrally by the Registrar (public classrooms)
  - Locally by departments

- Classroom Management – Short-term:
  - Create policy defining rooms open for campus life scheduling after 5pm.
  - Inventory Department controlled classrooms.

- Classroom Management – Long-term:
  - Establish a comprehensive and improved classroom management system.

- The classroom renovation program should be accelerated.
KEY FINDINGS

LABORATORIES

• Slight space deficit based on current scheduling.

• New lab space currently under construction with ISC3.

• Additional lab space to be provided in ISC4.
SOUTH CAMPUS – PROPOSED

A – ISC4
  Kinesiology
  Computer Science
  Information Technology
  Mathematics

B – Music Building

C – Theatre, Speech, and Dance

D – Muscarelle Expansion

E – Art & Art History (new)

F – Art & Art History (renovated)

G – General Academic Replacement

H – Fitness Center (renovated)

I – West Utility Plant

Note: B, C, D, E, F, & I were previously approved by BOV in the 2014-2020 Six year Capital Plan
SOUTH CAMPUS – PROPOSED

OUTDOOR SPACES – The Arts
SOUTH CAMPUS – PROPOSED

OUTDOOR SPACES – Swem Quad

(Michael Van Valkenburgh Associates Inc.)
SOUTH CAMPUS – PROPOSED

OUTDOOR SPACES – Open Space
SOUTH CAMPUS – PROPOSED

191,000 GSF  Eliminated
Morton Hall
Jones Hall
Millington Hall

199,000 GSF  New Construction
ISC4
General Academic

143,350 GSF  BOV Approved Arts (new)
Music Building
Art & Art History
Muscarelle Museum
Utility Plant
SOUTH CAMPUS – PROPOSED

SUMMARY

• Relocating Mathematics in ISC4 will improve interdisciplinary synergies among Math, Kinesiology and Computer Science.

• Relocating Kinesiology to ISC4, allows Adair Hall to support fitness related programs.

• The reorganized Swem Quad will improve visibility and way-finding in this area of campus and will become more flexible in order to support a wider range of large and small activities, including study/meeting spaces alongside Swem and Andrews.

• A redesigned PBK streetscape will include an Arts Lawn as a venue for outdoor public art and will strengthen the public entrance to the College along Jamestown Road.

• The open space associated with the new General Academic Building will preserve natural topography and storm water control, while still accommodating a variety of uses.
STUDENT LIFE / CENTRAL CAMPUS – EXISTING

- Student Life Activities
- Health and Wellness
- Athletic Facilities
- Pedestrian Safety
STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

A – Integrative Wellness
   Student Health Center
   Counseling Center
   Health Promotions
   Recreation

B – Sadler Center Expansion
   Dean of Students & related
   Residence Life
   Community Engagement
   Lounge Space
   Student Affairs

C – Zable Stadium Expansion
   (previously approved)

D – One Tribe Place (renovation)
   Large Event
   Conference
   Auditorium

E – Alumni House Expansion
STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

Student Life Walk
STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

Integrative Wellness
STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

29,300 GSF  Eliminated*
Lodges (x7)
Health Center

120,300 GSF  New Construction
Sadler Expansion
Integrative Wellness
Alumni Expansion

53  Existing Parking (Gooch Dr.)
62  Proposed Parking Spaces
  9  Net additional

*Note: Locating Student Organizations and Large Event/Meeting spaces at this location will reduce the program needs at the Campus Center site by approximately 48,000 GSF.
STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

SUMMARY

• Locating Integrative Wellness alongside Student Affairs and related activities will further establish this area as the heart of campus and center of student life.

• Establishing a new walking path between Sadler Center and Yates Drive separates pedestrians from vehicles along Gooch Drive, improving safety as well as the quality of experience.

• Establishing a pedestrian walkway from Sadler, past the stadium to One Tribe Place, strengthens the connection for students without compromising existing parking capacity.

• Incorporating selected Student Affairs programs at One Tribe Place utilizes large existing spaces and reduces space needs in the replacement Campus Center.
ATHLETICS – EXISTING
ATHLETICS – PROPOSED

A – Athletics Practice Facility
   Basketball Practice
   Volleyball Practice
   Academic Study Space
   Sports Medicine
   Additional Strength Training

B – Relocated Parking
ATHLETICS – PROPOSED

0  GSF  Eliminated

68,000  GSF  New Construction
   Athletics Practice Facility

237  Existing Parking Spaces
253  Relocated Parking Spaces
16  Net additional

Note:
Architecturally, a new Athletics practice facility on north side of W&M Hall with the ability for future expansion at site to south presents an opportunity to create a clear main entry and primary façade on the east side of the Hall during its renovation.
ATHLETICS AT DILLARD – EXISTING

- Hughes and Munford Hall have been shuttered since 2006.
ATHLETICS AT DILLARD – PROPOSED

A – Track and Field Relocation

B – Athletics Support
   Team Rooms
   Visitor Team Rooms
   Officials Rooms
   Coaches Rooms
   Team Meeting Room
   Satellite Training
   Building Manager
   Restrooms

C – Spectator Seating (storage below)

D – Arts & Science Storage

E – Arts & Science Storage (Geology)

F – Track & Field Throwing Events Area

G – Parking
ATHLETICS AT DILLARD – PROPOSED
ATHLETICS AT DILLARD – PROPOSED

118,547 GSF  Eliminated (unoccupied)
Hughes Hall
Munford Hall

Eliminated (occupied)
Galt Houses (x5)

46,500 GSF  New Construction
Athletics Support
Athletics Storage
A&S Storage

340  Existing Parking Spaces
370  Proposed Parking Spaces
(+40 with street parking)
30  Net additional
SUMMARY

• Dedicated pedestrian zone alongside Athletics support building, with associated bus drop-off, will facilitate large groups of spectators during events and improve overall experience.

• There will be views of all fields from second level of the Athletics support building.
ATHLETICS / RECREATION / FITNESS – PROPOSED

Athletic Facility & Fields

- Relocating the track to Dillard will enable the football program to use Zable Stadium for both games and practice.

- In turn the practice field west of Zable would be designated for use by Recreational Sports (or possibly some combination of shared use with Athletics).

- These actions would significantly mitigate the student demand for additional outdoor recreational space.
ATHLETICS / RECREATION / FITNESS – PROPOSED

Adair Hall

- Relocating Kinesiology to ISC4 and relocating Dance to PBK will allow Adair Hall to be renovated to support fitness related programs for Athletics & Recreation Sports.
JAMESTOWN PLACE – EXISTING
**JAMESTOWN PLACE – PROPOSED**

A – Mixed Use
- Consolidated Administration
- Dining Services
- Spirit Shop

B – Admissions Drop-Off / Courtyard

C – Parking Structure
- (Limited to 2 floors, below trees to respect surrounding neighborhood view shed)

D – Facilities Trade Shops

E – Facilities Warehouse
- (integrated with parking structure)

F – Access to parking structure from Jamestown Rd.
JAMESTOWN PLACE – PROPOSED
JAMESTOWN PLACE – PROPOSED

122,143 GSF  Eliminated
  Campus Center
  Trinkle Hall
  Facilities (x8)
  White Houses (x3)

103,503 GSF  New Construction
  Mixed Use Facility
  Parking Deck
  Facilities Trade Shops
  Facilities Warehouse

319  Existing Parking Spaces
398  Proposed Parking Spaces
79   Net additional
JAMESTOWN PLACE – PROPOSED

SUMMARY

• Significantly improved visitor experience at Admissions includes clearly marked new vehicle entrance at Jamestown Road, drop-off area and accessible parking adjacent to existing entry courtyard as well as landscaped pathway link to Sunken Garden.

• Clearly visible Spirit Shop and active street side Café at the new administrative building along Jamestown Road will become an inviting new face for the College at this area of campus.

• Reorganized Facilities Management spaces integrated with parking deck at south end of the site not only improves functionality and efficiencies, but allows for improved landscape and open spaces. Height of garage not to exceed surrounding trees to respect adjacent residential neighborhood.

• Remaining white houses would be removed and replaced with sustainable small structures in scale and character with surrounding neighborhood.
LAW SCHOOL CAMPUS – EXISTING
Previously approved projects:

A  – Law School Expansion
   Design underway, to be located south of property line with State Courts Building.

B  – Population Lab (Pop-Lab)
   Replaced and relocated Pop-Lab also improves access to Tennis Center (particularly during weather emergencies) while respecting adjacent historic burial ground with 100’ minimum setback.
FUTURE RESOURCES

School of Education Site:

- Land resource for future expansion yet to be determined.
Planned renovation program for housing to continue, with extent of renovation and/or replacement to be considered on a case-by-case basis; any replacement to occur in-kind and at existing location.

- Residential
- Residential – recently completed/renovated within past 5 years.
MASTER PLAN
STRUCTURE

BUILDING DISPOSITION SUMMARY

Renovate:

- 53,800 gsf  M-S Hall
- 58,000 gsf  Ewell Hall
- 64,500 gsf  Washington Hall
- 50,000 gsf  Andrews Hall & PBK
- 18,750 gsf  Muscarelle Museum

245,050 gsf Total Renovate

Repurpose:

- 33,500 gsf  Adair Hall
- 13,500 gsf  College Apartments
- 23,500 gsf  One Tribe Place
  (Public & Events space)

70,500 gsf Total Repurpose
### BUILDING DISPOSITION SUMMARY

**Eliminate:**

<table>
<thead>
<tr>
<th>Area (gsf)</th>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>35,000</td>
<td>Campus Center</td>
</tr>
<tr>
<td>23,180</td>
<td>Facilities (x8)</td>
</tr>
<tr>
<td>12,500</td>
<td>Health Center</td>
</tr>
<tr>
<td>11,651</td>
<td>Houses at Dillard</td>
</tr>
<tr>
<td>106,896</td>
<td>Hughes and Munford Halls</td>
</tr>
<tr>
<td>55,000</td>
<td>Jones Hall</td>
</tr>
<tr>
<td>12,800</td>
<td>Lodges (x7)</td>
</tr>
<tr>
<td>80,500</td>
<td>Millington Hall</td>
</tr>
<tr>
<td>55,500</td>
<td>Morton Hall</td>
</tr>
<tr>
<td>54,240</td>
<td>Trinkle Hall</td>
</tr>
<tr>
<td>9,723</td>
<td>White Houses (x3) *</td>
</tr>
<tr>
<td>8,868</td>
<td>Pop-Lab</td>
</tr>
</tbody>
</table>

**465,858 gsf** Total Removed

* Remaining White Houses along Jamestown Road to be removed and replaced with sustainable small structures in scale and character with surrounding neighborhood.
## MASTER PLAN
### STRUCTURE

### BUILDING DISPOSITION SUMMARY

**New Construction:**

- 124,000 gsf ISC4
- 75,000 gsf Gen. Academic Replacement
- 76,000 gsf Sadler Center Expansion
- 32,800 gsf Integrative Wellness
- 11,500 gsf Alumni House Expansion
- 68,000 gsf Athletics Practice
- 30,000 gsf Athletics at Dillard
- 79,000 gsf Mixed Use – Jamestown
- 24,503 gsf Facilities Management* (x2)
- 10,000 gsf Pop-Lab

**530,803 gsf  Total New**

**Previously BOV Approved**

- 28,500 gsf Art & Art History
- 35,250 gsf Muscarelle Museum
- 79,600 gsf Music Building
- 16,500 gsf A&S Storage (Dillard)
- 12,000 gsf Law Expansion

**171,850 gsf  Total**

---

*Note: Replacement Structures*

The College of William & Mary Master Plan

CANNON DESIGN  BRAILSFORD & DUNLAVEY
MASTER PLAN
STRUCTURE

BUILDING DISPOSITION SUMMARY

- Eliminate 465,858 gsf
- New Construction 530,803 gsf
  (Master Plan Recommendation)
- New Construction 171,850 gsf
  (Previously BOV Approved)
MASTHER PLAN

STRUCTURE

PEDESTRIAN NETWORK

- Campus Promenade
- Key Walkways
- Connector Pathways
MASTER PLAN
STRUCTURE

GREEN SPACE – Trees
Maximize
- Quality
- Efficiency
- Functionality

Minimize
- Capital Cost
- Operating Cost

Assess
- Remain
- Renovate / Reconfigure
- Remove / Replace

Academic
- replace older buildings / renovate historic
- strengthen interdisciplinary study by improving department synergies
- integrate colloquial spaces

Student Life
- centralize student activity at center of campus
- enhance identity on campus
- elevate student experience
- promote integrative wellness

Administration
- consolidate dispersed offices (white houses)
- improve efficiency / increase collaboration
- heighten public face of the College
- enhance visitor experience / arrival sequence

Athletics
- improve and expand facilities

Recreation
- broaden presence at center of campus
DISCUSSION

THE COLLEGE OF WILLIAM & MARY
MASTER PLAN
Board of Visitors, 21 November 2014