

# THE COLLEGE OF WILLIAM & MARY MASTER PLAN

Board of Visitors  
21 November 2014



# AGENDA

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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.
- 2. Update of 1987/2003 Master Plan and 2003 Design Guidelines**
- 3. Use our construction and renovation program funds to their highest and best effect.**





# GUIDING PRINCIPLES

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- 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 21<sup>st</sup>-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



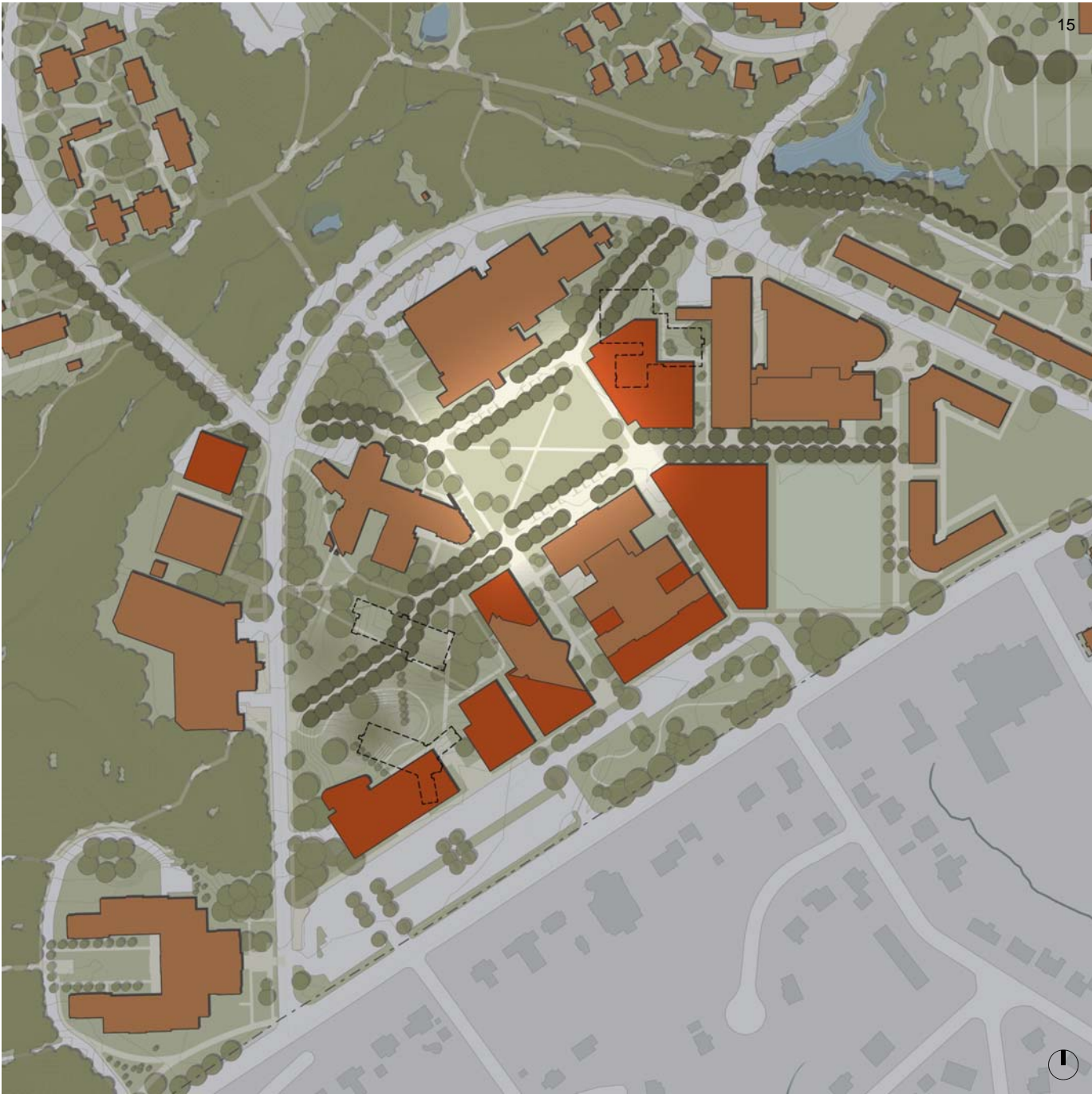


# SOUTH CAMPUS – PROPOSED

## OUTDOOR SPACES – Swem Quad



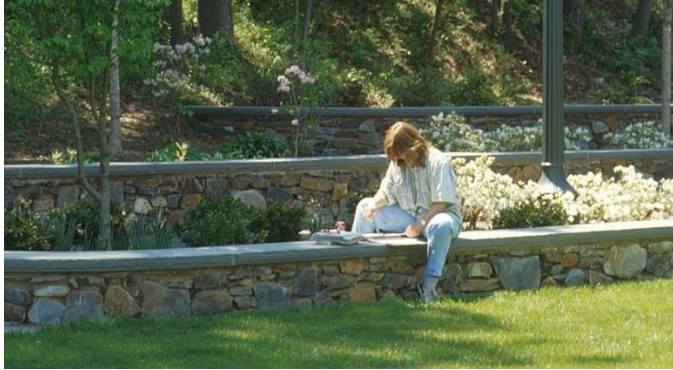
(Michael Van Valkenburgh Associates Inc.)





# SOUTH CAMPUS – PROPOSED

## OUTDOOR SPACES – Open Space





# SOUTH CAMPUS – PROPOSED

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**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

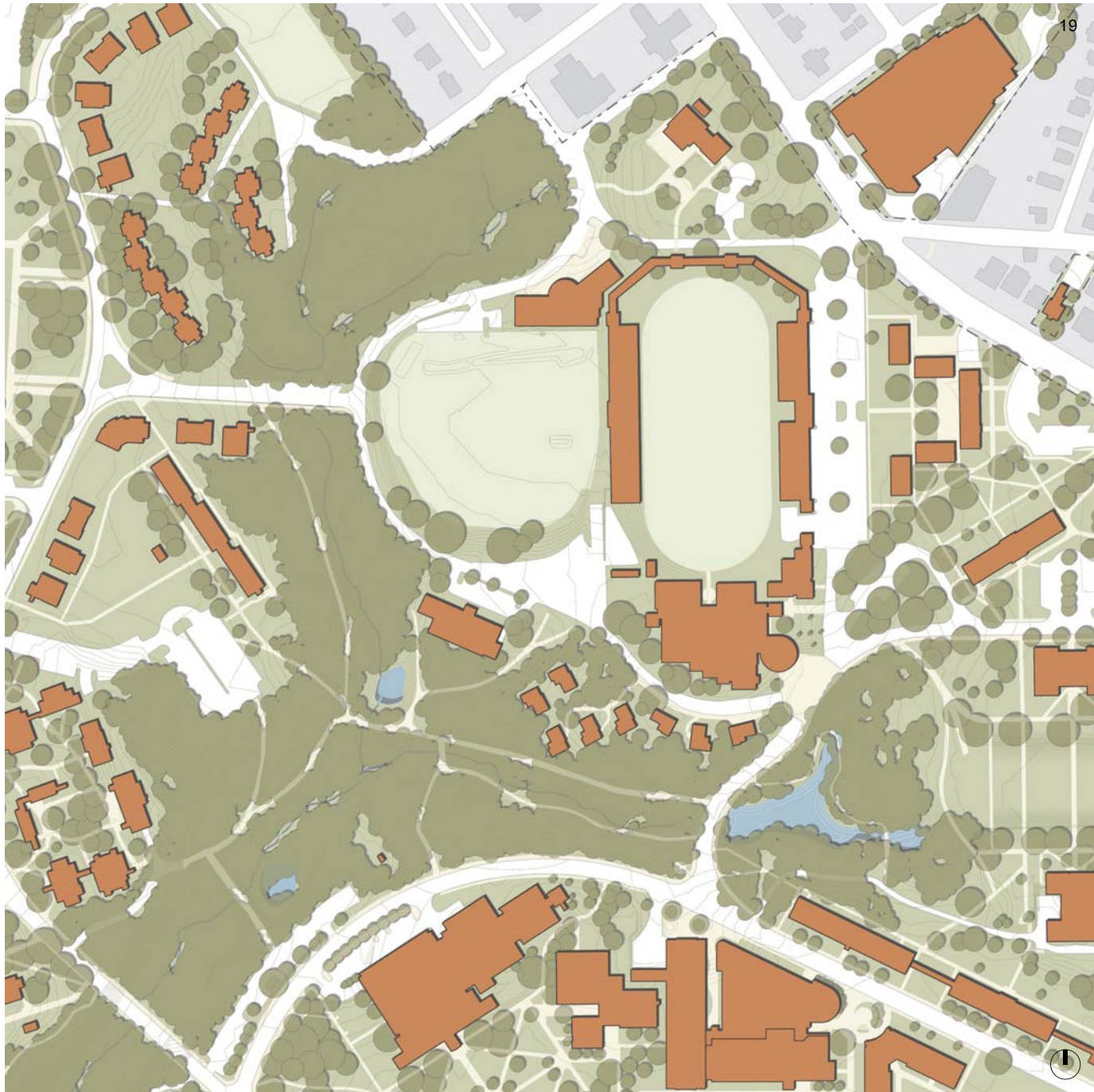
- Relocating Mathematics in ISC4 will improve interdisciplinary synergies among Math, Kinesiology and Computer Science.
- Relocating Kinesiology to ISC4, allows Adair Hall to support fitness related programs.
- The reorganized Swem Quad will improve visibility and way-finding in this area of campus and 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

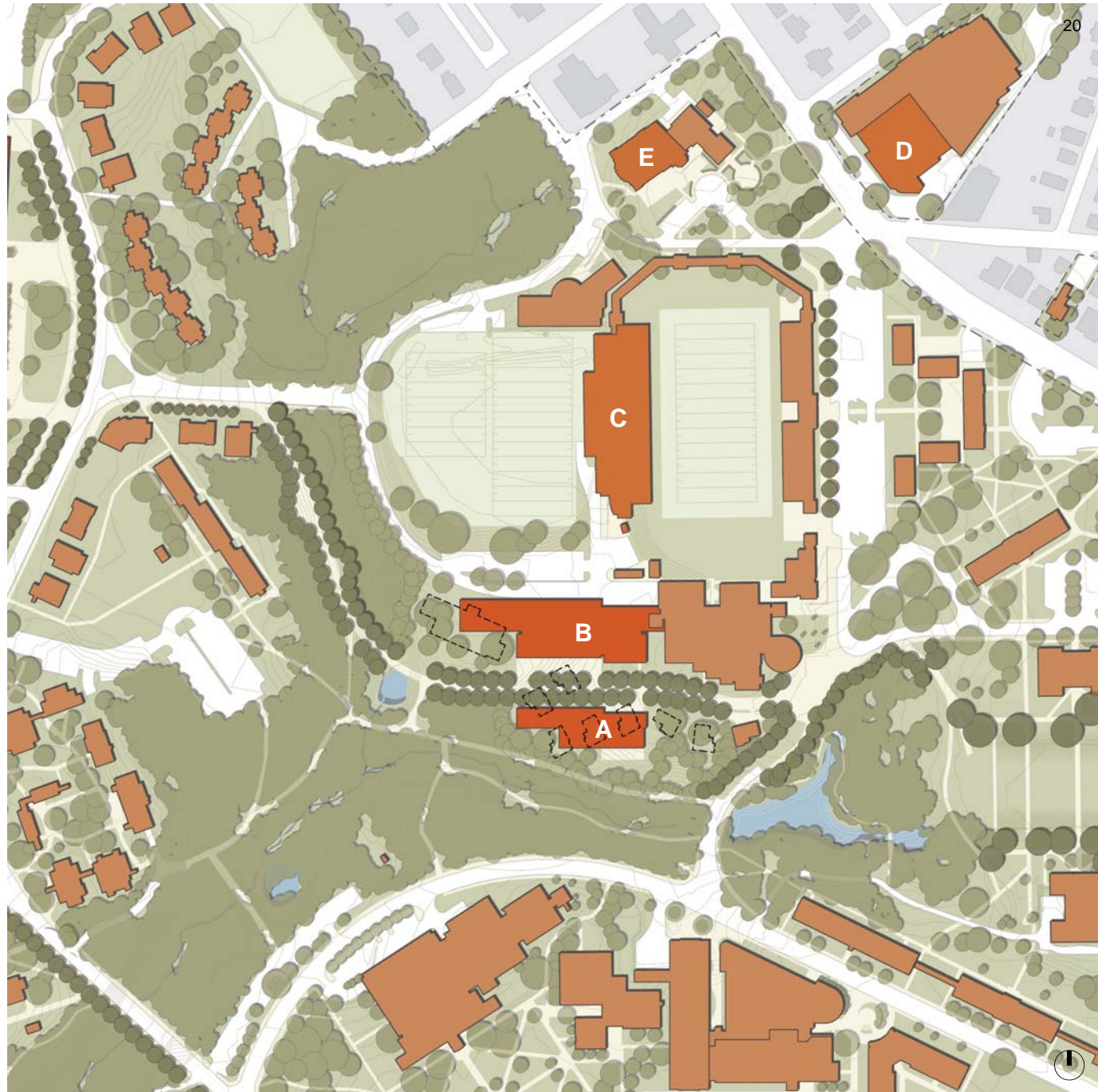
Dean of Students & related  
Residence Life  
Community Engagement  
Lounge Space  
Student Affairs

## C – Zable Stadium Expansion (previously approved)

## D – One Tribe Place (renovation)

Large Event  
Conference  
Auditorium

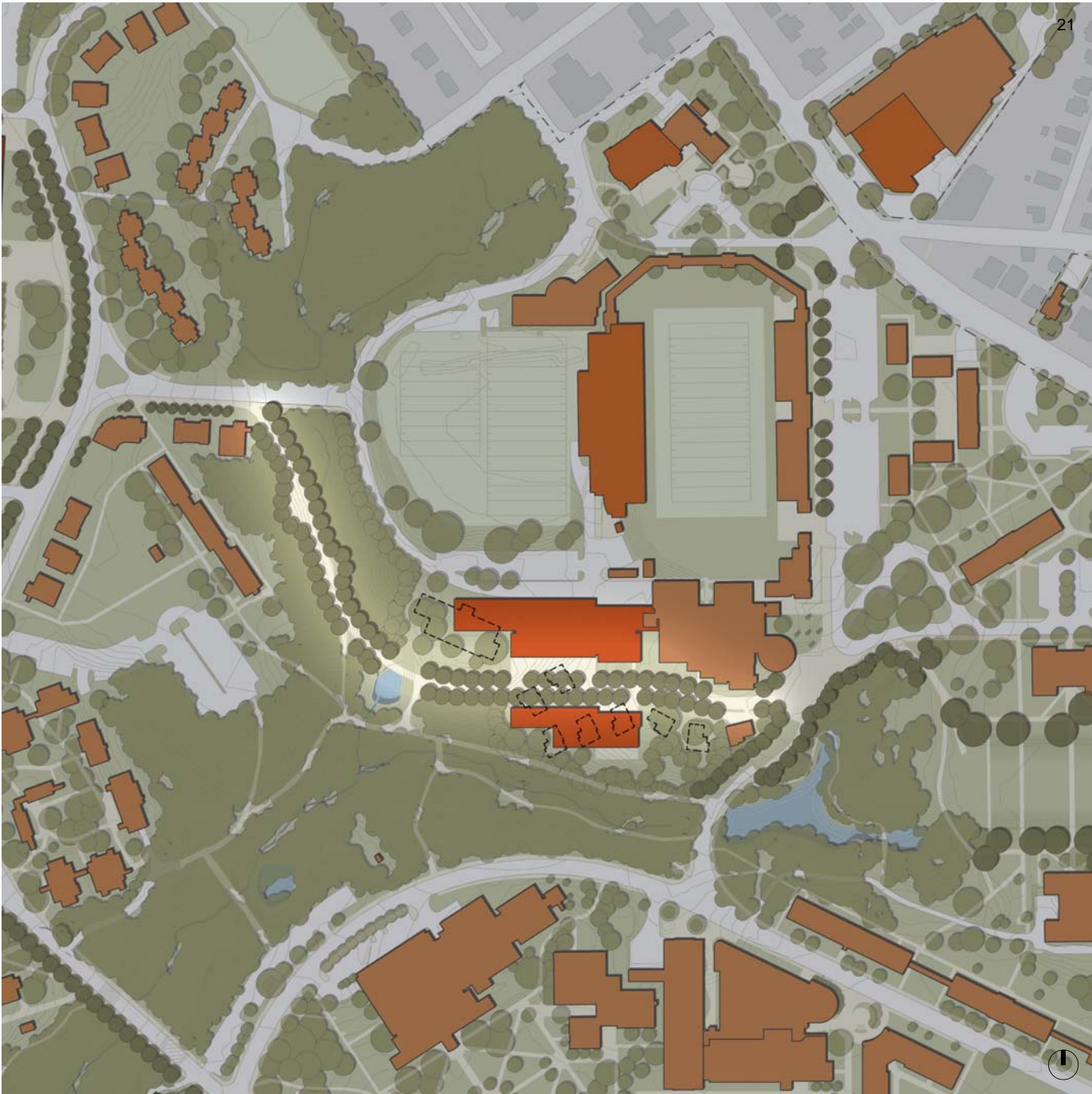
## E – Alumni House Expansion





# STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

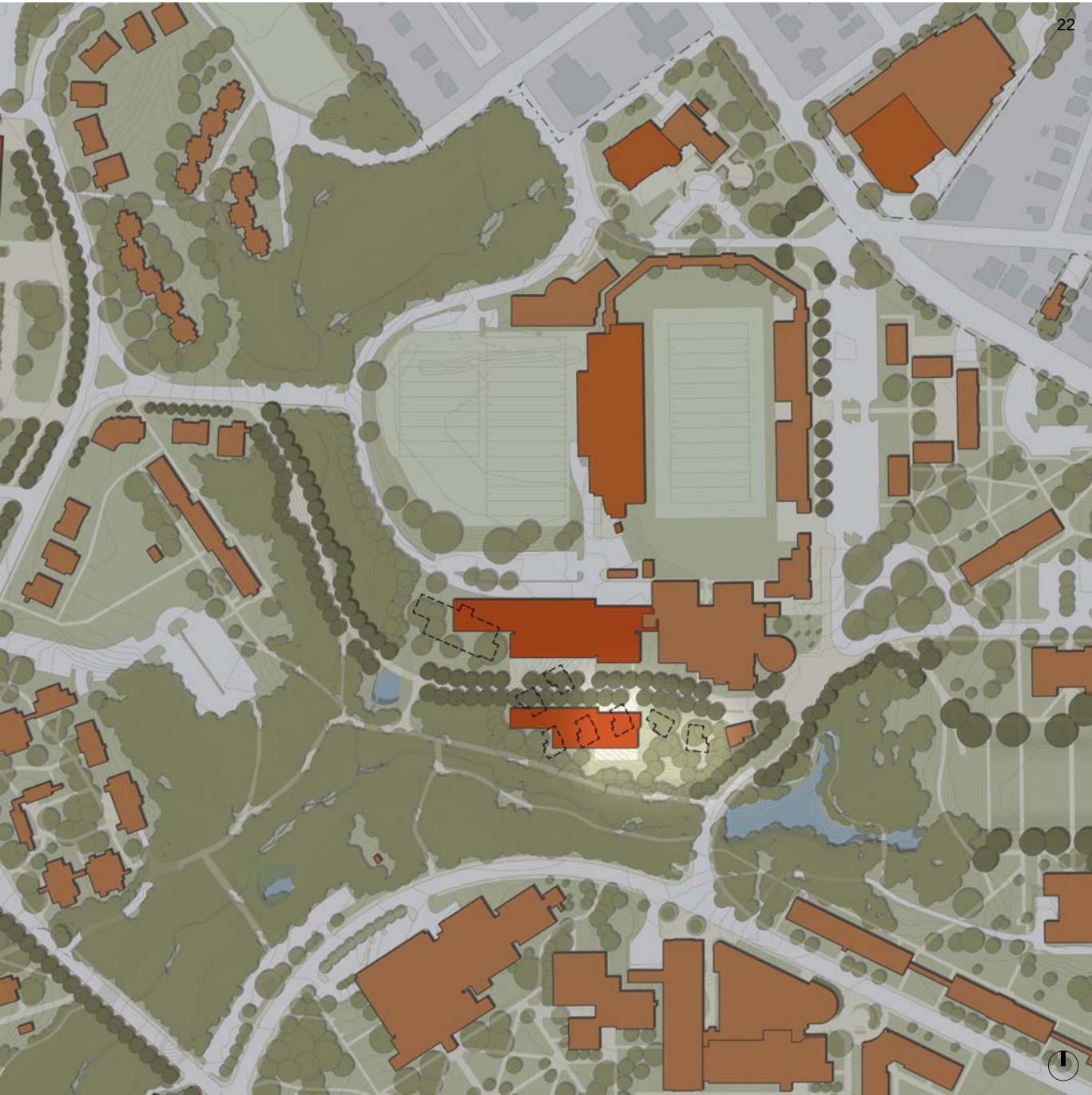
## Student Life Walk





# STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

## Integrative Wellness





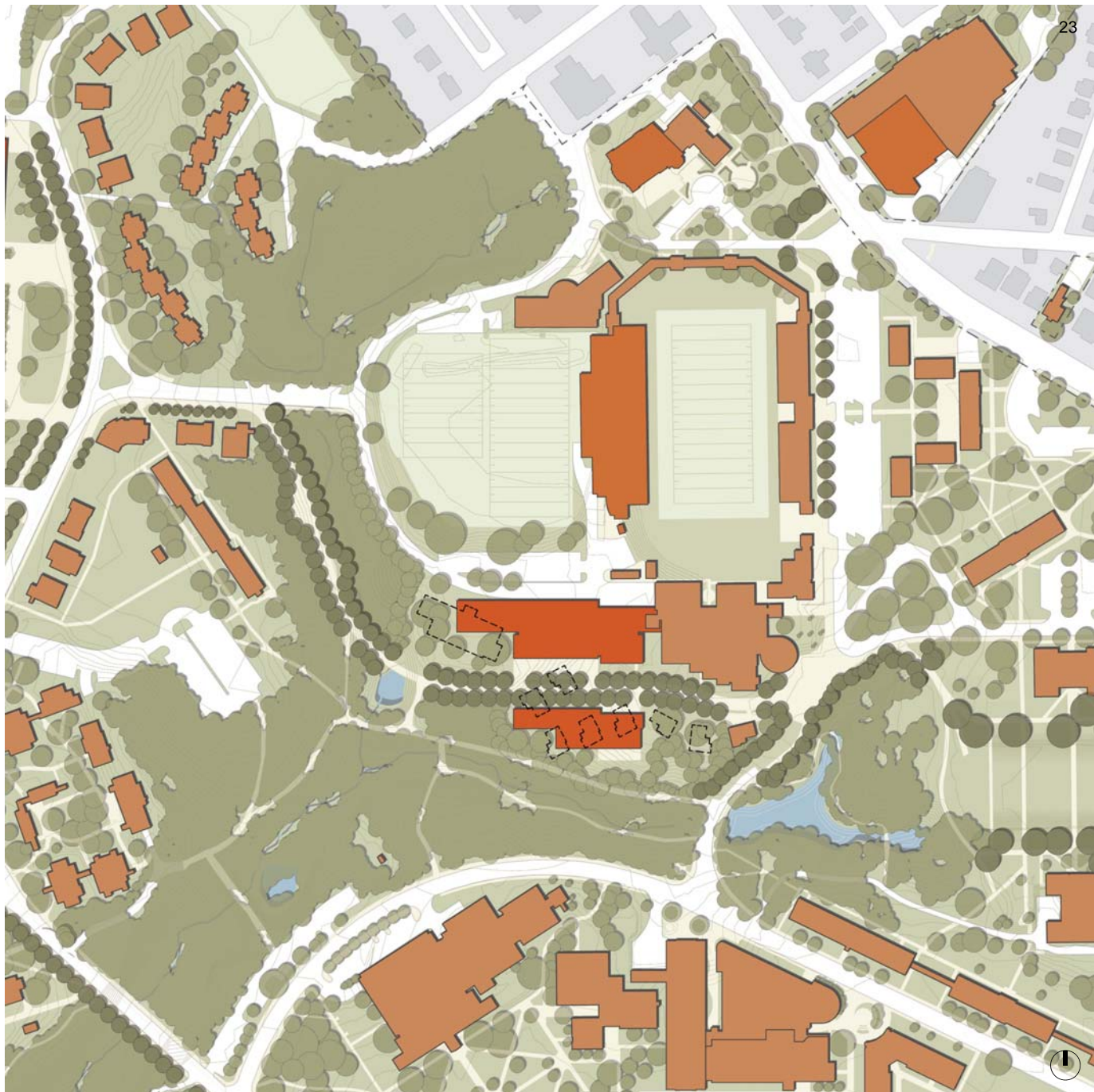
# STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

**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.

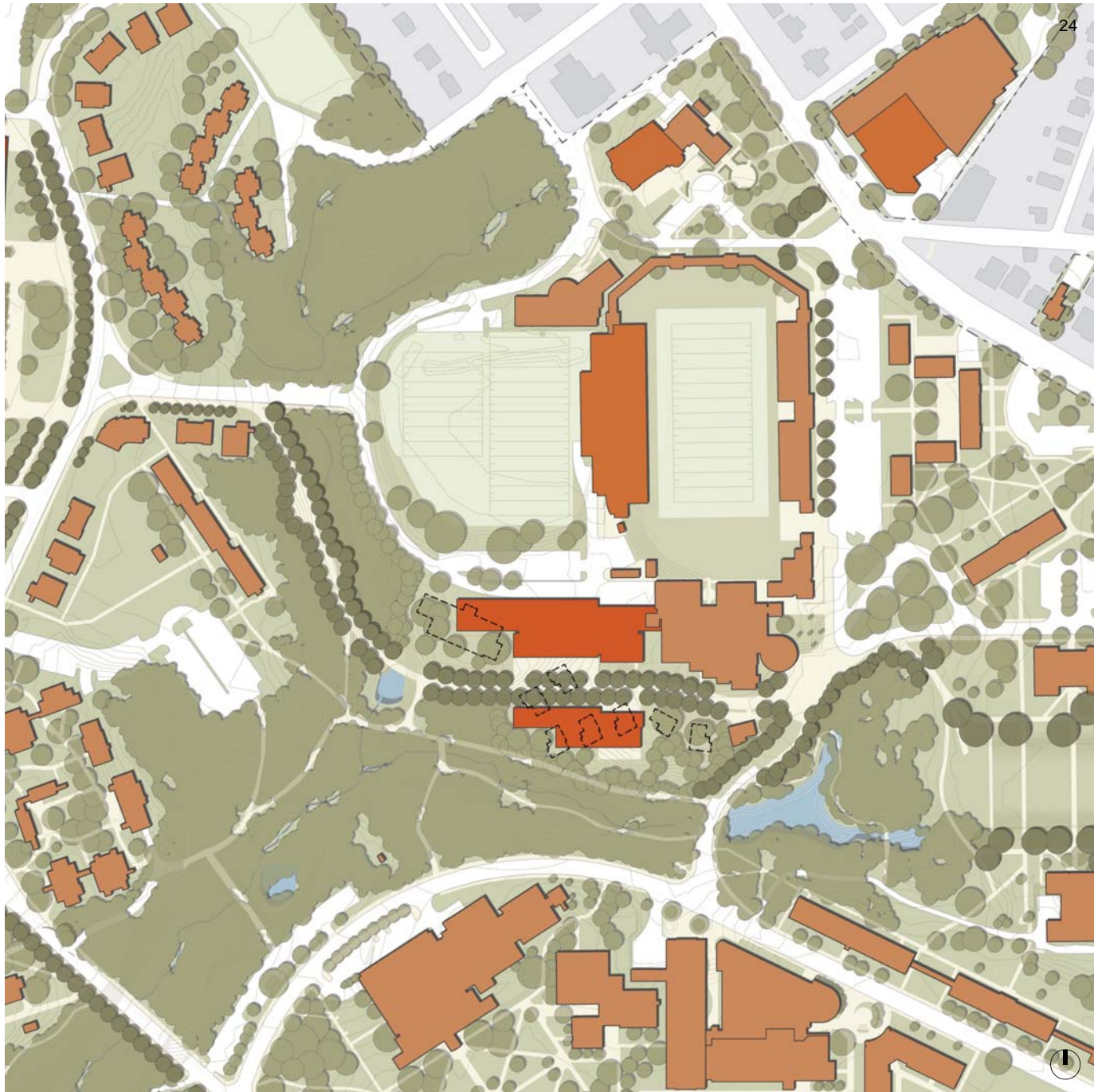




# STUDENT LIFE / CENTRAL CAMPUS – PROPOSED

## 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

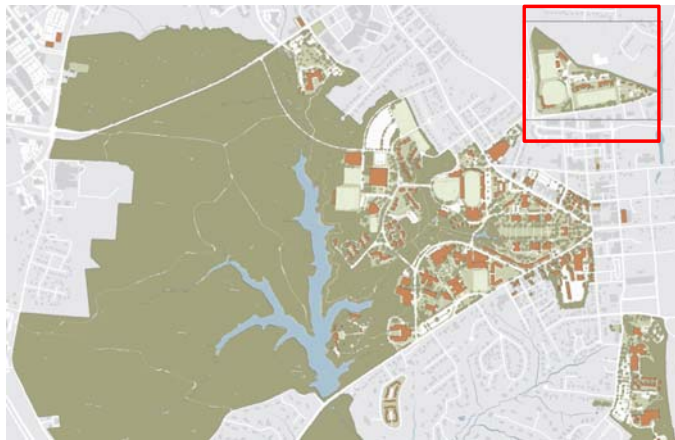
Note:  
Architecturally, a new Athletics practice facility on north side of W&M Hall with the ability for future expansion at site to south presents an opportunity to create a clear main entry and primary façade on the east side of the Hall during its renovation.





# 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

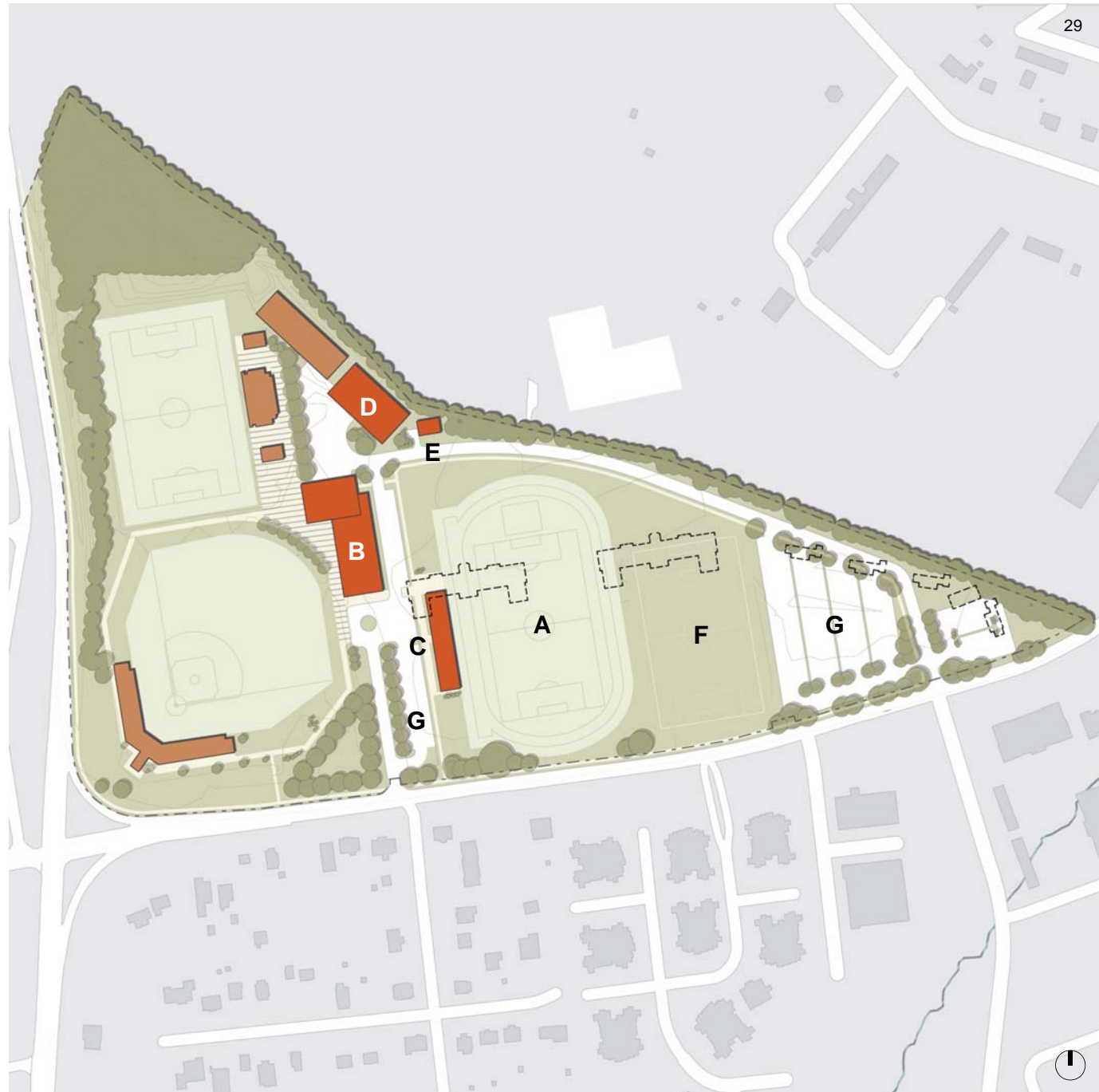
**C – Spectator Seating (storage below)**

**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

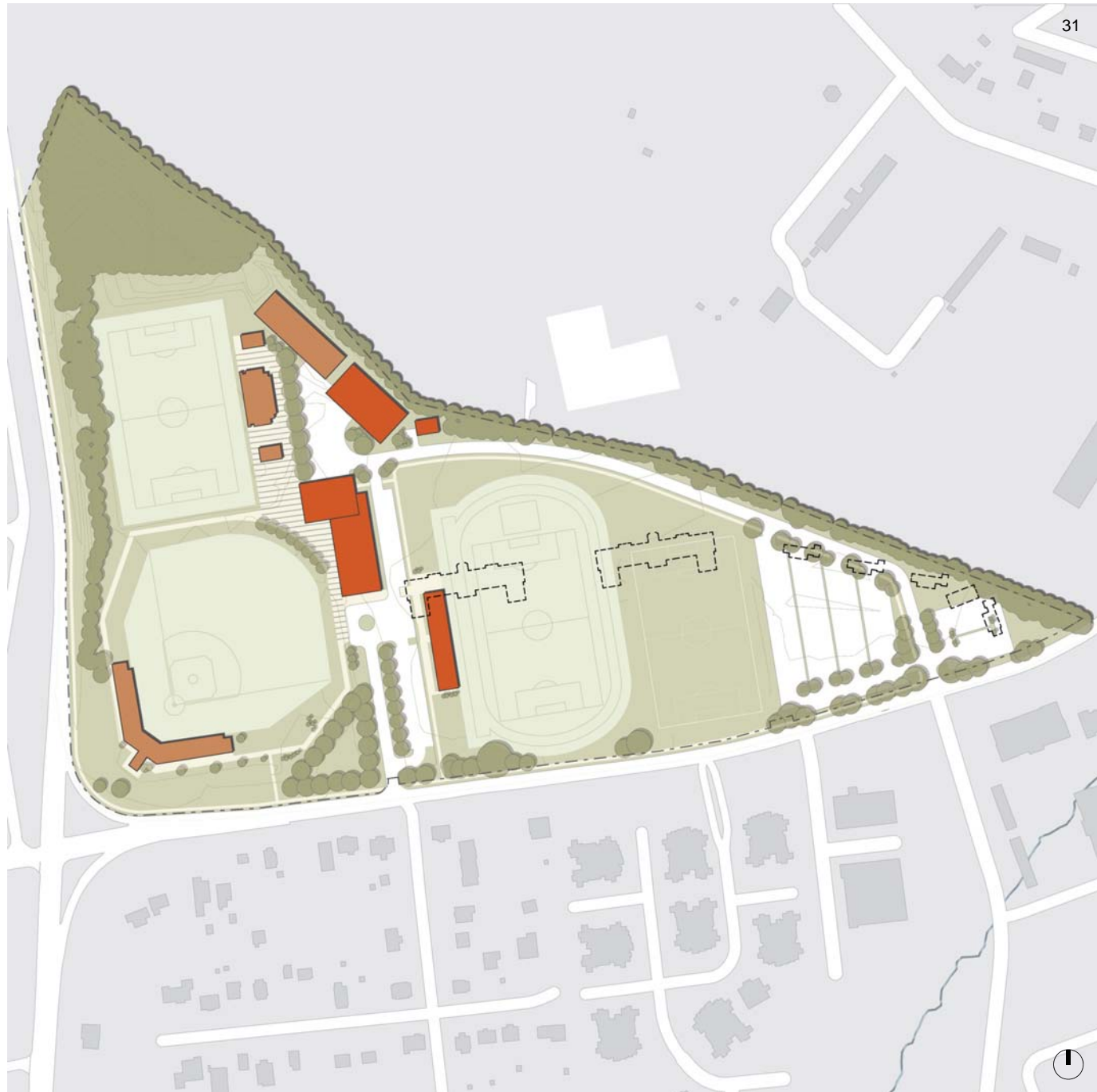
**Eliminated (occupied)**

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

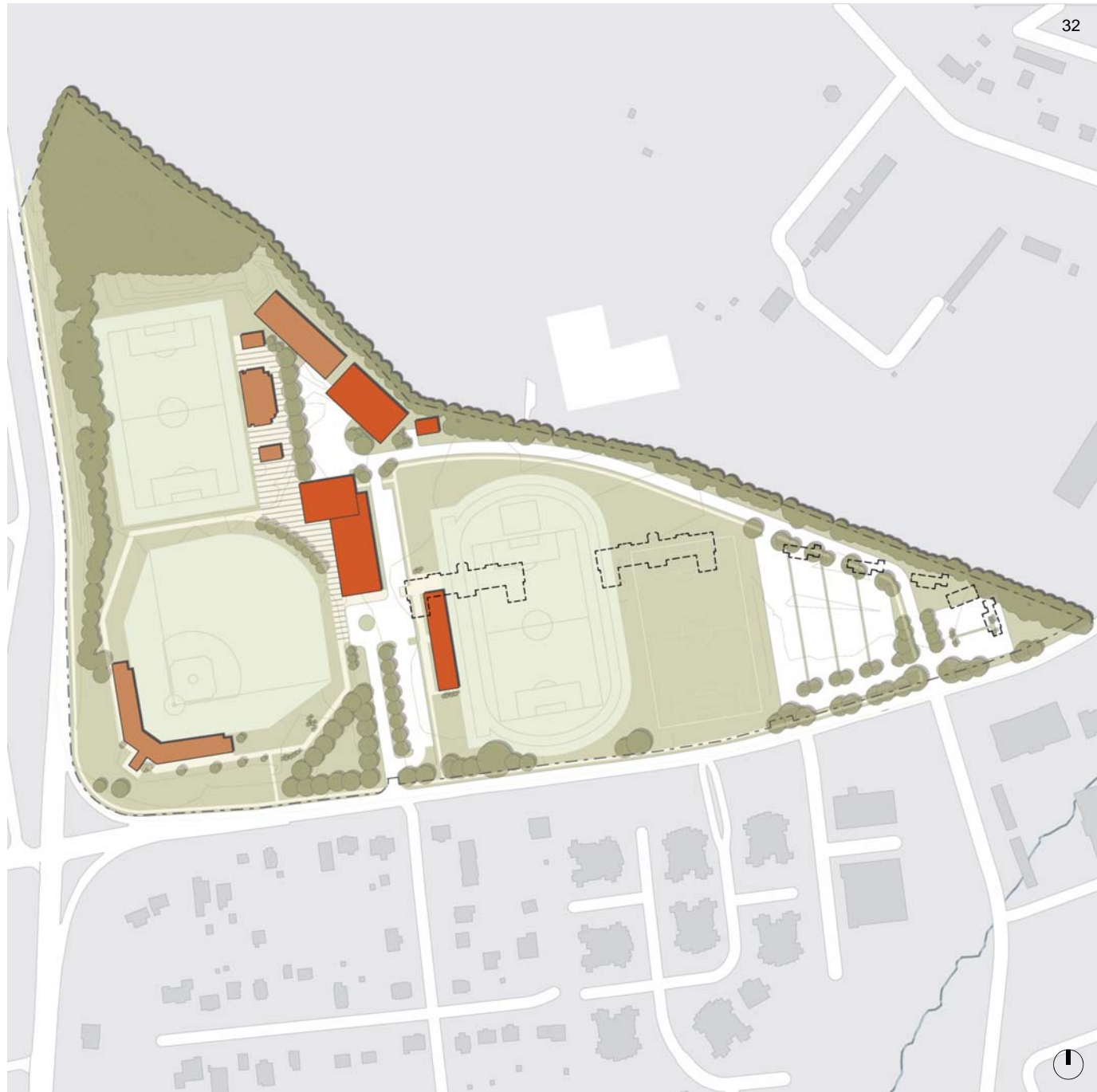




# ATHLETICS AT DILLARD – PROPOSED

## 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.

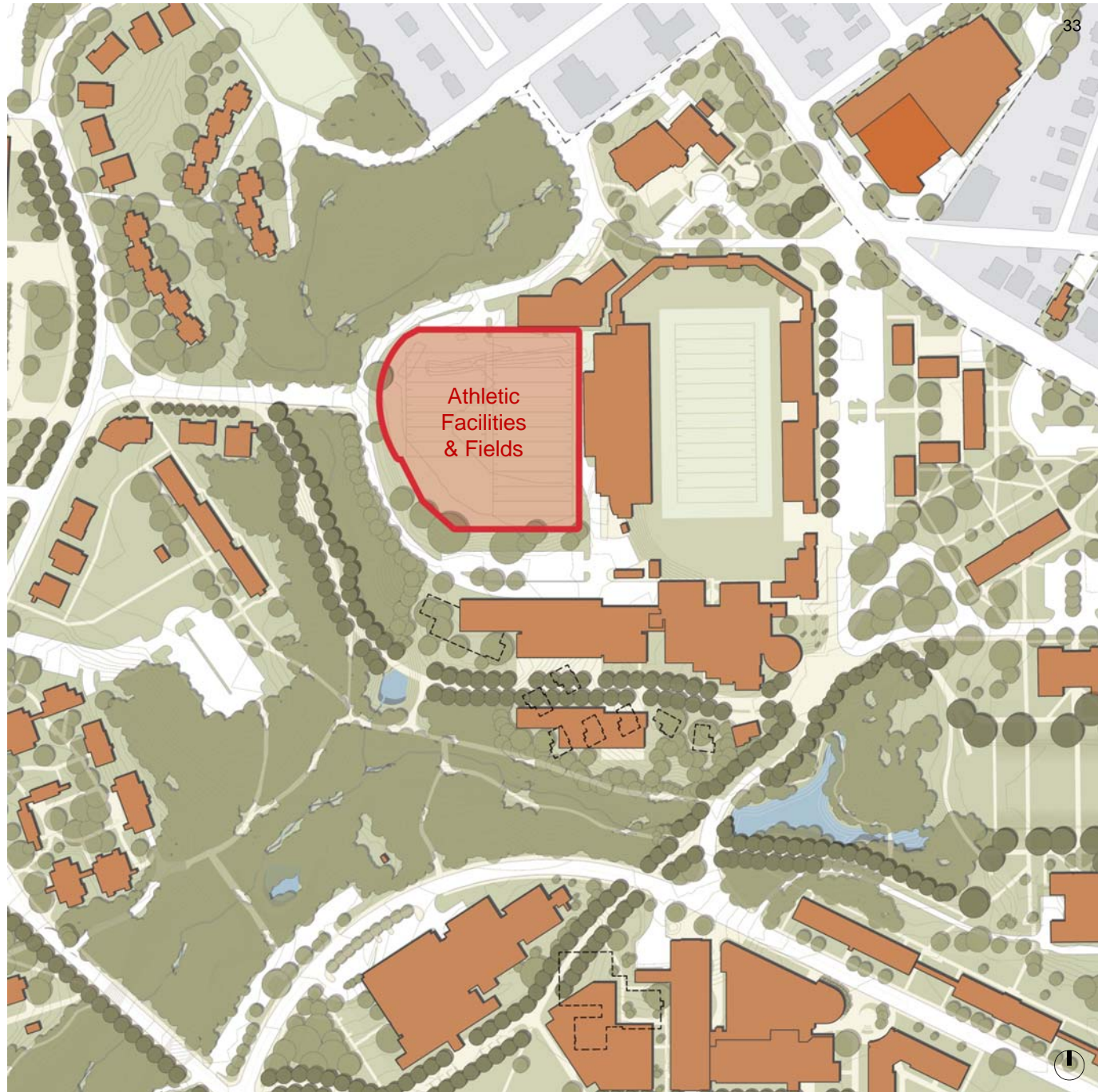




# ATHLETICS / RECREATION / FITNESS – PROPOSED

## 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

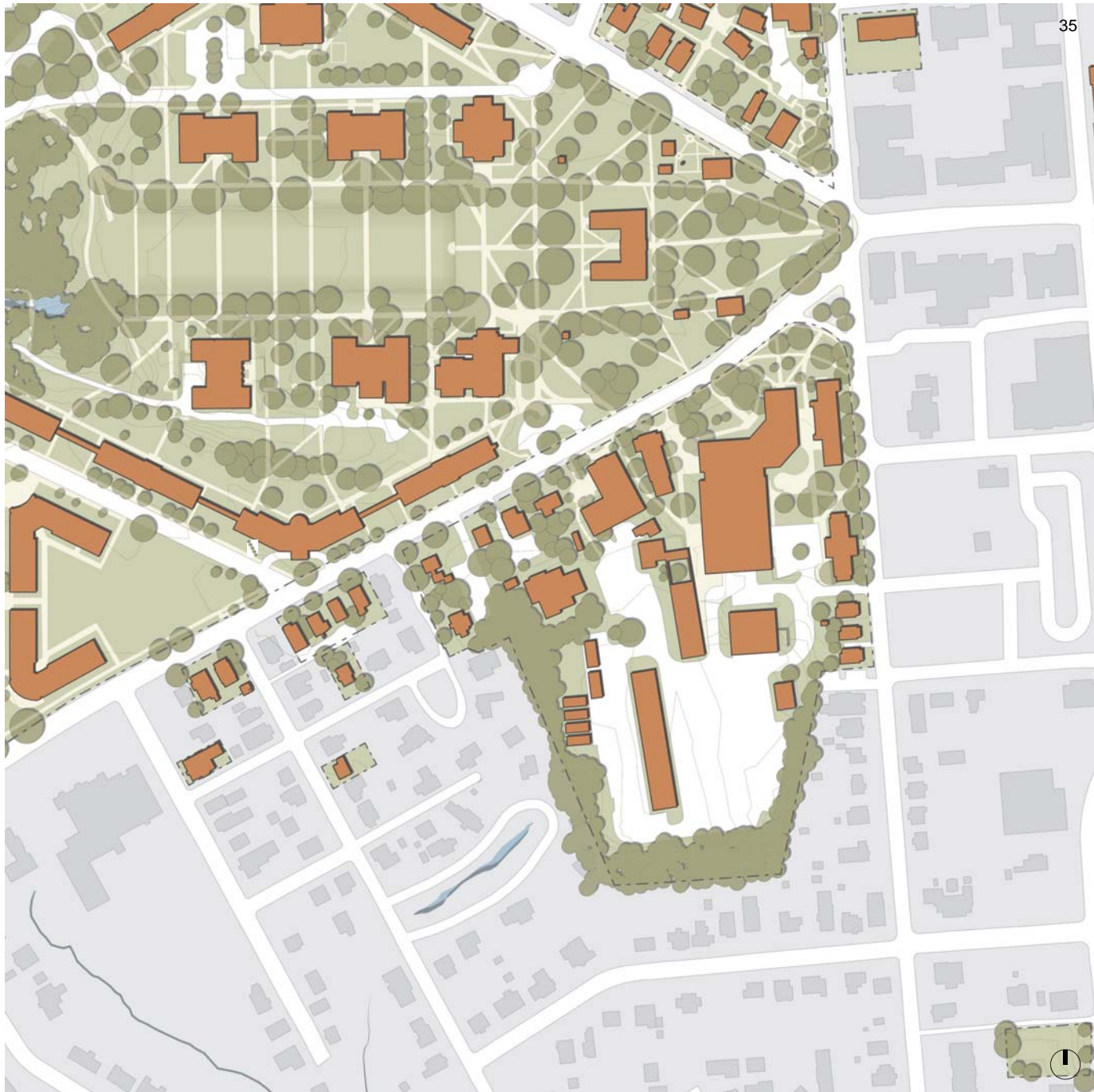
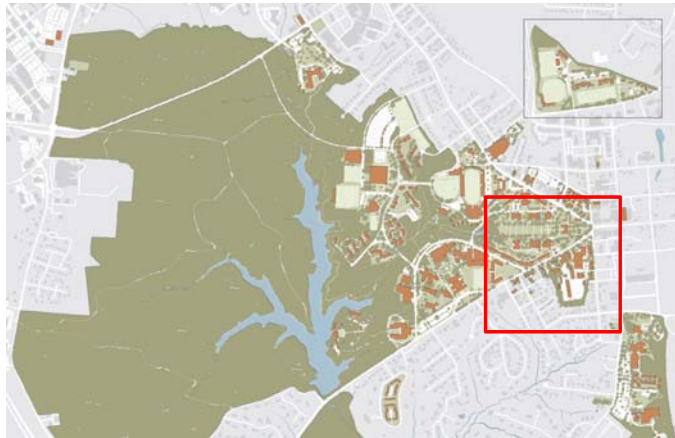
- Relocating Kinesiology to ISC4 and relocating Dance to PBK will allow Adair Hall to be renovated to support fitness related programs for Athletics & Recreation Sports.





# JAMESTOWN PLACE – EXISTING

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# JAMESTOWN PLACE – PROPOSED

## A – Mixed Use

Consolidated Administration  
Dining Services  
Spirit Shop

## B – Admissions Drop-Off / Courtyard

## C – Parking Structure

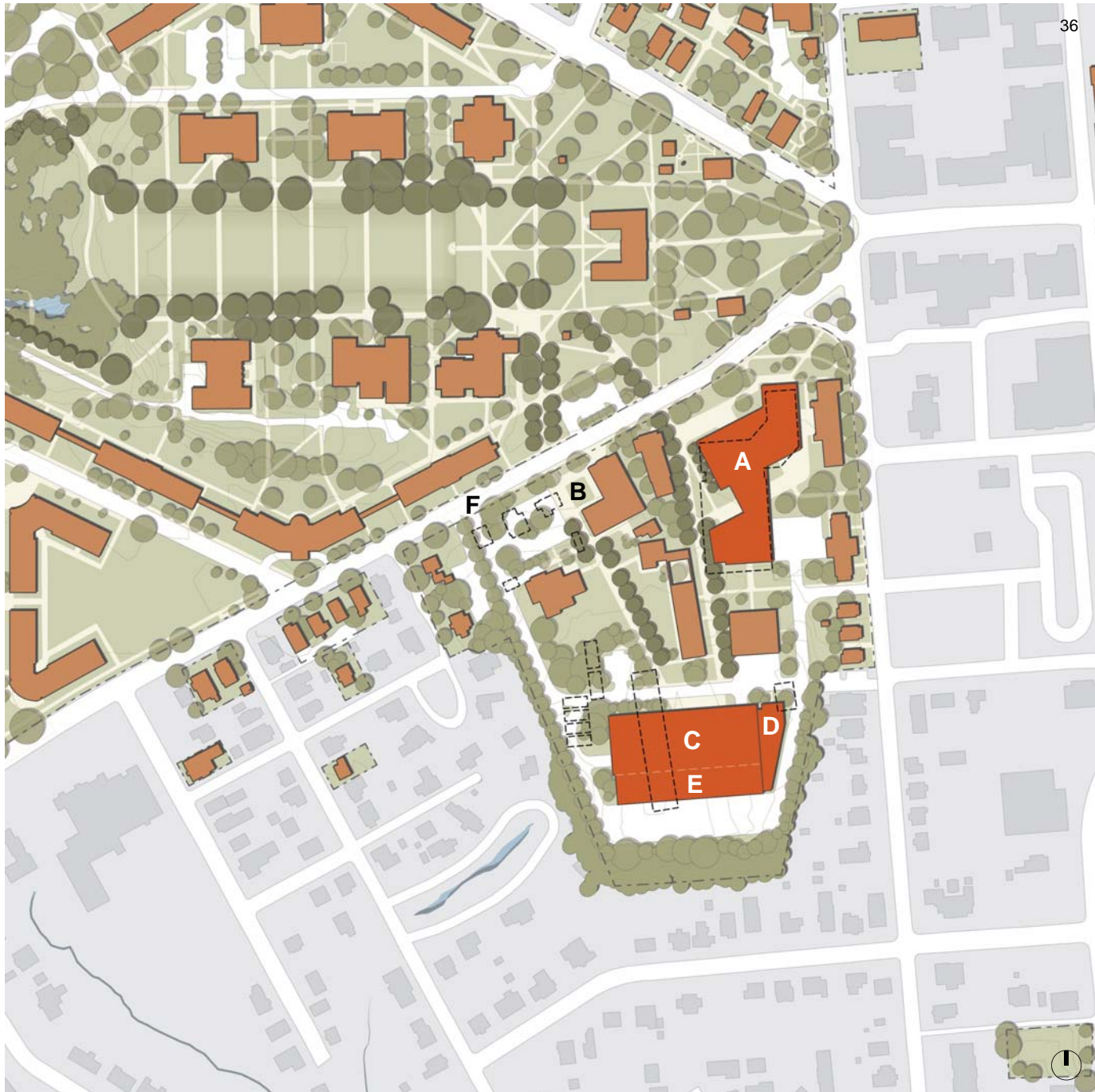
(Limited to 2 floors, below trees to  
respect surrounding neighborhood  
view shed)

## 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

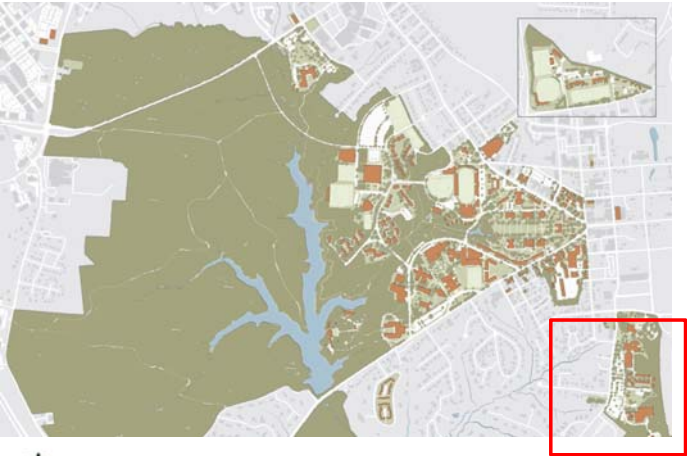
## SUMMARY

- 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





# LAW SCHOOL CAMPUS – PROPOSED

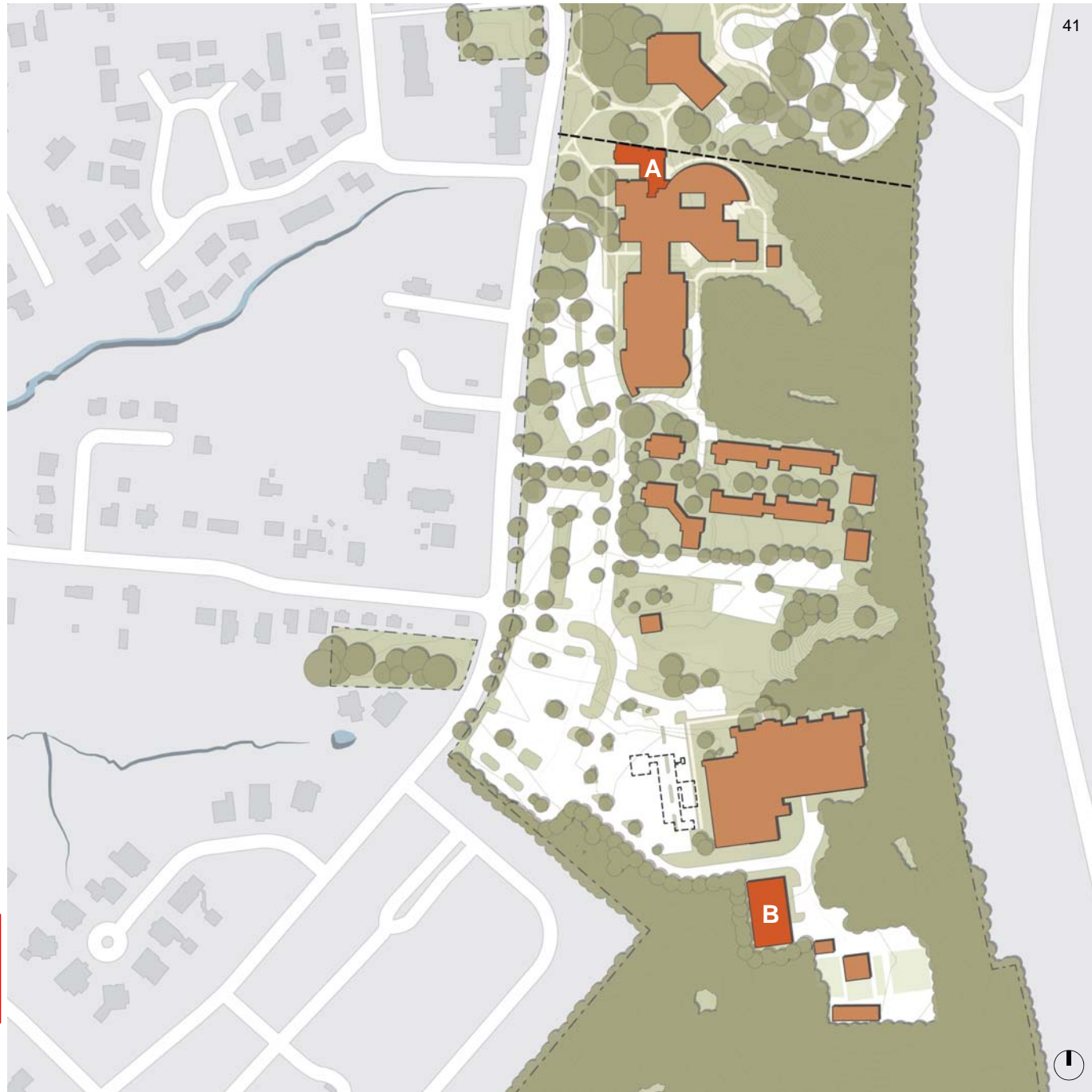
## Previously approved projects:

### **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.





# HOUSING

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

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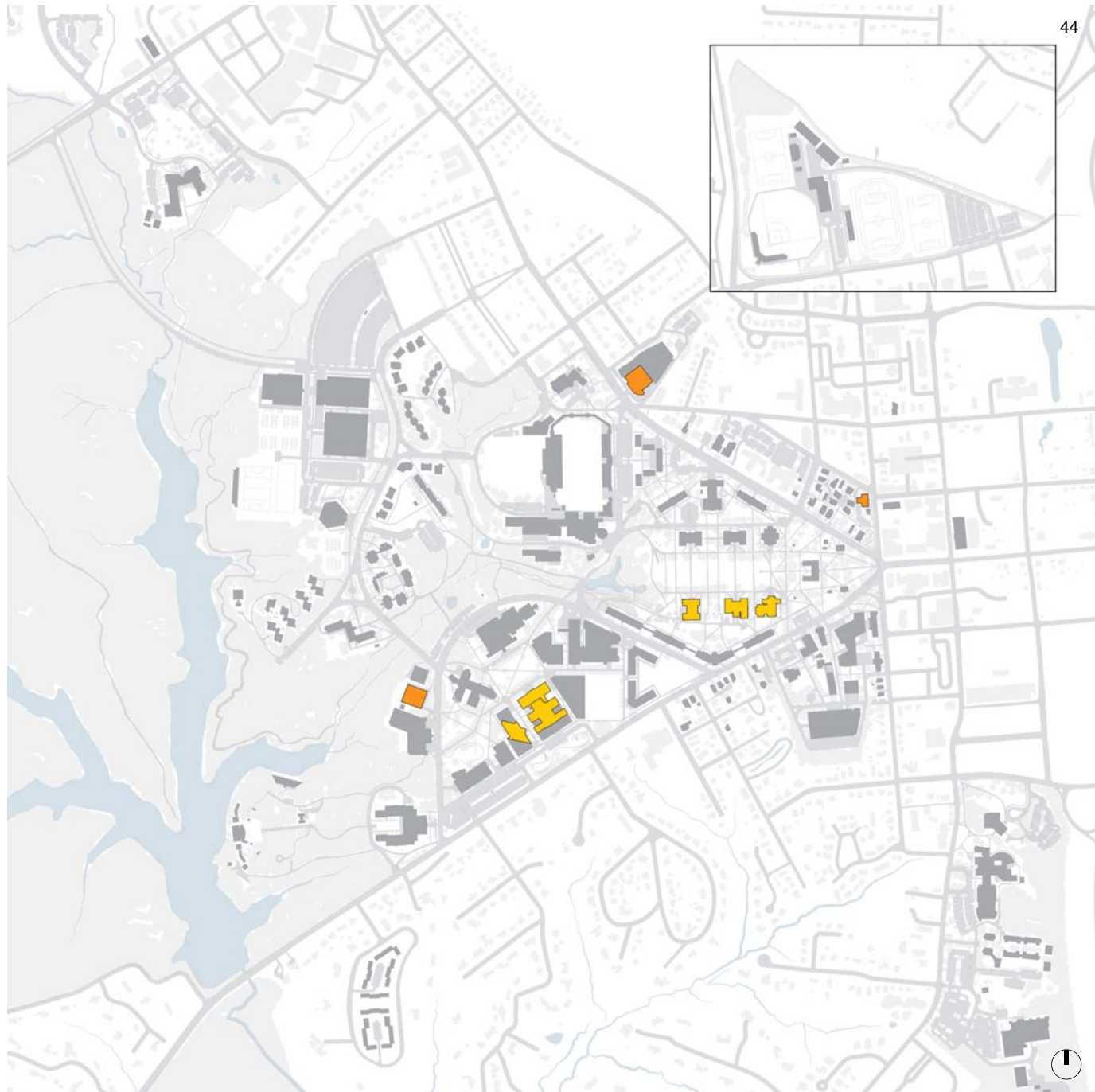
**245,050 gsf Total Renovate**

### ● Repurpose:

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

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**70,500 gsf Total Repurpose**





# MASTER PLAN STRUCTURE

## BUILDING DISPOSITION SUMMARY

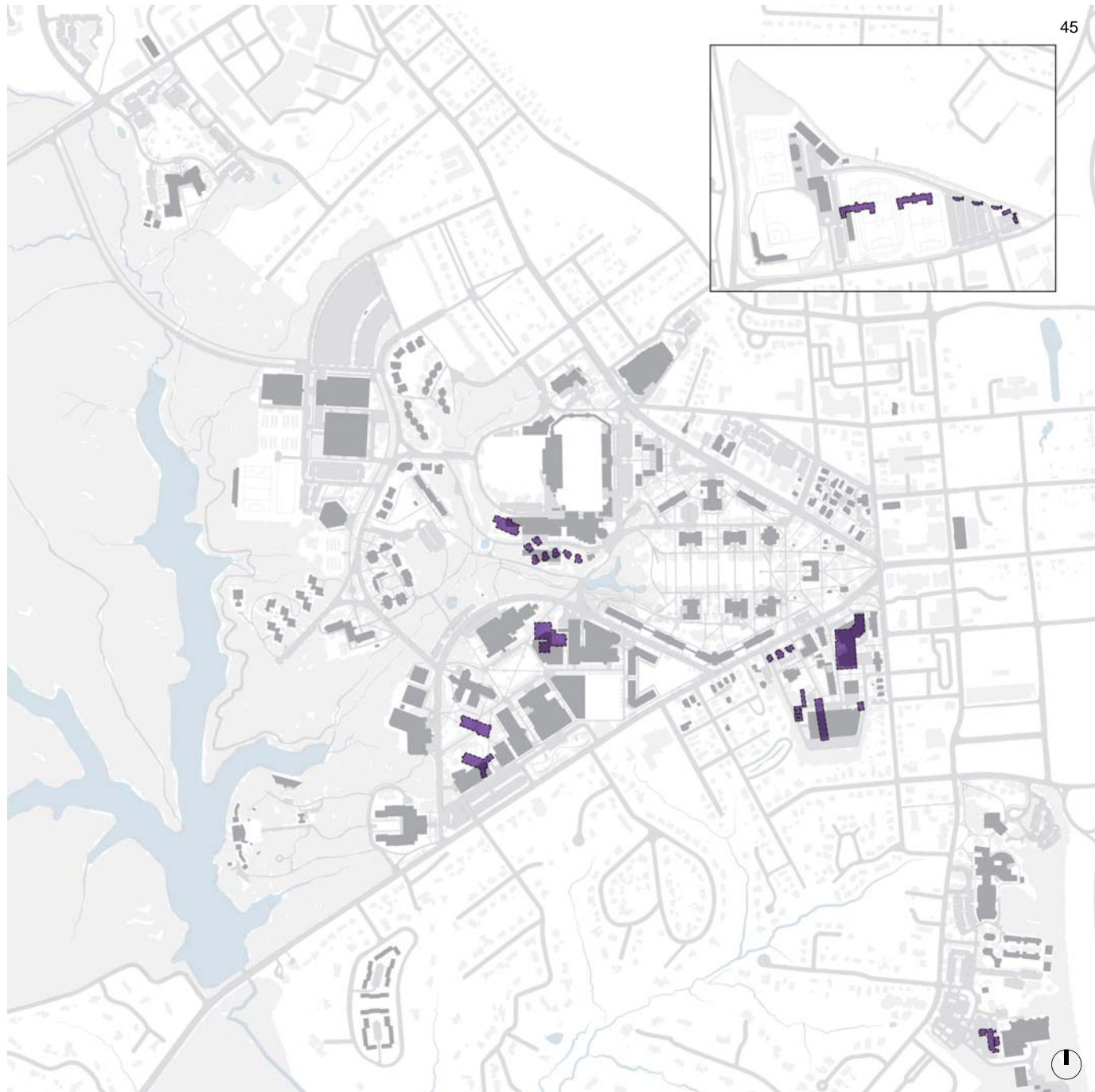
### ● Eliminate:

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

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**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:

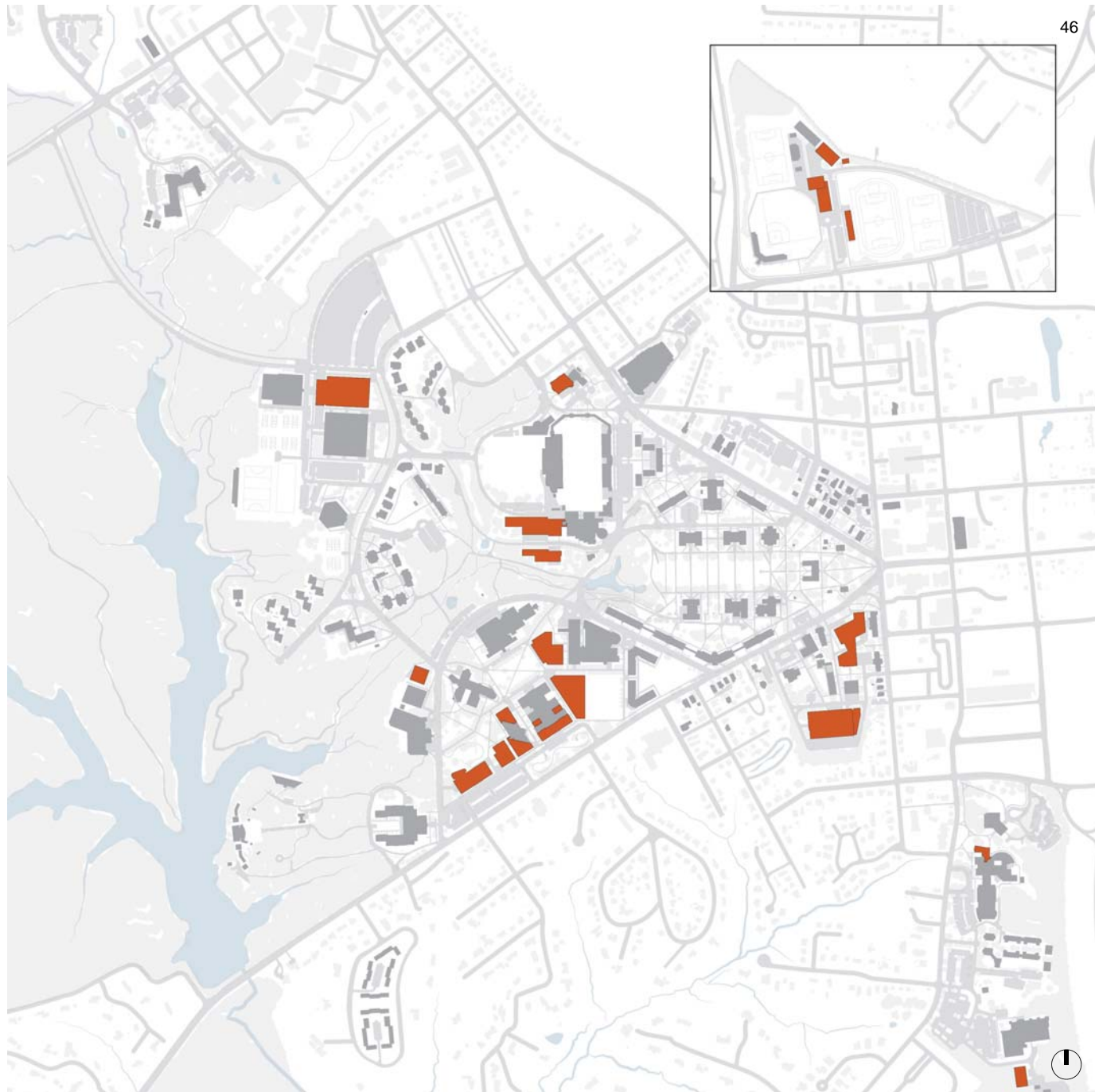
124,000 gsf	ISC4
75,000 gsf	Gen. Academic Replacement
76,000 gsf	Sadler Center Expansion
32,800 gsf	Integrative Wellness
11,500 gsf	Alumni House Expansion
68,000 gsf	Athletics Practice
30,000 gsf	Athletics at Dillard
79,000 gsf	Mixed Use –Jamestown Place
24,503 gsf	Facilities Management* (x2)
10,000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

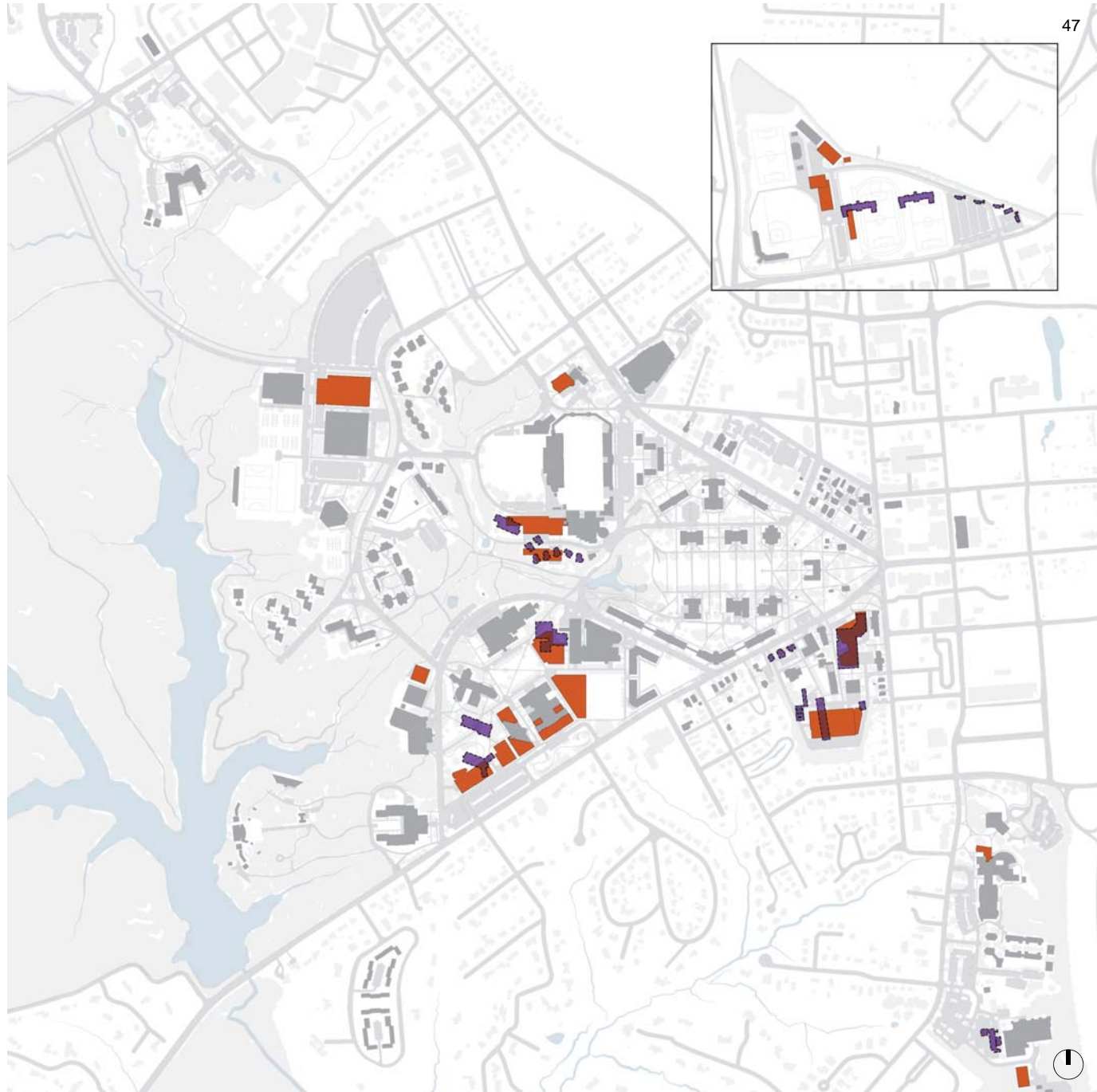




# MASTER PLAN STRUCTURE

## BUILDING DISPOSITION SUMMARY

 Eliminate	<b>465,858 gsf</b>
 New Construction (Master Plan Recommendation)	<b>530,803 gsf</b>
New Construction (Previously BOV Approved)	<b>171,850 gsf</b>

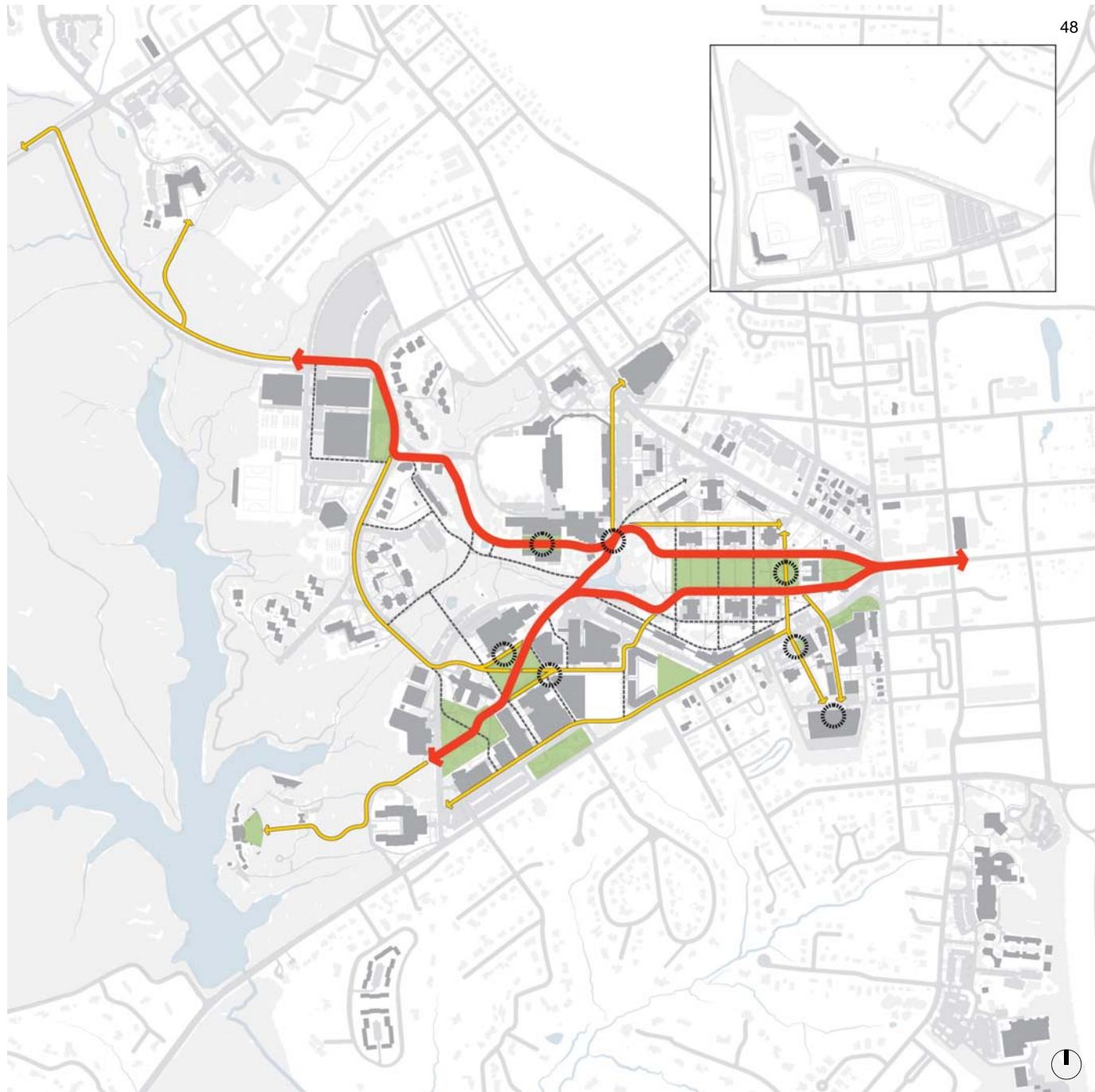


# MASTER PLAN STRUCTURE

## PEDESTRIAN NETWORK



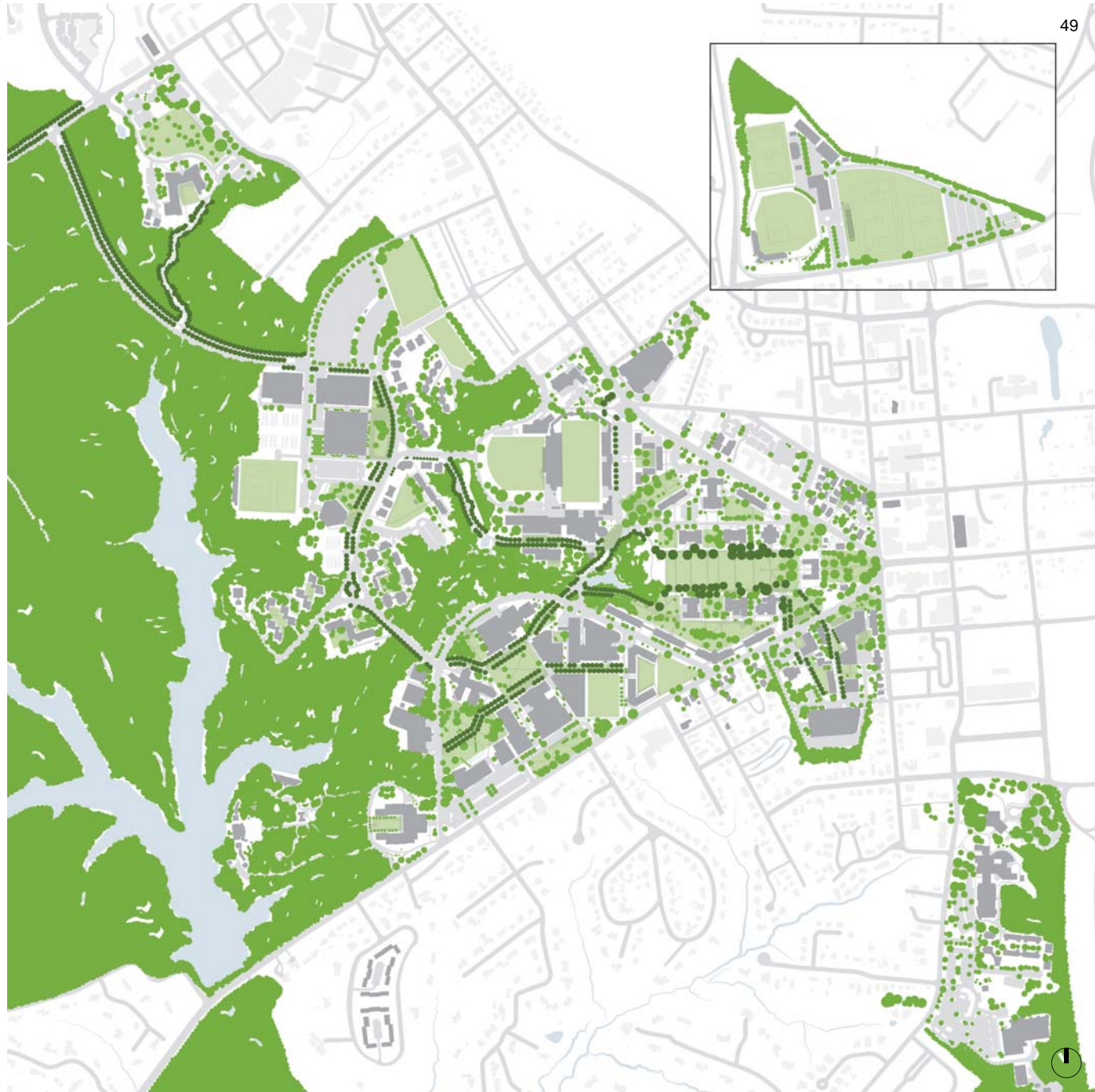
- Campus Promenade
- Key Walkways
- Connector Pathways





# 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