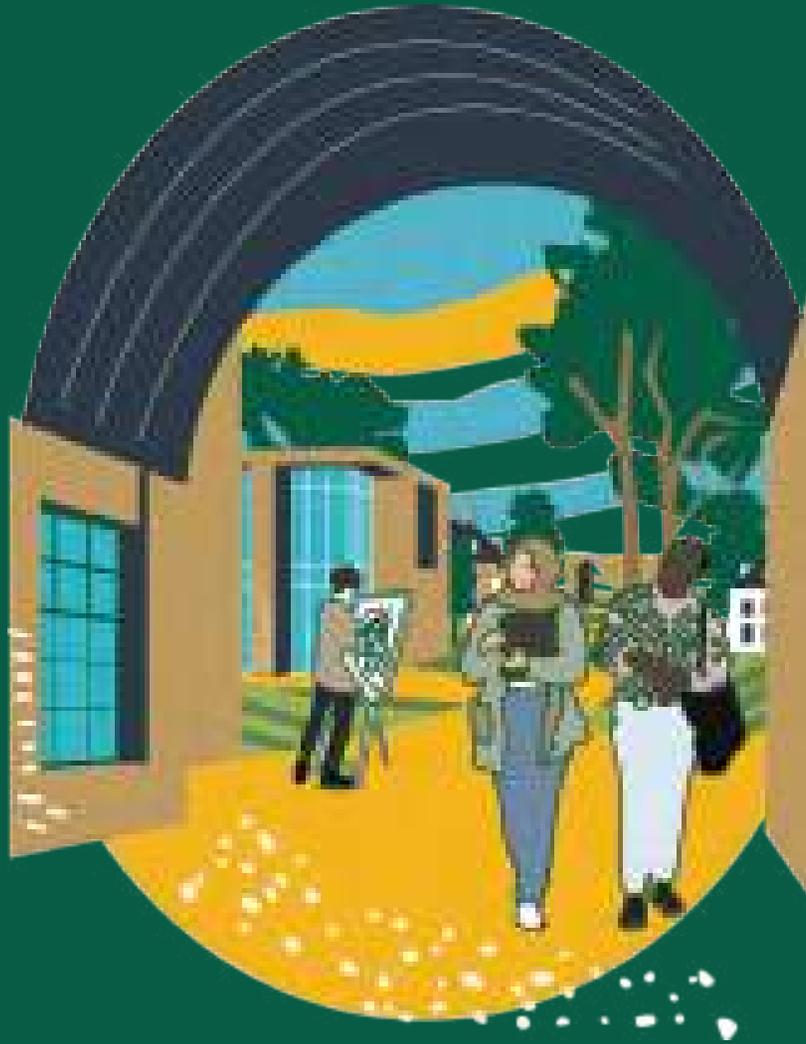


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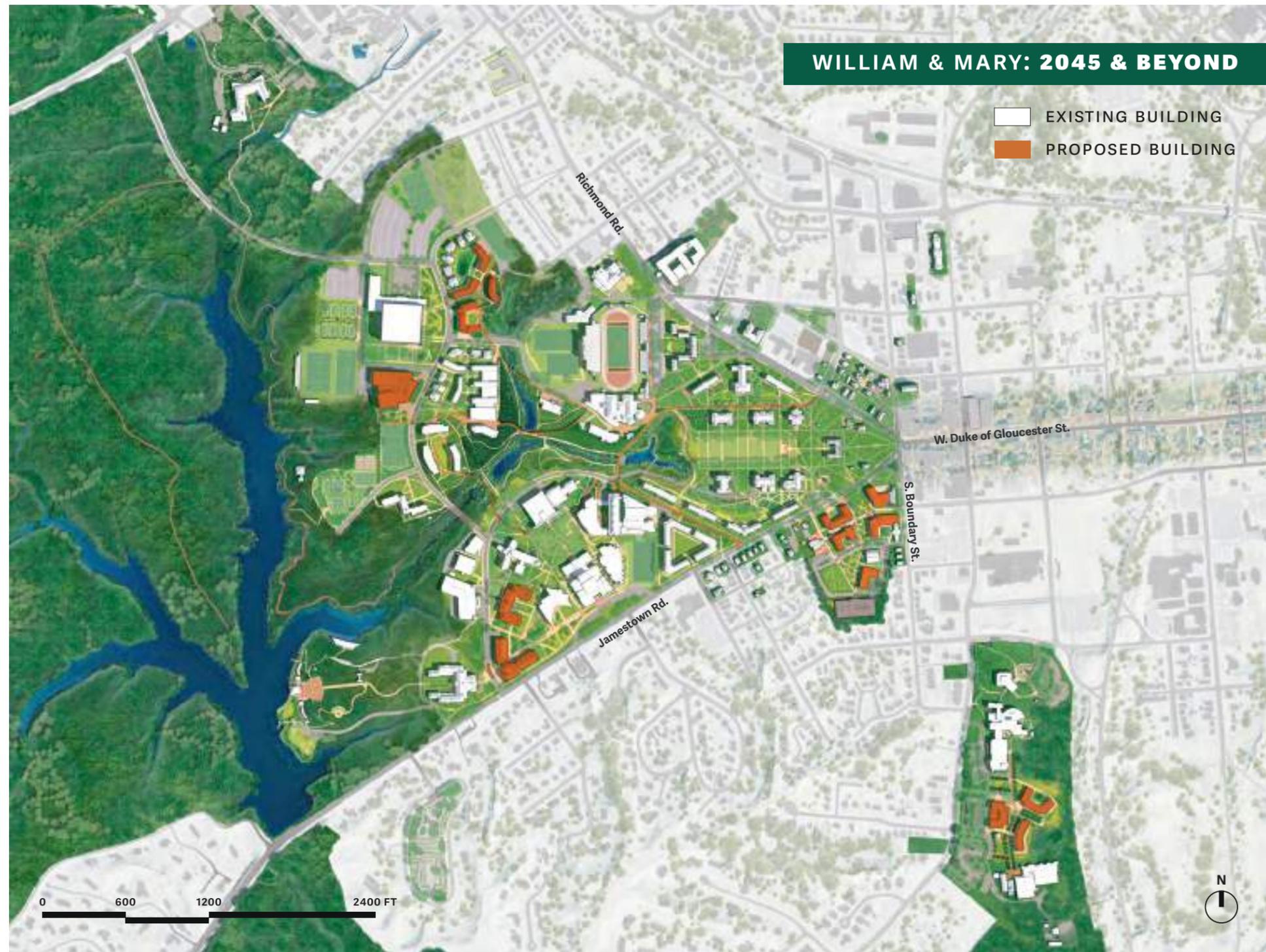
WILLIAM & MARY  
**Campus Comprehensive Plan**

FRAMEWORK PLAN | LANDSCAPE PLAN | LEARNING SPACE PLAN

**WILLIAM & MARY: 2025**



**WILLIAM & MARY: 2045 & BEYOND**



# Campus Comprehensive Plan

## COMPONENTS

The **Campus Comprehensive Plan** seeks to enhance accessibility, inclusion, mobility, wayfinding, campus character, land use, facility condition, utilization, sustainability, and resiliency in order to achieve a holistic approach to campus development that will benefit the campus community for decades to come. The plan comprises three core components: the **Framework Plan**; the **Learning Space Plan**; and the **Landscape Plan**. The Framework Plan provides guidance for the long-term development of both the Williamsburg and Gloucester Point campuses. It serves to structure, integrate, and provide context to more detailed planning efforts, including the previously adopted **Housing & Dining Facilities Plan** (approved by the Board of Visitors in spring 2022), as well as the new Learning Space Plan and Landscape Plan, integrating the different elements that comprise the William & Mary campuses and their unique development patterns, geographic conditions, and ecologies.

# FRAMEWORK PLAN

## 2025

The **Framework Plan** adopts and integrates the Housing & Dining Facilities Plan and identifies new opportunities for housing, dining, community, recreation, and connectivity, strengthening campus life neighborhoods today and in the future.

## CONSTITUENT PLANS

10-YEAR  
**HOUSING &  
DINING  
FACILITIES  
PLAN**  
2022



10-YEAR  
**LEARNING  
SPACE  
PLAN**  
2025



100-YEAR  
**LANDSCAPE  
PLAN**  
2025



**Project Team**

**William & Mary**

- Katherine A. Rowe**, President
- Taylor Brings**, Chief of Staff, Business Affairs
- Carrie Lynn Cooper**, Dean of University Libraries
- Sean Hughes**, Chief Business Officer
- Tony Orband**, Associate Director of Grounds & Gardens
- Dan Pisaniello**, University Architect

- Sasaki**, Lead Consultant
- Dharam Consulting**, Cost Estimation

**COMPANION DOCUMENTS**

**LANDSCAPE PLAN**

The **Landscape Plan** considers the cultural, natural, and social landscapes on campus in order to leverage the landscape as a performative, sustainable, and aesthetic asset that advances learning, promotes health and well-being, and improves ecological systems over the next one hundred years.

**LEARNING SPACE PLAN**

The **Learning Space Plan** lays out a path for enhancement, investment, and transformation of learning spaces at William & Mary. The Learning Space Plan codifies principles and guidelines, leverages capital investment, and establishes instructional neighborhoods to optimize the quality and quantity of learning space on campus over the next ten years. In addition, the Learning Space plan allows for adaptability of curriculum delivery.

**PHASING & IMPLEMENTATION PLAN**

The **Phasing & Implementation Plan** provides recommendations—based on current university capital planning and the visions of the Framework, Landscape, and Learning Space plans—for project prioritization and sequencing over the next 5, 10, 25, and 50-plus years.

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**COMPANION DOCUMENTS**

- LANDSCAPE PLAN
- LEARNING SPACE PLAN
- PHASING & IMPLEMENTATION PLAN



00

## **Executive Summary**

# Project Overview

**The William & Mary Campus Comprehensive Plan provides a framework to guide future development of the university's campuses and landholdings.**

Guided by the university's strategic plan, Vision 2026, the plan was developed over approximately 18 months, beginning in Spring 2024. It incorporates a diverse range of institutional goals into a set of near- and long-term recommendations.

The plan recommendations reflect a robust engagement process of stakeholder interviews, committee feedback, an interactive map-based survey of students, faculty, and staff, and multiple public forums, which provided the consultant team a detailed understanding of the university's facility needs, its strategic goals, and other contingent issues to future development. In total, the team engaged with over 1,500 stakeholders throughout the planning process.



As the consultant team formulated campus development scenarios, ideas were tested alongside university stakeholders through both in-person work sessions and virtual open houses, ensuring that the plan recommendations reflect the diverse, in-depth knowledge of the W&M community.

While flexible in nature, the plan recommendations affirm William and Mary's goals of academic excellence; student success; diversity, equity, and inclusion; dynamic partnerships; resilient and sustainable land use; and financial sustainability. These goals embed themselves throughout university's facilities and across each of the W&M campus neighborhoods, resulting in distinct recommendations around the buildings, learning spaces, mobility networks, and open spaces that will support the university's next generation of development.



## SCOPE OF THE PLAN

The Campus Comprehensive Plan comprises the following key elements:

### FRAMEWORK PLAN

The planning framework serves as the organizing system for the physical campus that will guide future development in an accessible, sustainable manner. It identifies opportunity areas based on location and programmatic need, targeting public-realm investments along key corridors.

### CONSTITUENT PLANS

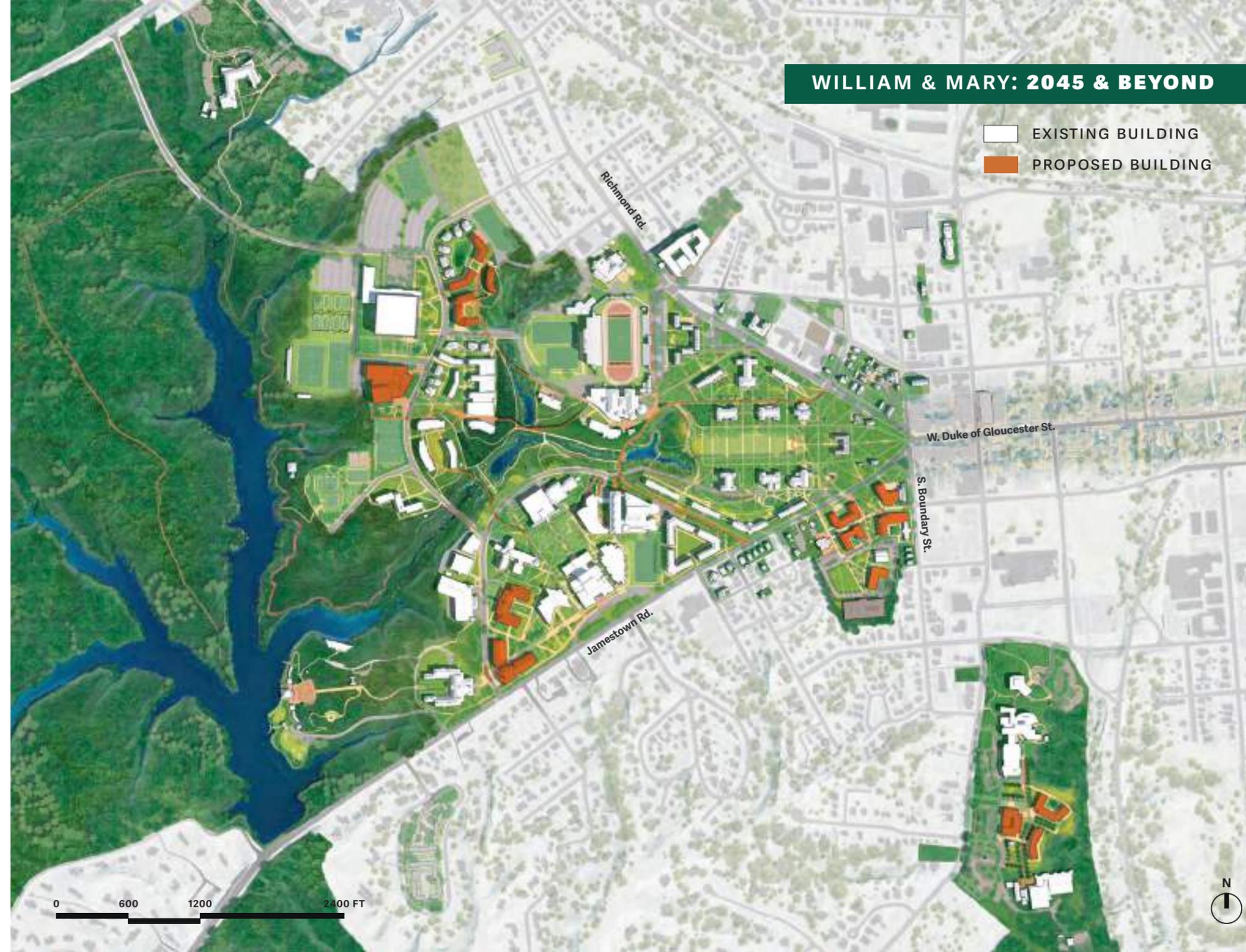
Beyond the Framework Plan, the Campus Comprehensive Plan comprises three core components: the **Learning Space Plan**; the **Landscape Plan**; and the previously completed **Housing & Dining Facilities Plan**. These detailed plans lay out a path for the enhancement, investment, and transformation of interior and exterior spaces across the university. In addition to physical recommendations, these efforts also codify principles and guidelines to steward the effective use and management of these university resources.

### IMPLEMENTATION

The plan will be implemented over years and decades. This document guides the prioritization of projects in alignment with the current Capital Plan, institutional goals, and current university strategic needs. This document does not specifically prescribe a project sequence; rather, it will be funding dependent and subject to change as university priorities are re-assessed, new needs arise, and funds become available.

## WILLIAM & MARY: 2045 & BEYOND

EXISTING BUILDING  
PROPOSED BUILDING



# Framework Plan

**The Framework Plan represents the foundational element of the Campus Comprehensive Plan in that it provides an overall structure to guide future decision-making for investment in the campus's physical assets.**

The plan identifies strategic physical expansion opportunities that provide flexibility for unanticipated needs to support mission-driven priorities.

The growth and opportunity areas reinforce existing campus neighborhoods, enhance campus character, improve wayfinding and mobility, and promote an efficient and sustainable campus environment.

Growth areas on the Williamsburg campus are primarily located at campus edges and gateways to maintain the character of the historic campus neighborhoods and landscapes. Key focus areas of the Framework Plan include the site of the current Boswell and Jones buildings, Corner Campus, and Green & Gold Village.

While the form and uses for these sites is not prescriptive, the Plan does outline the highest and best uses for each of these key campus neighborhoods. **Put another way, these are some examples of what is possible on each site, not necessarily what will be built. William & Mary will engage in its existing robust design and review process for any campus development.**

## CORNER CAMPUS SITE

### Connecting Town & City

Located at a prominent junction between the Historic Campus and Colonial Williamsburg, the Corner Campus is reimagined as a welcoming front door for the William & Mary campus. The plan concentrates public-facing programs such as the bookstore and visitor center on the northeast corner, creating a friendly gateway to campus. To the west, a new mixed-use residential, dining, and campus-life cluster becomes a new anchor for the southeast side of campus. Potential future development lies to the south.



## BOSWELL & JONES SITE

### Strengthening the Academic Core

Currently occupied by two aging classroom buildings, the Boswell & Jones Site is poised to become a nucleus for academic life at William & Mary and a new campus gateway from the south. Responding sensitively to the overall framework of the East Campus, the road and circulation network, and the sloping terrain, the new buildings and landscapes produce a clear sequence of quads and pathways defined by human-scale architecture appropriate to the campus fabric.



## GREEN & GOLD VILLAGE SITE

### Integrating Housing & Woods

Building on the landmark West 1 and West 2 developments, the Green & Gold Village site is reimagined as a new nexus for campus life — one with a peaceful, woodland character. Perched on the slopes of the campus woods and creek, the proposed residential buildings offer the experience of a hillside village, with fully accessible paths, enhanced connections to other parts of campus, and diverse spaces for social or introverted student life.



# Learning Space Plan

The Learning Space Plan codifies principles and guidelines, leverages capital investment, and establishes instructional neighborhoods to optimize the quality and quantity of learning space on campus over the next ten years.

Analysis findings reveal that while W&M has a sufficient overall quantity of classrooms, the size, configuration, and quality of those rooms does not align with current and desired section sizes nor do they flexibly accommodate a range of pedagogical styles. The Learning Space Plan therefore provides a roadmap for transforming our physical environments into dynamic, inclusive, and future-ready settings that empower every learner to thrive.

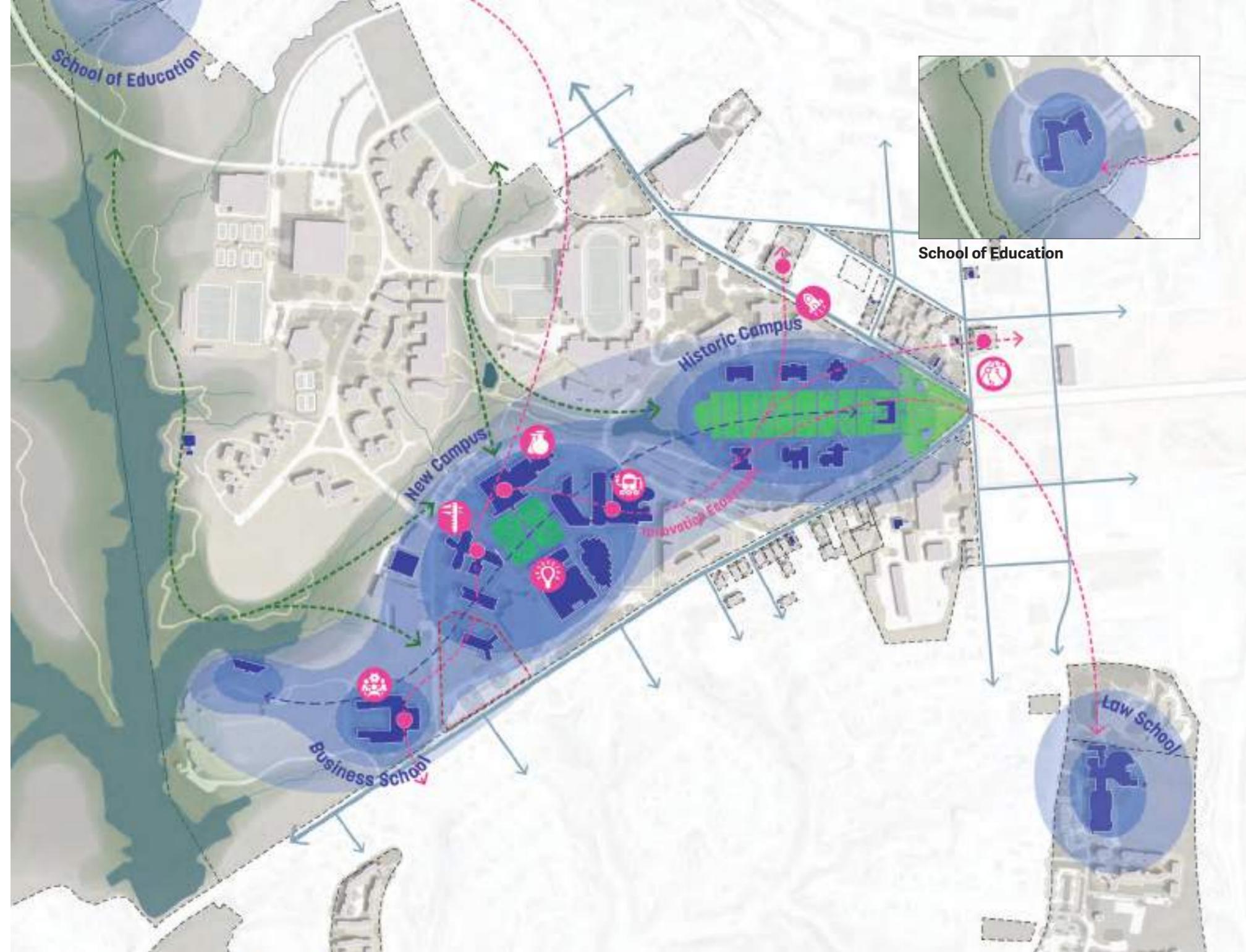
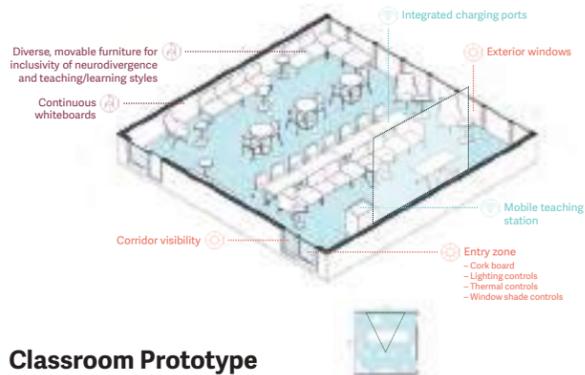


## Instructional Neighborhood Renovation Recommendations

- Renovation Priority**
- A: Maintain & Support
  - B: Minor Renovation
  - C: Moderate Renovation
  - D: Major Renovation
- Accessibility**
- Capital Project
  - Building-Wide Challenges
  - ⋯ Classroom Challenges



## Classroom Prototype

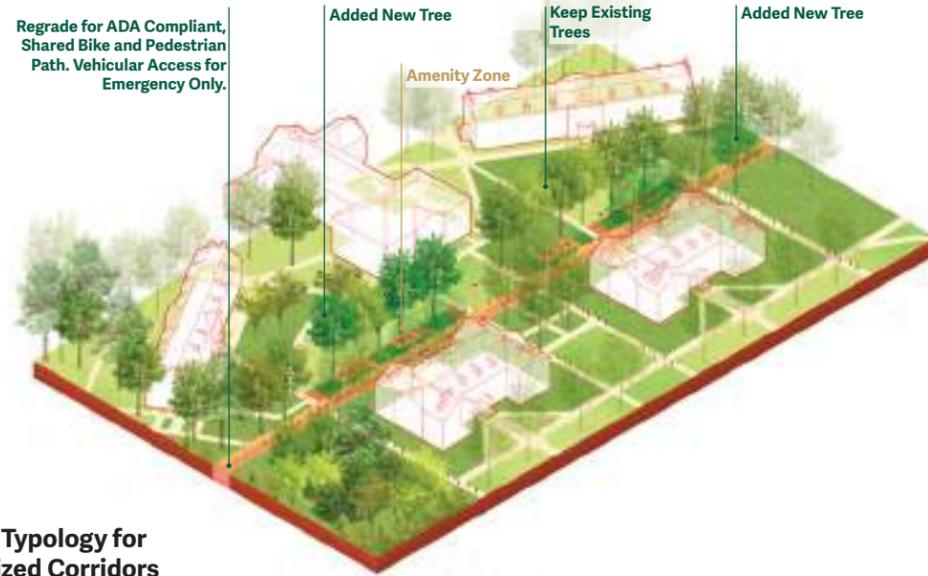


# Landscape Plan

The Landscape Plan provides guidance to steward the university's landscape and open spaces on the Williamsburg and Gloucester Point campuses over the next 100 years.

The plan tackles the cultural, natural, and social dimensions of the university's storied open spaces as follows:

- Reinforcing the **cultural landscape** of the William & Mary campus is essential to maintaining the institution's rich history while fostering an inclusive and dynamic environment for future generations.
- Elevating the **natural landscape** of William & Mary's campuses is an important initiative that reinforces outdoor learning and research, enhances the aesthetic beauty of the university and promotes sustainability, mental wellbeing, and environmental stewardship.
- Enhancing the **social landscape** of William & Mary involves thoughtful attention to the variety of landscape types, pedestrian and vehicular movement, and the overall functionality of social spaces.



Landscape Typology for Pedestrianized Corridors



Landscape Framework



Sunken Garden Axon





01

# Introduction

PURPOSE

SCOPE

PLANNING PROCESS



# Introduction

**The William & Mary Comprehensive Campus Plan is a living document that will guide change over time, connecting ideas and information to implementation as we continually evolve to support the university's mission of education and research.**

Its purpose is to strategically position the university to make ongoing decisions and the best possible use of future opportunities for the built and natural environment, while building incrementally toward a powerful larger vision. As part of the continuous updates supported by and through the Campus Comprehensive Plan, the campus will engage in project planning and design based on the plan's stated goals.

One of William & Mary's key strategic goals is to educate for impact by reimagining the liberal arts and professional education. How can we transform existing spaces to meet the challenges of the future within the context of W&M's historic legacy? How should William & Mary envision the campus to support the academic mission and enhance a sense of community and identity? How can the campus environments embrace growth

sustainably? How can William & Mary maintain a posture of outreach and engagement through programmatic and physical strategies?

These challenging questions require the university to adopt an agile posture, one that can strategically respond as new opportunities and ideas emerge. This kind of nimble approach is not well served by a didactic, rigid, traditional master plan.

The Comprehensive Campus Plan touches the full spectrum of university activity: academics and research, residential life, arts and culture, athletics and recreation, open space, transportation and parking, infrastructure, and sustainability. Stakeholders representing these topics collaborated extensively in the planning process; numerous university and external community constituents contributed to ensure a rich context informed the plan.

Physical ideas cover multiple scales, from big organizing concepts for the whole university, to district studies, to detailed classroom and landscape recommendations contained within the Learning Space Plan (LSP) and the Landscape Plan. These ideas are grounded in William & Mary's academic mission and strategic goals.

# Purpose

**The William & Mary 2025 Campus Comprehensive Plan seeks to physically translate strategic priorities in the natural and built environment through a flexible framework to guide current and future development over the next 10, 20, and 100 years.**

Intended to be a living document that guides the use and objectives for the university's Williamsburg and Gloucester Point campuses, the plan establishes near-term priorities and a long-term strategic vision for the physical campus environment in support of the university's mission and vision.

The Campus Comprehensive Plan embodies William & Mary's vision to transcend "the boundaries between research and teaching, teaching and learning, learning and living." The plan carefully considers how the campus should evolve as it expands physically and programmatically to support W&M's academic and research mission and enhance a sense of place and community where people come together to change the world.

## University Vision

William & Mary transcends the boundaries between research and teaching, teaching and learning, learning and living. People come to William & Mary wanting to understand and change the world—and together we do.

## University Mission

A preeminent, public research university, grounded in the liberal arts and sciences since 1693, William & Mary is a vibrant and inclusive community. Through close mentoring and collaboration, we inspire lifelong learning, generate new knowledge, and expand understanding. We cultivate creative thinkers, principled leaders, and compassionate global citizens equipped for lives of meaning and distinction. William & Mary convenes great minds and hearts to meet the most pressing needs of our time.



# Scope of the Plan

The Campus Comprehensive Plan brings together the **Housing & Dining Facilities Plan (approved by the Board of Visitors in spring 2022) with a new Learning Space Plan and Landscape Plan, integrating the different elements that comprise the Williamsburg and Gloucester Point Campuses and their unique development patterns, geographic conditions, and ecologies.**

The Framework Plan adopts and integrates the Housing & Dining Facilities Plan and identifies new opportunities for housing, dining, community, recreation, and connectivity, strengthening campus life neighborhoods today and in the future.

In addition to these robust components, the Campus Comprehensive Plan seeks to enhance accessibility, inclusion, mobility, wayfinding, campus character, land use, facility condition, utilization, sustainability, and resiliency in order to achieve a holistic approach to campus development that will benefit the campus community for decades to come.

## WILLIAMSBURG CAMPUS

Founded in 1693, the Williamsburg campus is defined by five campus neighborhoods that are distinct in their architectural character and expression. The campus comprises over 1,000 acres of land and approximately 224 buildings, including the School of Education and the Dillard Complex to the north, the Law School to the southeast, and the West Woods to the west.

Located west of Colonial Williamsburg and on axis with the Duke of Gloucester Street and the historic Capitol, the Historic Campus includes three National Historic Landmarks: the Wren Building (built 1695), the Brafferton (built 1723), and the President’s House (built 1732). The landscape features, including the Sunken Garden, the Sundial Quad, the Central Woods, and the West Woods serve as connective elements that stitch together the campus neighborhoods.

## BATTEN SCHOOL & VIMS

The Batten School of Coastal & Marine Sciences & VIMS is located on the Gloucester Point Campus on the York River, 18 miles east of the Williamsburg Campus. The Gloucester Point Campus relocated from Yorktown in 1950 and today consists of large research buildings, important but largely unrecognized historical sites, public sites available to visitors, and small private properties.

Oyster and blue-crab research occurs outside the 1964 sea wall in the tidal flats. The open space and landscape is limited by steep slopes between buildings and to the shoreline. The campus is bisected by U.S. Highway 17, with primary academic and research facilities located to the east and the Boat Basin Campus located to the west.



# Vision 2026

## WILLIAM & MARY STRATEGIC PLAN

The recommendations of the Campus Comprehensive Plan are in alignment with and underpin William & Mary's Strategic Plan: Vision 2026.

The plan strengthens the university's physical and natural assets and ensures they are evolving to meet the needs of W&M students, faculty, and staff today and in the future. The plan establishes new and re-imagined places for the W&M community to come together in diverse learning and living environments, improves ecological function and natural systems, increases campus accessibility, and rationalizes campus organization to support operational excellence and financial sustainability. The nature of the flexible framework plan allows the Campus Comprehensive Plan to align with William & Mary's future strategic plans as new needs arise.



Data Initiative



Water Initiative



Democracy Initiative



Careers Initiative

# Vision 2026 Goals

**1**  
**EXPAND**  
W&M'S REACH



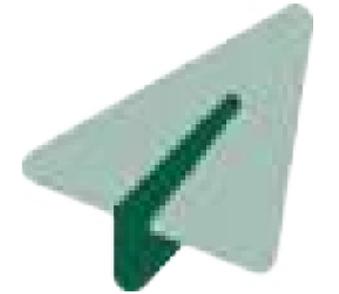
Address global challenges, forge dynamic partnerships to fuel positive change and model democratic ideals to extend its influence in the world.

**2**  
**EDUCATE**  
FOR IMPACT



Reimagine the liberal arts and professional education in the 21st century to ensure the lifelong success of our graduates.

**3**  
**EVOLVE**  
TO EXCEL



Embrace change to achieve our full potential in environmental and financial sustainability, in diversity, equity and inclusion, and in operational excellence.

# Planning Context

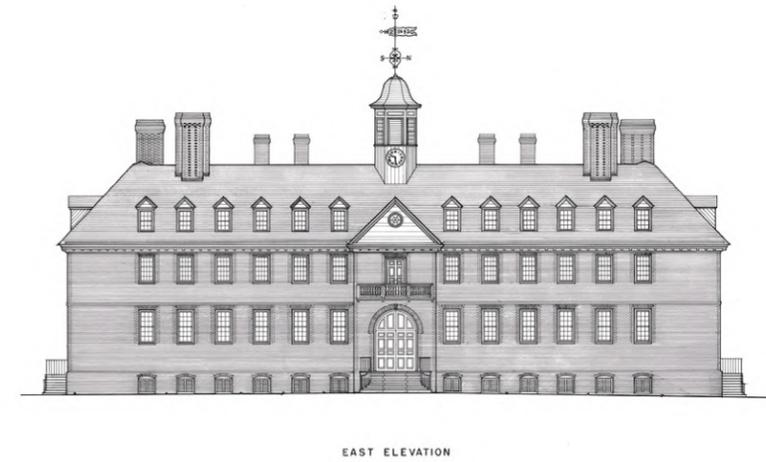
**The Campus Comprehensive Plan is not conceived in a vacuum; rather, it integrates with various planning initiatives that preceded and informed it.**

In fact, the plan is best understood as a continued commitment to W&M's culture of planning. The university's Vision 2026 Strategic Plan, released in 2021, serves as the single most important guiding document for the Campus Comprehensive Plan, as well as the 2022 Housing & Dining Master Plan.

Prior planning efforts, including the university's 2003 Campus Design Guidelines and 2008 Campus Heritage Preservation Guidelines, provide insightful and lasting guidance for the stewardship of W&M's character, identity, and history.

While William & Mary has experienced managed enrollment growth over the last five years, the plan does not anticipate growth in undergraduate, graduate, or professional enrollment beyond current levels.

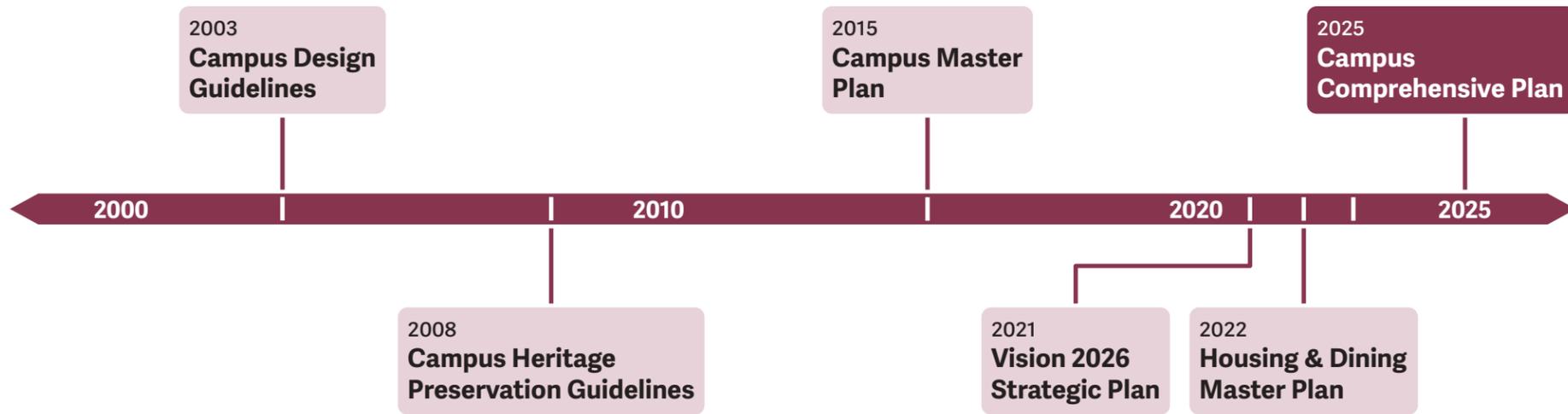
It anticipates that faculty and staff ratios will remain consistent with those today. The plan recognizes that select professional, graduate, and undergraduate programs have strategic plans for growth; however, the total enrollment and population at W&M is not anticipated to increase.



2003 CAMPUS DESIGN GUIDELINES



2008 CAMPUS HERITAGE PRESERVATION GUIDELINES



TIMELINE OF RECENT PLANNING EFFORTS



2015 CAMPUS MASTER PLAN



2022 HOUSING AND DINING MASTER PLAN

# Planning Process

The Campus Comprehensive Plan process began in March of 2024 and unfolded over the course of 15 months, structured around three phases of work:

- Phase 1: Discovery and Analysis
- Phase 2: Scenarios
- Phase 3: Recommendations & Implementation

The process was led by the Campus Comprehensive Planning Committee, composed of representatives from university administration, leadership, and student representative(s), who oversaw stakeholder engagement and data inputs that informed the plan and overarching strategic vision.

In addition to the Campus Comprehensive Planning Committee, a Learning Spaces Planning Committee and Landscape Planning Committee formed to implement a transparent process, engage key campus constituencies, and ensure robust input from the campus community to tailor the plans to the unique needs of William & Mary. The committees met regularly in-person and virtually to provide detailed feedback, input, and guidance throughout the process and in each phase of work.

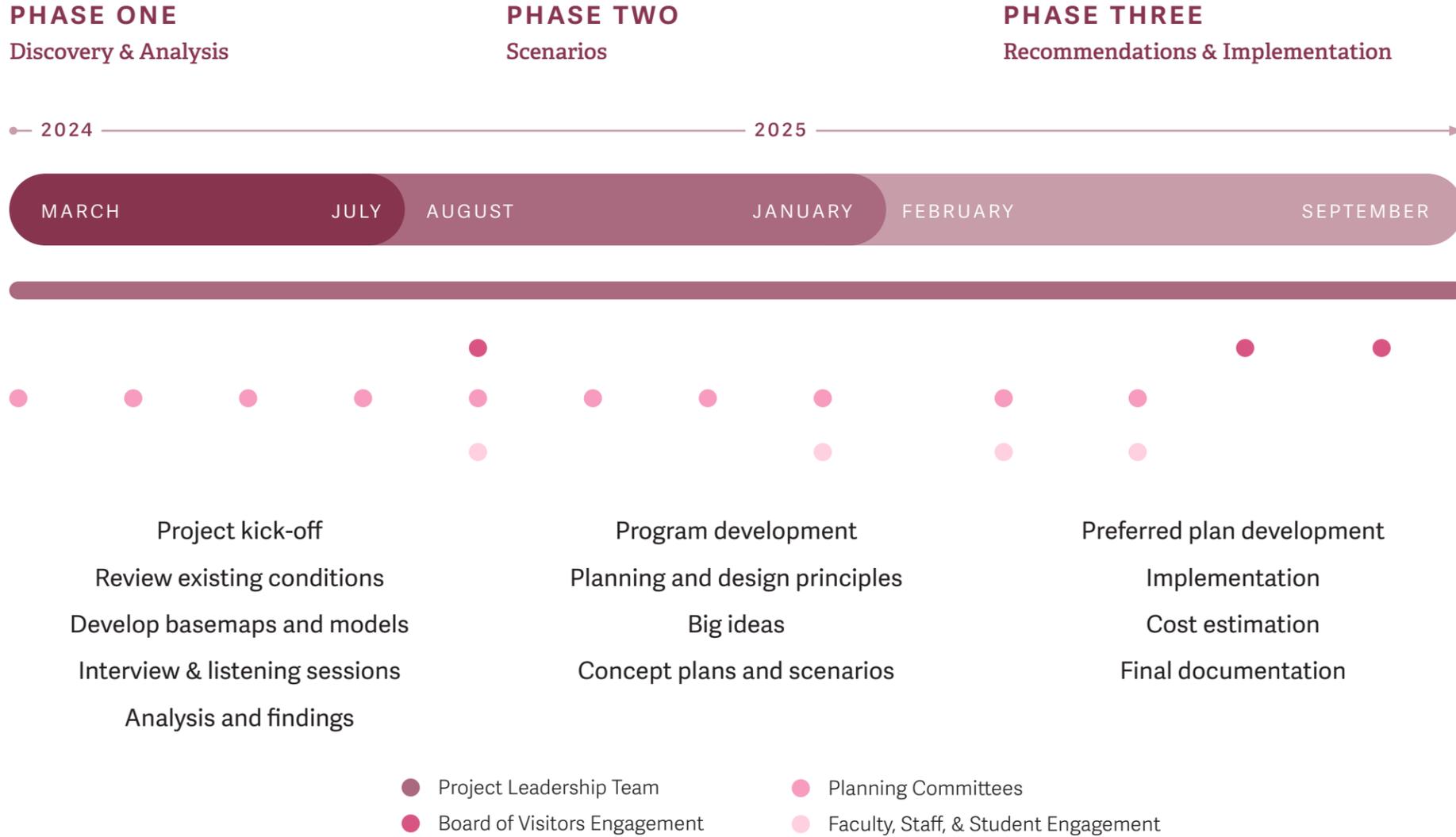
**Work session with project management team in Sasaki's Boston studio, March 2025**



**Work session with Landscape Committee at William & Mary, January 2025**



# Project Timeline



# Engagement

The following methods, surveys and events were held to solicit input and feedback from the W&M community.

## WEBSITE

William & Mary maintained a website throughout the course of the planning process that served as a digital hub for communications, status updates, and as a place to share feedback. The website was regularly updated with presentations, analysis, findings, and recommendations, and advertised engagement opportunities.

<https://www.wm.edu/offices/operations/initiatives/masterplan/>

## SURVEYS

Three surveys of various campus stakeholders were conducted to gather as many perspectives as possible on the campus' physical planning, landscape, and learning spaces. These surveys included the CoMap Survey, Collaboration Survey, and Pedagogy Survey, the first two of which are discussed in further detail on the following spreads. (The Pedagogy Survey is described in the Learning Space Plan.)



**Campus Comprehensive Plan engagement website**



**Student engagement in the Sadler Center, September 2024**

## STUDENT, FACULTY, AND STAFF OUTREACH

In addition to the surveys, the following in-person and virtual engagements were held throughout the planning process.

**September 2024** In-person engagement fairs and tabling sessions, attended by both students and staff, were held at the Sadler Center to capture feedback and input on the existing conditions analysis and areas in need of improvement.

**January 2025** In-person engagement fairs and tabling sessions were held at the Sadler Center to capture feedback and input on preliminary recommendations for learning space, landscape, and long term development. Attendees included students and staff.

A student leadership dinner was held to provide a comprehensive plan update. The event included a presentation on the framework, landscape, and learning space plans and breakout sessions.

A virtual faculty and staff engagement session was held to provide a comprehensive update on the Learning Space Plan. The presentation included existing conditions analysis, results from the collaboration and pedagogy surveys, approach to classroom prototypes, renovation strategy and capital plan alignment.

An in-person public comment session was held at the Sadler Center to provide a comprehensive plan update, answer questions and gather input on preliminary recommendations. The public comment session was open to all students, faculty, and staff.



**Student engagement in the Sadler Center, September 2024**

**March 2025** A virtual faculty and staff engagement session was held to provide an update on the Learning Space Plan. The presentation included findings from the collaboration survey, draft learning space recommendations, and project prioritization.

**June 2025** An in-person meeting was held with all of the deans to review final draft recommendations in advance of the Board approval.

## BOARD OF VISITORS

In **September 2024**, the Sasaki team engaged with multiple Board of Visitors stakeholder groups to provide an update on the Campus Comprehensive Plan process and the analysis findings, and gather feedback on the draft planning principles. Groups engaged included:

- Committee on Administration, Buildings and Grounds
- Design Review Board
- Parent and Family Council Meeting

In **July 2025**, the final draft recommendations were shared with the Board of Visitors for final review and comment.

In **September 2025**, the Board voted to approve the final Campus Comprehensive Plan.

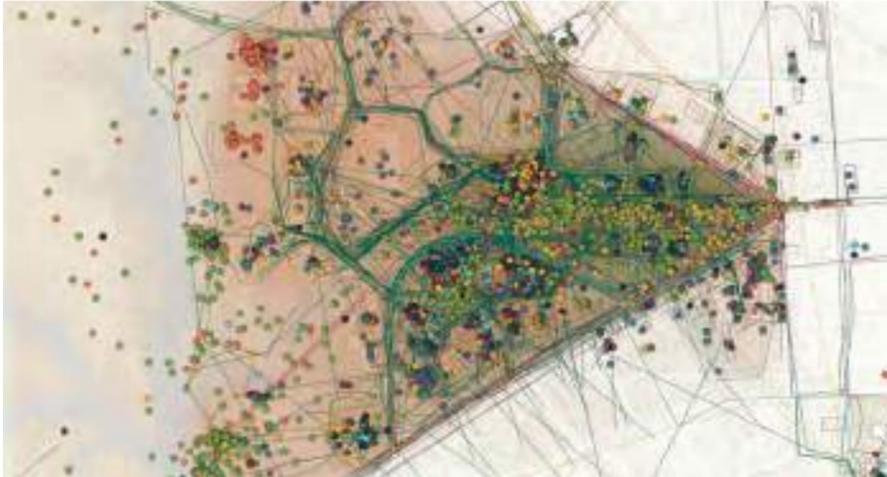
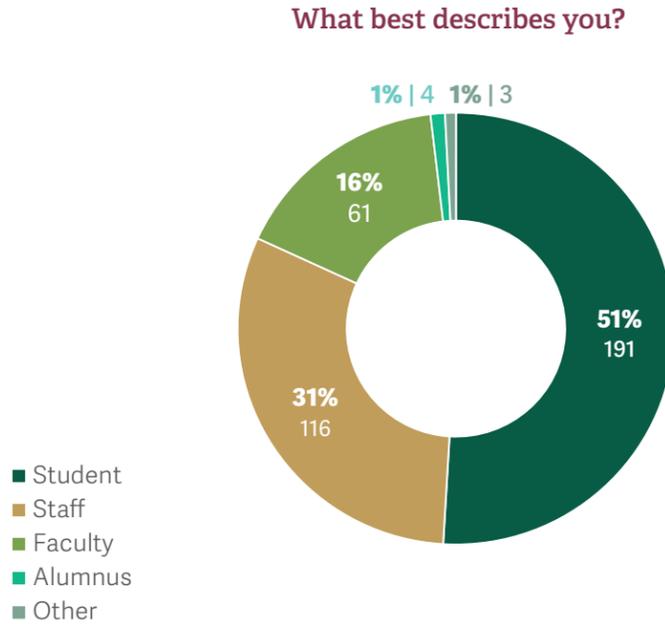
# CoMap Survey

## OVERVIEW

The CoMap survey was launched to students, faculty, and staff in April 2024 and closed in late September 2024.

The goal of the survey and mapping exercise was to record the way the campus is experienced today, document areas of concern, and capture recommendations for improving the campus.

The survey received a total of 569 responses from a robust cross section of student, faculty, staff, and alumni participants from each school and year.



**569** responses

**5,612** markers placed

**538** routes mapped

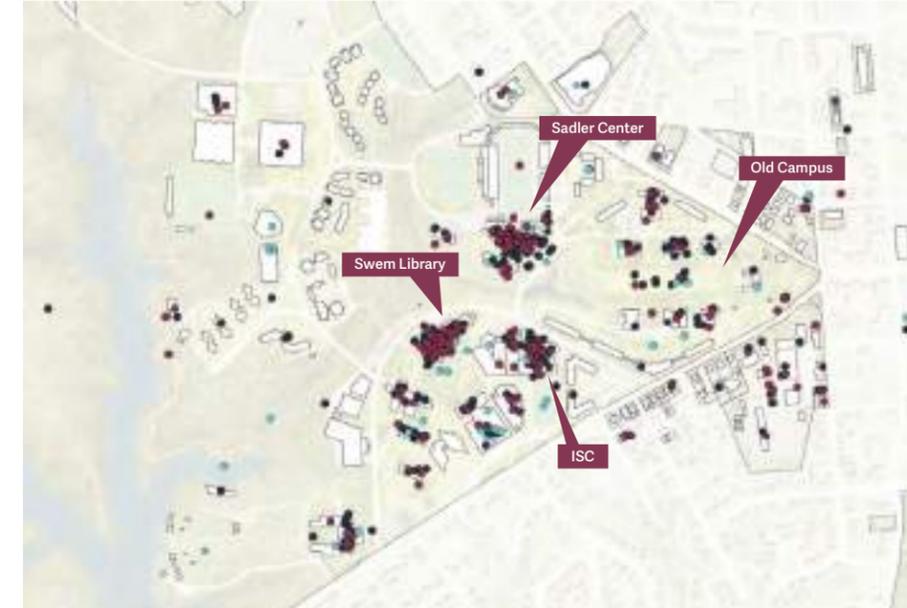
**319** shapes drawn

### CAMPUS HEARTS



- The Heart of Campus
- Where I Like to Gather Outdoors
- Campus Core

### COLLABORATION



- Where I ...
- Currently Study and Work With Others
  - Would Like to Study and Work With Others
  - Currently Collaborate

# Collaboration Survey

## OVERVIEW

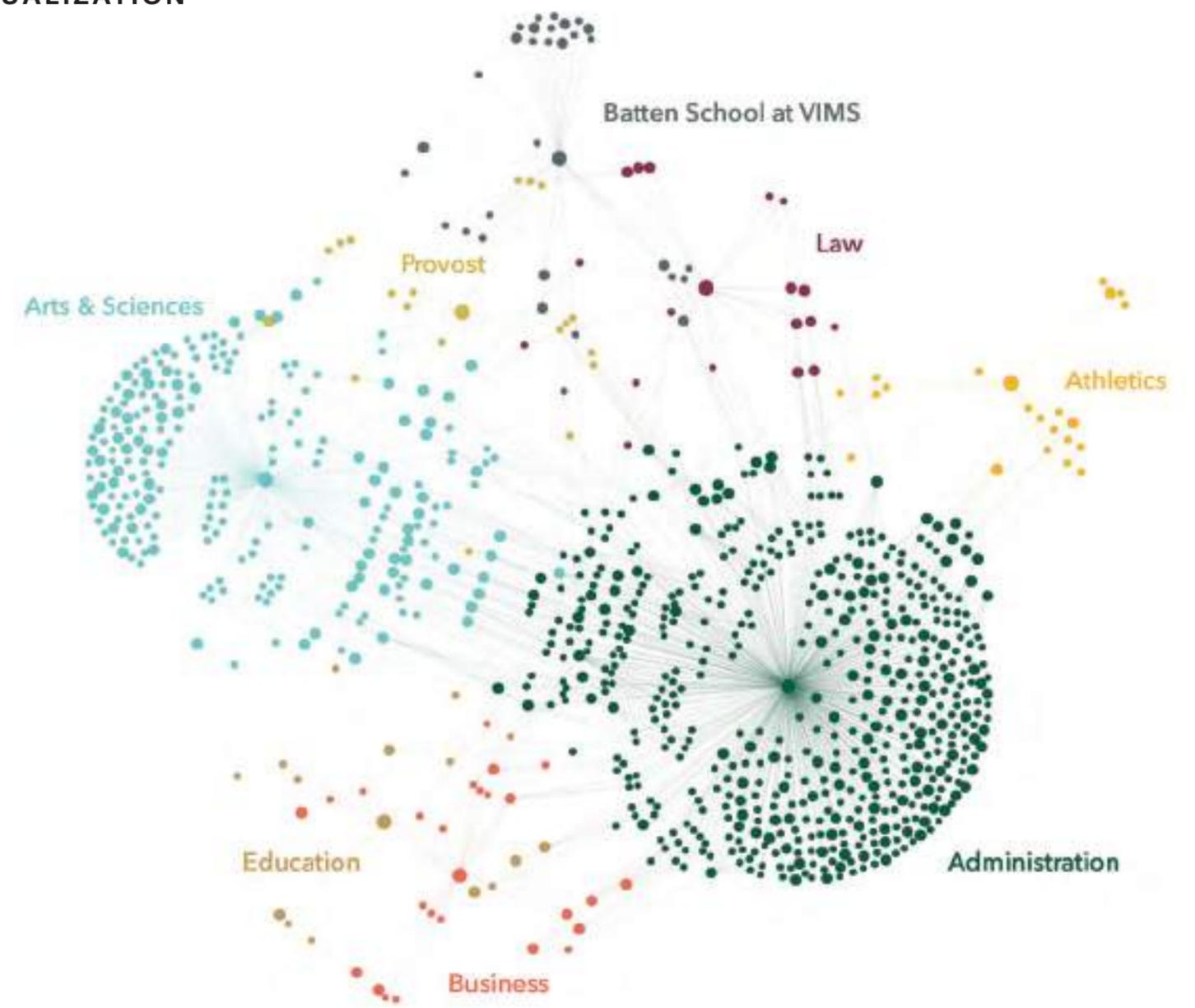
The Collaboration Survey was launched to all faculty and staff in fall 2024.

The goals of the survey were to identify and analyze interdepartmental collaborations, understand the desired space requirements associated with collaborations, and establish patterns to inform space planning and support campus collaboration. A total of 242 responses were received representing the different schools and units at W&M.



<b>242</b> responses	<b>649</b> collaborations registered
<b>18</b> administrative & academic divisions represented	<b>100+</b> departments represented

## COLLABORATION VISUALIZATION BY SCHOOL OR UNIT



# Campus Plan Drivers

The Plan Drivers support the goals of *Vision 2026*, respond to the overarching elements important to the planning and design of the Williamsburg and Gloucester Point campuses, and allow for flexibility to respond to university needs as future strategic plans are formulated.

These drivers represent the foundational influences of the plan and serve as the impetus for the creation of the Campus Comprehensive Plan, helping to give it direction and purpose.

Each driver is expressed in the form of an aspirational goal for the William & Mary campuses. These goals direct the recommendations of the plan towards the achievement of meaningful results.

## ACADEMIC EXPERIENCE



The academic experience at William & Mary takes place across six schools, with hands-on learning experiences happening in the classroom, in research labs, across the campus’ diverse landscapes, across Virginia, and throughout the world. William & Mary brings together the global opportunities of a public research university with the personal education of a liberal arts and sciences institution that is student-driven.

The plan seeks to enrich the academic experience with forward-looking and adaptive learning spaces that are reflective of the caliber of research, education, and experimentation at W&M and that enable learning to happen everywhere.

## CAMPUS LIFE



The campus life experience allows students to “embrace the ampersand,” exploring and discovering passions and interests outside of traditional learning environments that contribute to a meaningful and memorable co-curricular experience.

The plan integrates living and learning across campus interiors and exteriors and introduces new spaces for recreation, athletics, and informal learning and collaboration. These “third spaces” support and enhance a participatory and rich college experience that help students call W&M home.

## CLIMATE RESILIENCY



The campus experience in the coming decades, especially the landscape experience, will be shaped by a changing climate. Driven by data, academic research, and professional analysis, the plan identifies the key resiliency factors for both the Williamsburg and Gloucester Point campuses and uses this information as a basis of design.

Adapting to hotter days, more precipitation and stronger precipitation events, and sea level rise in Gloucester Point is essential, the plan offers targeted recommendations for ensuring climate resiliency. The goal is to maintain and preserve the identity of the campus environment while making necessary adjustments to ensure the long-term health and viability of the built environment.

## ACCESS FOR ALL



While the historic context, building fabric, and natural landscape are part of what makes the William & Mary campus unique, the age of the campus and its pedestrian infrastructure poses accessibility challenges in the form of natural and human-made barriers across campus.

The plan builds on recent investments in the landscape and facilities to improve access, so that all members of the W&M community can participate equitably in the campus experience regardless of age or ability. With thoughtful interventions, the campus’ historic setting can be transformed to a place that is accessible to everyone.

## ENHANCED CONNECTIVITY



The scale of the campus allows for proximate connections between campus neighborhoods and enables a ten-minute class change in the campus core. However, slopes, geography, and vehicular access impact the pedestrian and bicyclist experience.

The plan seeks to improve the mobility experience and minimize pedestrian and vehicular conflicts through a re-imagined mobility network that puts pedestrian safety and accessibility first. In addition, the plan strengthens key campus gateways to bolster the William & Mary identity and the university’s visibility in the community, and it clarifies the campus wayfinding network to create a more welcoming campus.



02

## Campus Context

HISTORIC TIMELINE  
CAMPUS ANALYSIS  
FRAMEWORK PLANS



## Campus Context

**As the “Alma Mater of the Nation,” William & Mary has been embedded in the life of Virginia and the United States for over 300 years.**

The Campus Comprehensive Plan is grounded in the university’s diverse historical, geographical, and ecological contexts; this chapter offers a synthesis of the deep analysis completed as part of the planning process.

The first part outlines the university’s history through five different eras, from its place on

Indigenous land and its colonial origins to the significant population and campus growth in the 20th century and contemporary building projects in the 21st.

The second part highlights key layers that characterize the campus today, including regional and city environs, campus neighborhoods, and building use.

02 | CAMPUS CONTEXT

# Historic Timeline

# Campus Milestones

## HISTORIC TIMELINE

William & Mary's campus embodies the school's rich history. Each era of growth and change—from the centuries of Indigenous stewardship to the school's emergence in colonial Virginia, from a historically conscious early-20th-century plan to forward-looking development in later decades—has shaped this place's character.

Coastal Virginia was known as Tsenacomoco to its some 15,000 Algonquin-speaking Indigenous peoples, who, led by chieftains such as Powhatan, resisted Spanish and English colonial settlement of the area beginning in the late 16th century. William & Mary's colonial history shares the complexities of Virginia's: aspirations to expanded economic opportunity, religious freedom, and education existed alongside the suppression of Native Americans and the establishment of an agricultural economy supported by enslaved Africans.

### THE ORIGINS OF WILLIAMSBURG

TIME IMMEMORIAL–1693

**900–1650 c.e.**  
Tsenacomoco (the Powhatan Paramount Chiefdom), an **alliance of Algonquin-speaking Native Americans**, emerges in the area now known as Virginia.

In the 18th and 19th centuries, William & Mary was a small private college with only three campus buildings at the west end of downtown Williamsburg. Most of today's campus was built over the course of the 20th century as the newly public institution expanded its physical footprint to support rapid enrollment growth: first in a Neo-Georgian manner that hearkened back to its origins and harmonized with the creation of Colonial Williamsburg, then embracing the modernist and postmodern architectural ideas of the postwar era.

Today, William & Mary looks toward a future characterized by more modest growth, amplifying its new status as a public R1 research university, and adapting to climate change through mitigation and resilience.

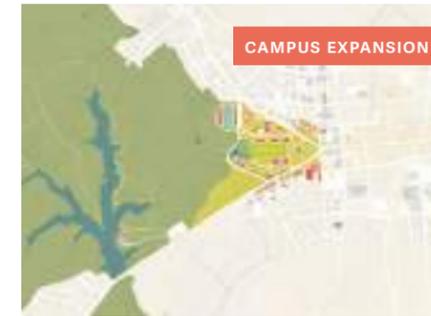
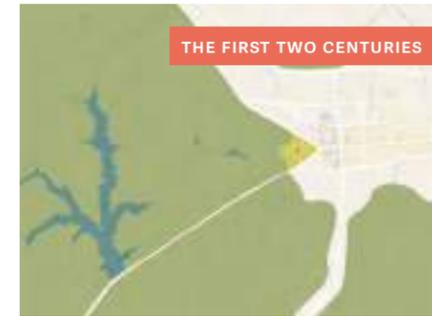
**1607**  
The **first English colonists** arrive at Jamestown.

**1618**  
Planning is initiated for a **college** in the Virginia Colony.

**1619**  
The first **Virginia General Assembly** convenes.

**1632**  
**Middle Plantation** (which would later become Williamsburg) is settled.

**WILLIAM & MARY TOTAL STUDENT ENROLLMENT**



### WILLIAM & MARY: THE FIRST TWO CENTURIES

1693–1900

**1693**  
William & Mary founded. **King William and Queen Mary of England approve charter** for a “Place of universal Study, a perpetual College of Divinity, Philosophy, Languages, and other good Arts and Sciences” in Virginia.

**1699**  
Middle Plantation, renamed **Williamsburg**, is made the capital of Virginia; a grid is laid out.

**1695–1739**  
The earliest part of the **Historic Campus is constructed**, including the College Building (later known as the Wren Building).

**1718**  
William & Mary purchases **17 enslaved people** and continues to enslave African Americans until 1865.

**1780s**  
The **Williamsburg city plan** formalizes the bookends of the Wren Building and the Capitol.

**1861–1865; 1881**  
The university **suspends operations temporarily** during the Civil War and again when financial resources are depleted.

### CAMPUS EXPANSION

1900–1955

**1906**  
The Commonwealth of Virginia purchases William & Mary, making it a **public university** in the state system of higher education.

**Early 1920s**  
The **first campus plan**, a 100-year vision, is developed by the architect Charles Robinson and then landscape architect Charles Gillette.

### MODERN & POSTMODERN EVOLUTION

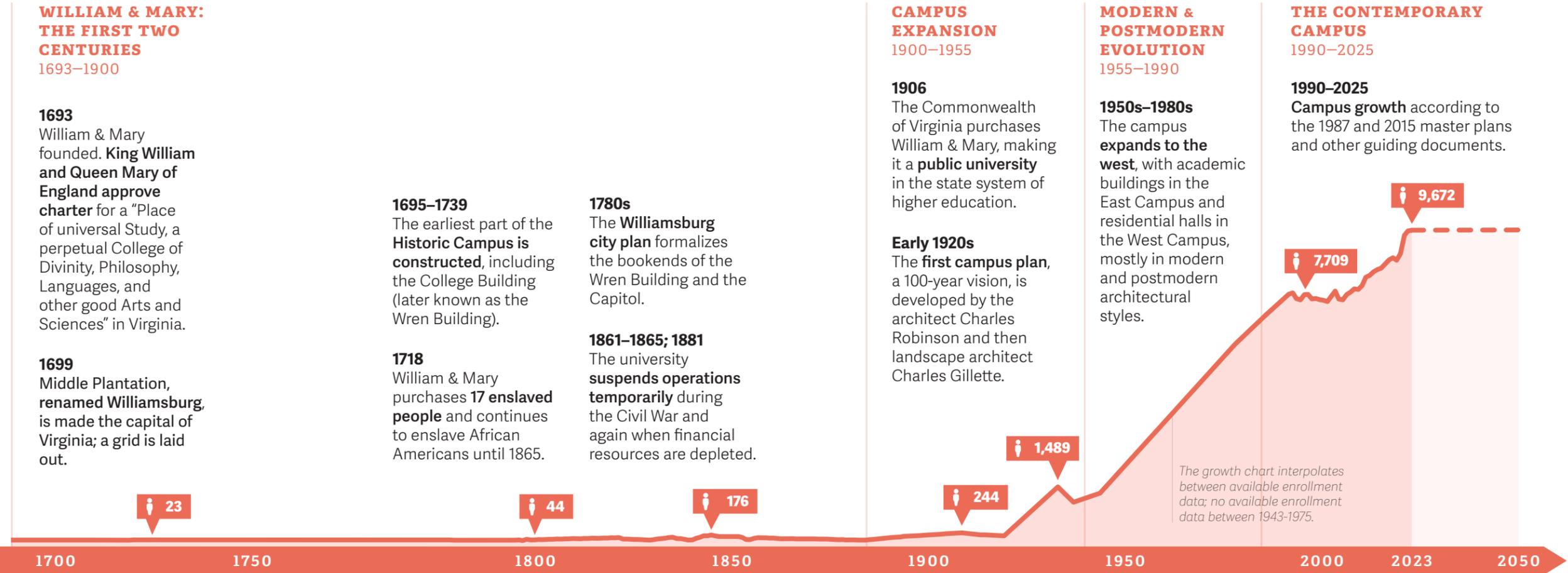
1955–1990

**1950s–1980s**  
The campus **expands to the west**, with academic buildings in the East Campus and residential halls in the West Campus, mostly in modern and postmodern architectural styles.

### THE CONTEMPORARY CAMPUS

1990–2025

**1990–2025**  
**Campus growth** according to the 1987 and 2015 master plans and other guiding documents.



# The Origins of Williamsburg

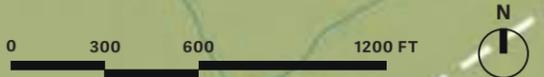
## NATIVE LAND TIME IMMEMORIAL—1693

William & Mary's history begins with the Algonquin-speaking Native Americans of the Tsenacomoco Alliance, on whose ancestral land the university sits. When the first English colonists arrived, these peoples had stewarded the land for centuries.

### Key Events

- 900–1650 c.e.**  
Tsenacomoco (the Powhatan Paramount Chiefdom) alliance of Algonquin-speaking Native Americans emerges.
- 1607**  
The first English colonists arrive at Jamestown.
- 1618**  
Planning is initiated for a college in the Virginia Colony.
- 1619**  
The first Virginia General Assembly convenes.
- 1632**  
Middle Plantation (later to become Williamsburg) is settled.

**Hendrik Hondius,  
Nova Virginiae tabula (Map of New Virginia)**  
1644  
Library of Congress



# William & Mary

## THE FIRST TWO CENTURIES 1693–1900

After its founding in 1693, William & Mary remained a small institution and campus for its first two centuries, weathering ups and downs, but it also became one of the first universities in the U.S. by uniting three faculties in one school.

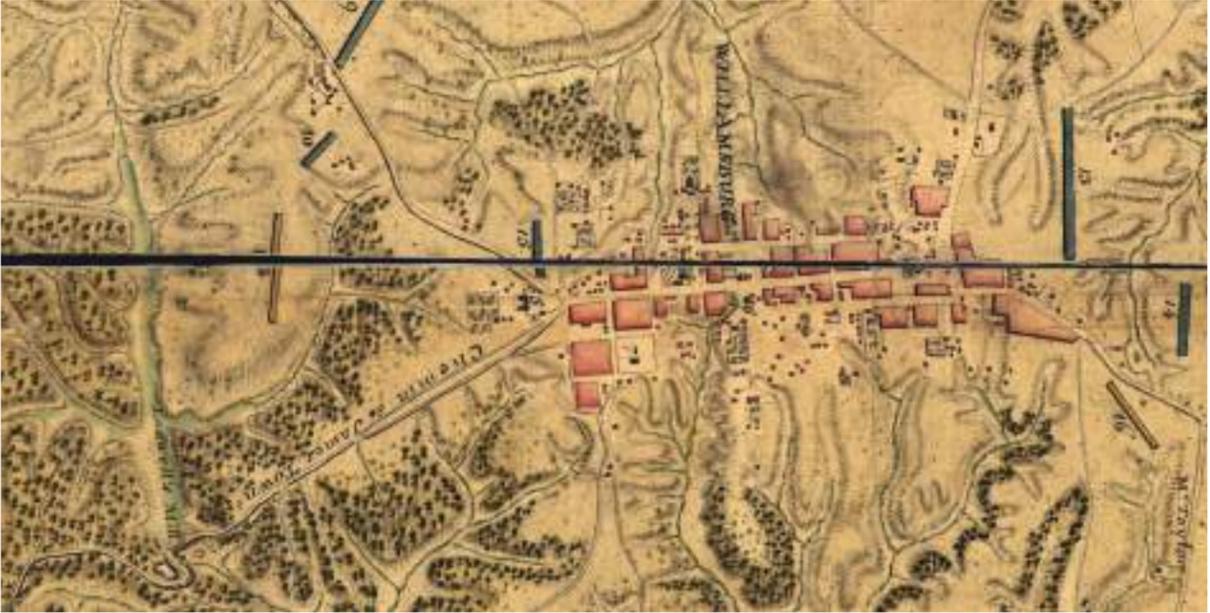
### Key Events

**1693**  
William & Mary founded. King William and Queen Mary of England approve charter for a "Place of universal Study, a perpetual College of Divinity, Philosophy, ... Arts and Sciences" in Virginia.

**1695–1739**  
The Historic Campus is constructed, including the College (later known as the Wren) Building.

**1781**  
William & Mary unites the faculties of law, medicine, arts and becomes a university.

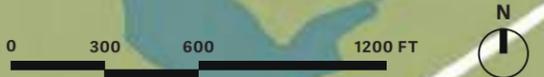
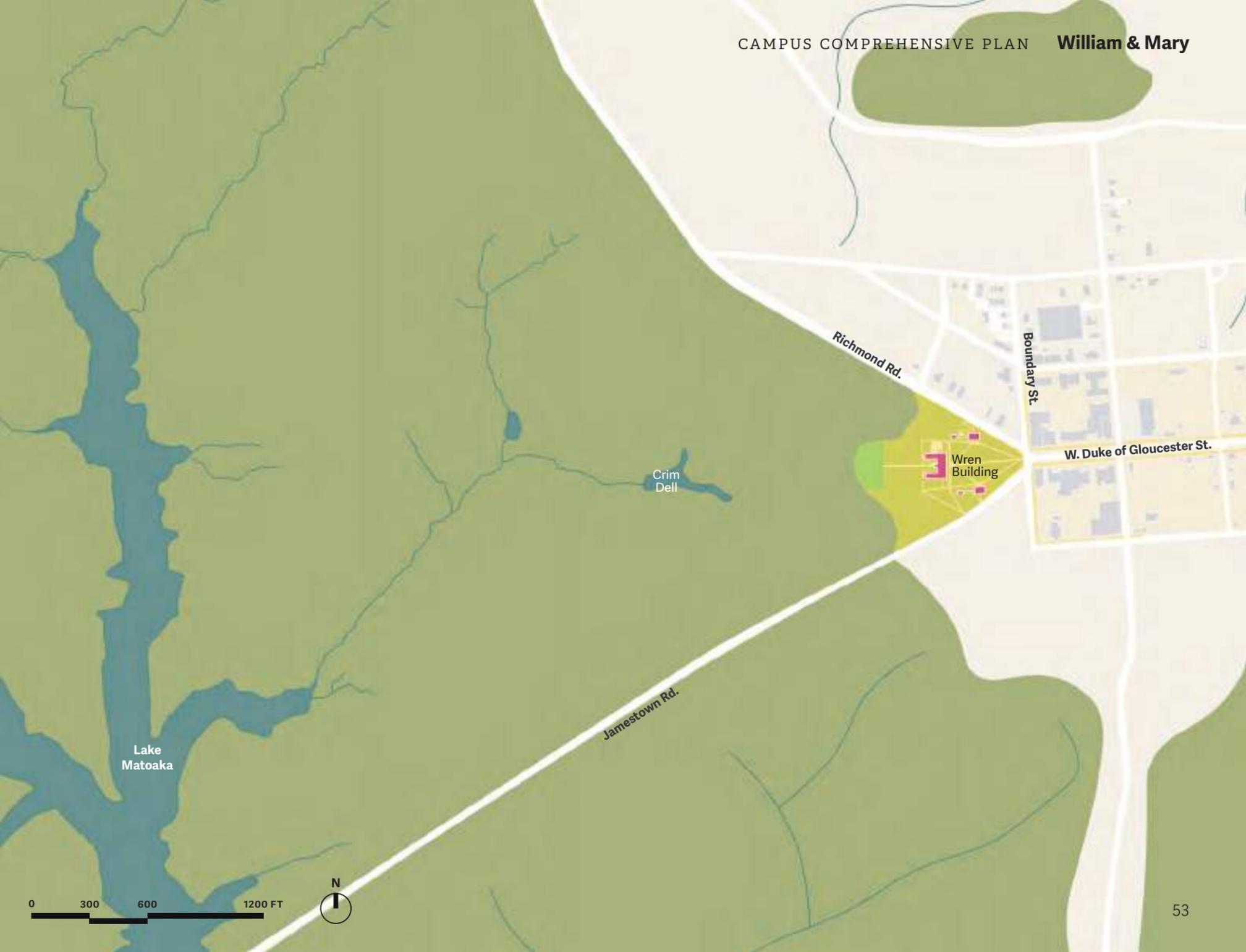
**1861–1865; 1881**  
The university suspends operations temporarily during the Civil War and again when financial resources are depleted.



ABOVE  
**Jean Nicolas Desandroüins, Map of Williamsburg, 1781**  
1782  
Library of Congress



RIGHT  
**Historic Campus before the 1859 fire**  
1887  
Wikimedia Commons



# Campus Expansion

## THE EARLY 20TH CENTURY 1900–1955

After becoming a public institution in 1906 and a coeducational school in 1918, William & Mary began to grow rapidly. Its first campus plan, in the 1920s, led to the development of what is now the “Historic Campus,” with an axial structure centered on the Wren Building and Neo-Georgian architectural character.

### Key Events

**1906**  
The Commonwealth of Virginia purchases William & Mary, making it a public university in the state system of higher education.

**1918**  
William & Mary becomes a coeducational institution of higher education.

**Early 1920s**  
The first campus plan, a 100-year vision, is developed by the architect Charles Robinson and the landscape architect Charles Gillette. The Sunken Garden is conceived of as a quadrangle, central to academic and student life.

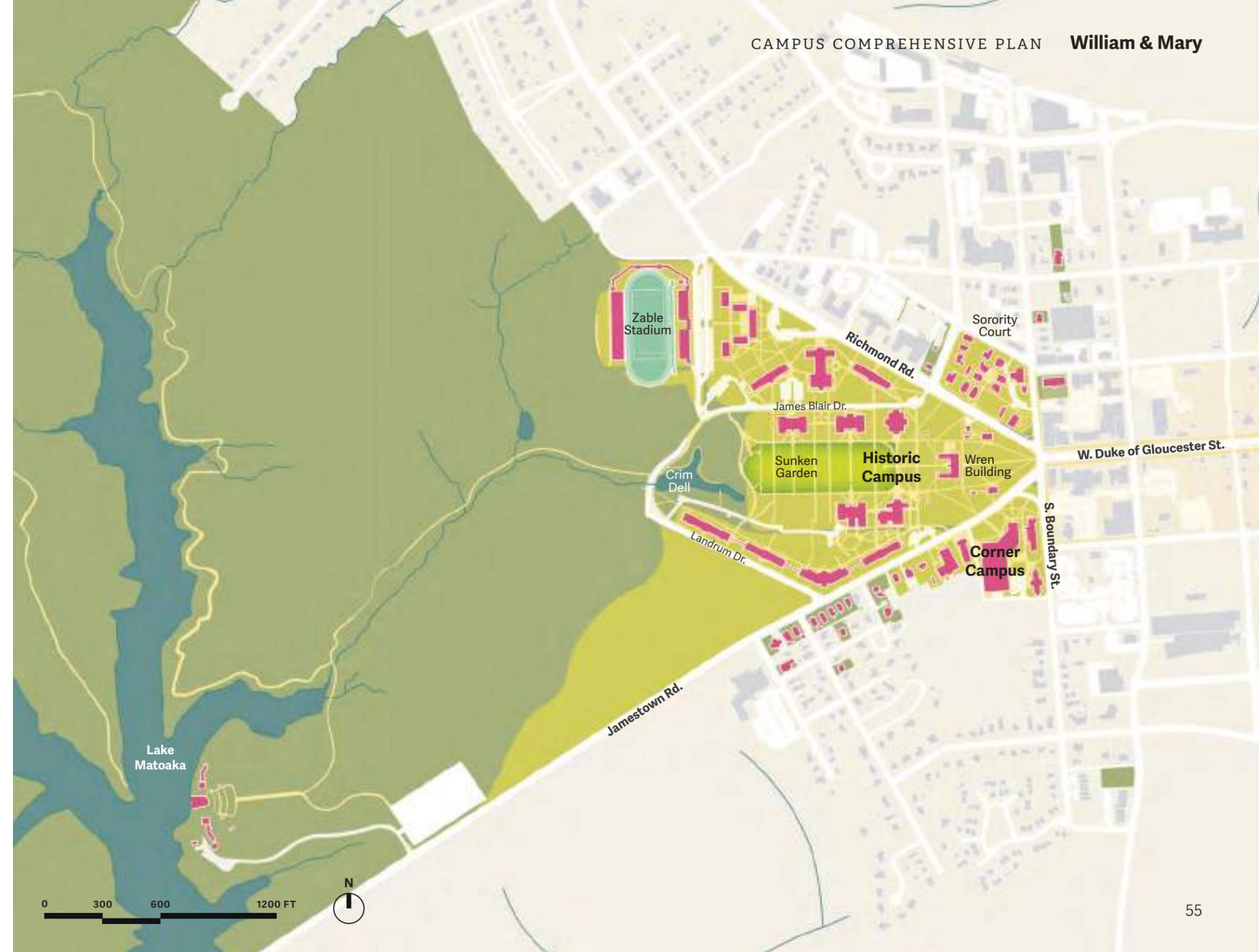


ABOVE  
**J. A. Parks,  
Bird's Eye View of  
the College of  
William & Mary**

1924  
W&M Libraries

RIGHT  
**Aerial photograph of  
William & Mary campus**

1955  
W&M Libraries



# Modern & Postmodern Evolution

## CAMPUSES NEW & OLD 1955–1990

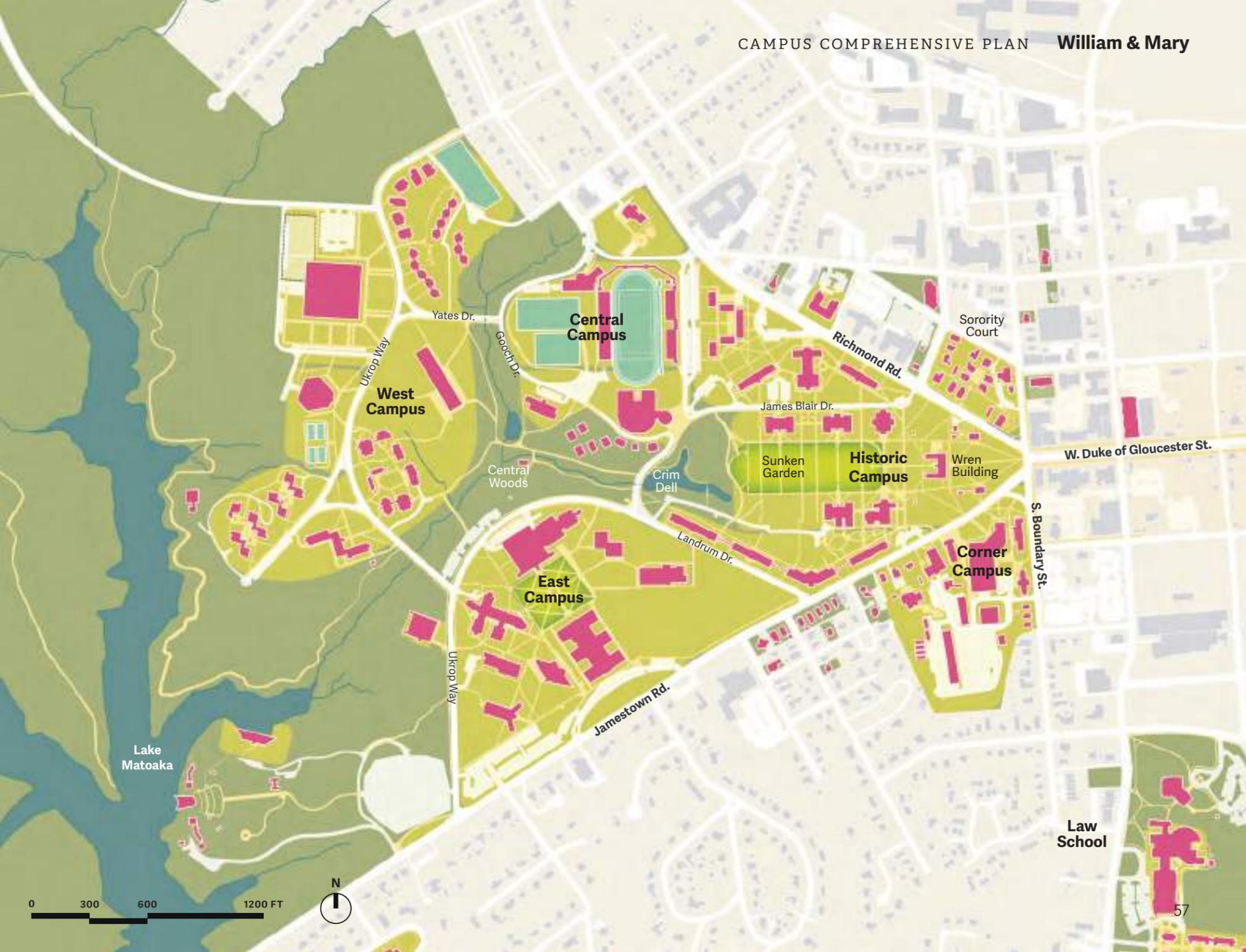
The second half of the 20th century brought further significant enrollment growth and campus expansion to William & Mary. The East Campus was planned and constructed as an academic hub to complement the Historic Campus; the West Campus became a new center of student residential life, recreation, and athletics.

### Key Events

**1950s–1980s**  
The campus expands to the west, with academic buildings in the East Campus and residential halls in the West Campus. Most buildings are designed in modern and, later, postmodern architectural styles.

**1940**  
Virginia Institute of Marine Science (VIMS) founded.

**Aerial photograph of William & Mary campus**  
1980s  
William & Mary Libraries



# The Contemporary Campus

## STRATEGIC INFILL & 2015 MASTER PLAN 1990–2025

As the university transitioned into the 21st century, the broad campus expansion of the 20th century shifted to diverse strategic infill projects. New documents helped guide architectural consistency, ensured the maintenance of William & Mary's historic built environment, and outlined an updated vision for coherent future development.

### Key Events

**1990–2002**  
Strategic infill projects following the 1987 Master Plan strengthen the campus core but reinforce separated campus areas.

**2003–2025**  
Coherent campus vision renewed with 2003 Architectural Design Guidelines, 2008 Heritage Preservation Guidelines, and 2015 Master Plan.



**Aerial photograph of William & Mary campus**  
2020s  
Campus757.com



02 | CAMPUS CONTEXT

# Campus Analysis

# Regional Context

## THE VIRGINIA PENINSULA

**William & Mary is embedded in the ecology, history, and geography of the Virginia Peninsula, nestled between the York and James rivers and the Chesapeake Bay.**

Situated on the border between the Rolling Coastal Plain and Mid-Atlantic Flatwoods ecoregions, Williamsburg (with a population of roughly 16,000) forms part of the "Historic Triangle," together with Yorktown and Jamestown, which played an important role in Virginia's and the United States' colonial and revolutionary history.

Contemporary Williamsburg sits between the larger cities of Richmond—the state capital—and Newport News, an important port city. Williamsburg is surrounded by York County and James City county on all sides, and is part of the Hampton Roads MSA. Nearby sites of natural, historical, and military significance include Colonial National Historical Park, the Yorktown Naval Weapons Station, the Fort Eustis Army Base, and York River State Park.

William & Mary's main campus is located in the heart of Williamsburg; the Gloucester Point

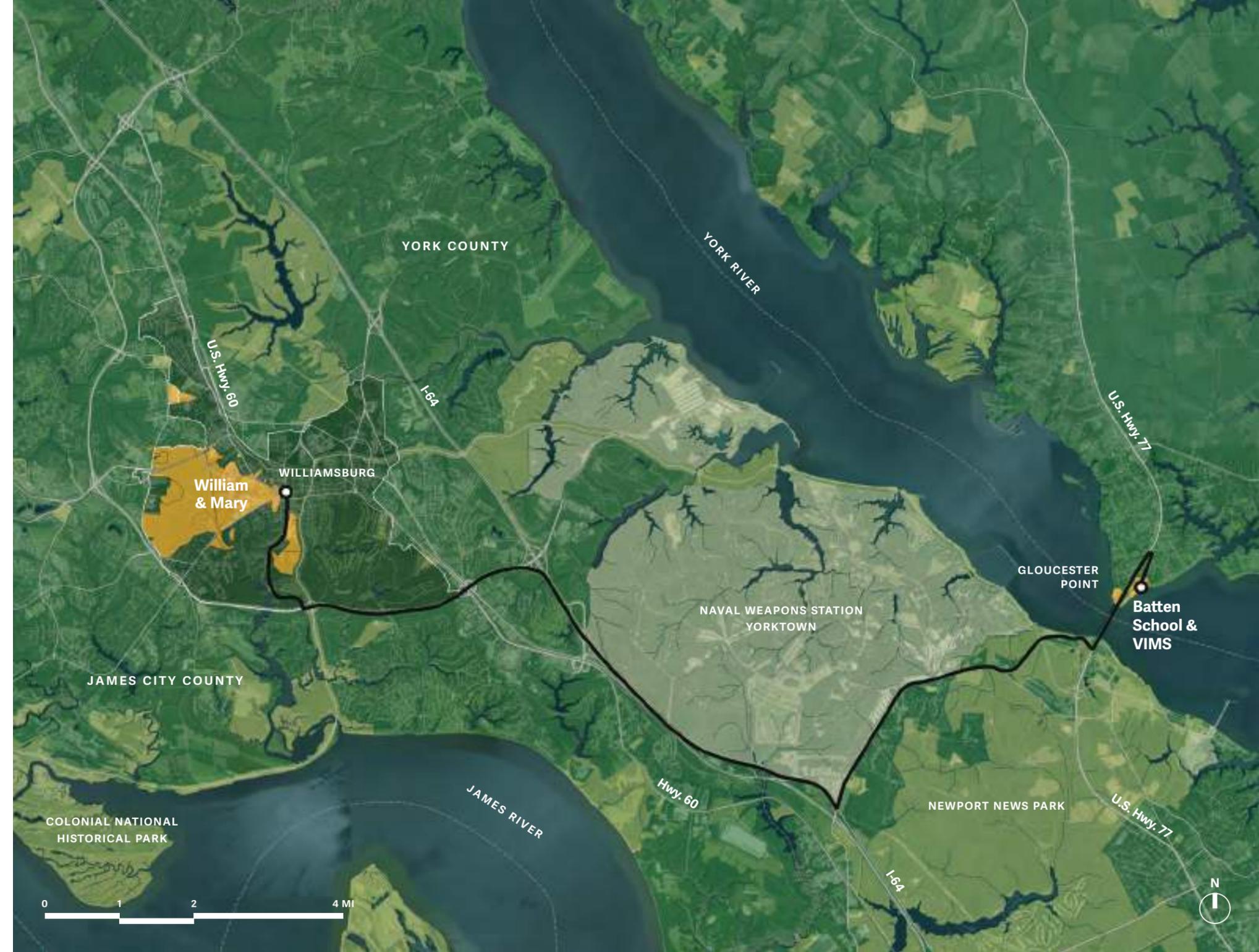
campus, home to The Batten School of Coastal and Marine Sciences and the Virginia Institute of Marine Science (VIMS), is located about 16 miles to the east, or a 25-minute drive.



**York River State Park**



**Yorktown Victory Monument**



# Williamsburg

## A COLONIAL & MODERN CITY

Contemporary Williamsburg is a city strongly grounded in its colonial past while also looking to the future, anchored by both a unique “living-history museum” and a world-class research university.

As one of the earliest colonial settlements in Virginia and the colony’s (and later state’s) capitol from 1699 to 1780, Williamsburg has played a significant role in American history. During the Civil War, the Battle of Williamsburg was an early skirmish in the Peninsula Campaign of 1862.

In the 1920s and 30s, the creation and restoration of Colonial Williamsburg as a “living-history museum” by the Rev. W. A. R. Goodwin and John D. Rockefeller, Jr., dovetailed with William & Mary’s planning and development of the Historic Campus in a colonial Neo-Georgian style, its layout inspired by the University of Virginia’s Academical Village. In recent decades, both the museum and the university have worked to expand the visibility and recognition of Native Americans and enslaved African Americans as part of Williamsburg’s story.

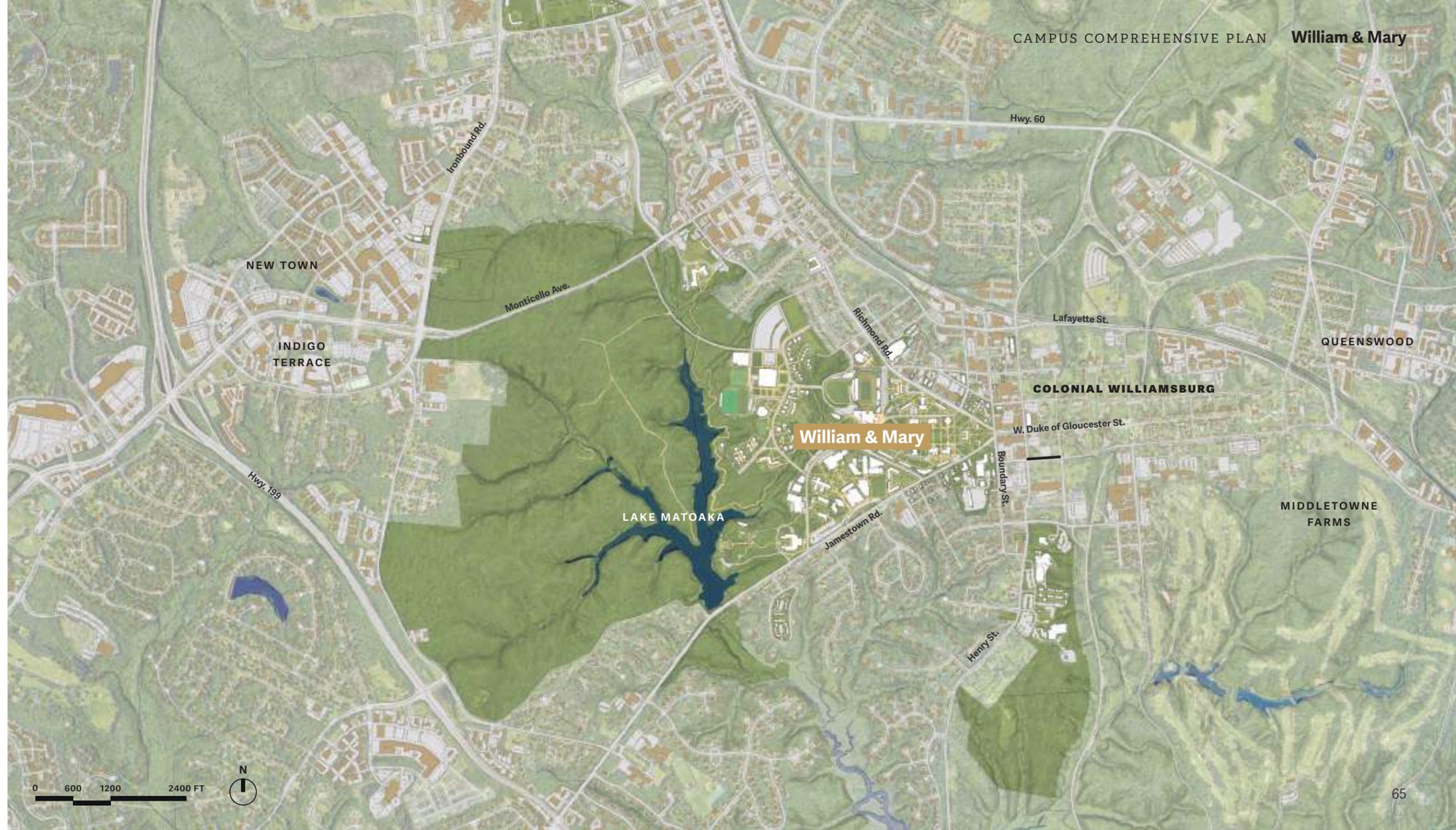
While the historical roots of Colonial Williamsburg and William & Mary are central to the city’s modern identity, Williamsburg has grown to include diverse neighborhoods, parks, and attractions. Today, as suburban development has extended around the William & Mary campus, the College Woods and Matoaka trails serve as a “green lung” for the community. Research activity and a vibrant arts scene at the university furthermore make Williamsburg a lively contemporary city.



Colonial Williamsburg



The Governor's Palace



# The Campus Today

Shaped by development over several distinct eras, William & Mary's campus is characterized by multiple clusters and neighborhoods intertwined with the woodland landscape.

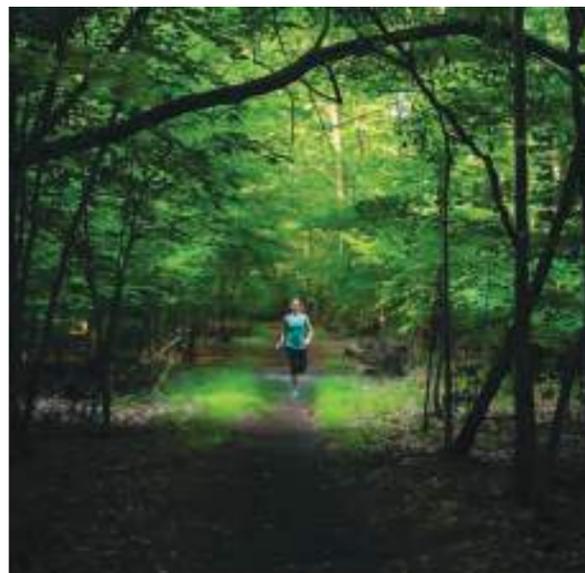
Reflecting its planning and development history, the campus' architectural and landscape character shift in a gradient. In the east, the formal and historical design of the Historic Campus extend the axial organization of Colonial Williamsburg. Along Richmond and Jamestown roads, around sites such as the Corner Campus

and Sorority Court, the campus interfaces with the city in an interlocking manner, presenting a mostly traditional architectural front to harmonize with the restored colonial city.

Moving west, modern and contemporary buildings and naturalistic landscapes display a looser arrangement as they transition into the creeks and woods surrounding Lake Matoaka. The presence of natural areas such as Crim Dell and the Matoaka waterfront is one of the campus' defining and beloved features.



Historic Campus



Lake Matoaka Trails



School of Education



Law School Area



# Campus Neighborhoods & Character

**Divided by the landscape framework of woods, creeks, and lakes, William & Mary's campus neighborhoods are distinct and relatively self-contained.**

The Historic Campus, at the "point" of the triangular campus, is the symbolic and historic heart of the university, containing iconic places such as the Wren Building, the Sunken Garden, and Hearth: Memorial to the Enslaved. The Corner Campus neighborhood and Sorority Court frame the Historic Campus.

The Neo-Georgian architecture of these areas contrasts with the primarily modern, postmodern, and contemporary buildings of the East Campus along Jamestown Road. William & Mary's second academic hub, East Campus is defined by the square Sundial Quad at its center and the arc of Landrum Drive and Ukrop Way. New and updated buildings, such as the Phi Beta Kappa Hall renovation, the Music Arts Center, and expansions to the Martha Wren Briggs Center for Visual Arts & Muscarelle Museum and Integrated Science Center have cemented East Campus as the core of the university's research and arts programs.

To the north, across the Central Woods, Central Campus includes the campus life anchors of the Sadler Student Center, Zable Stadium, and McLeod Tyler Wellness Center.

The West Campus is the westernmost area on the Williamsburg campus, providing a hub for student housing, dining, sports, recreation, and wellness.

Farther afield, the School of Education to the northwest and the Law School Area to the southeast provide more self-contained areas for graduate and professional study and student life.

## HISTORIC CAMPUS



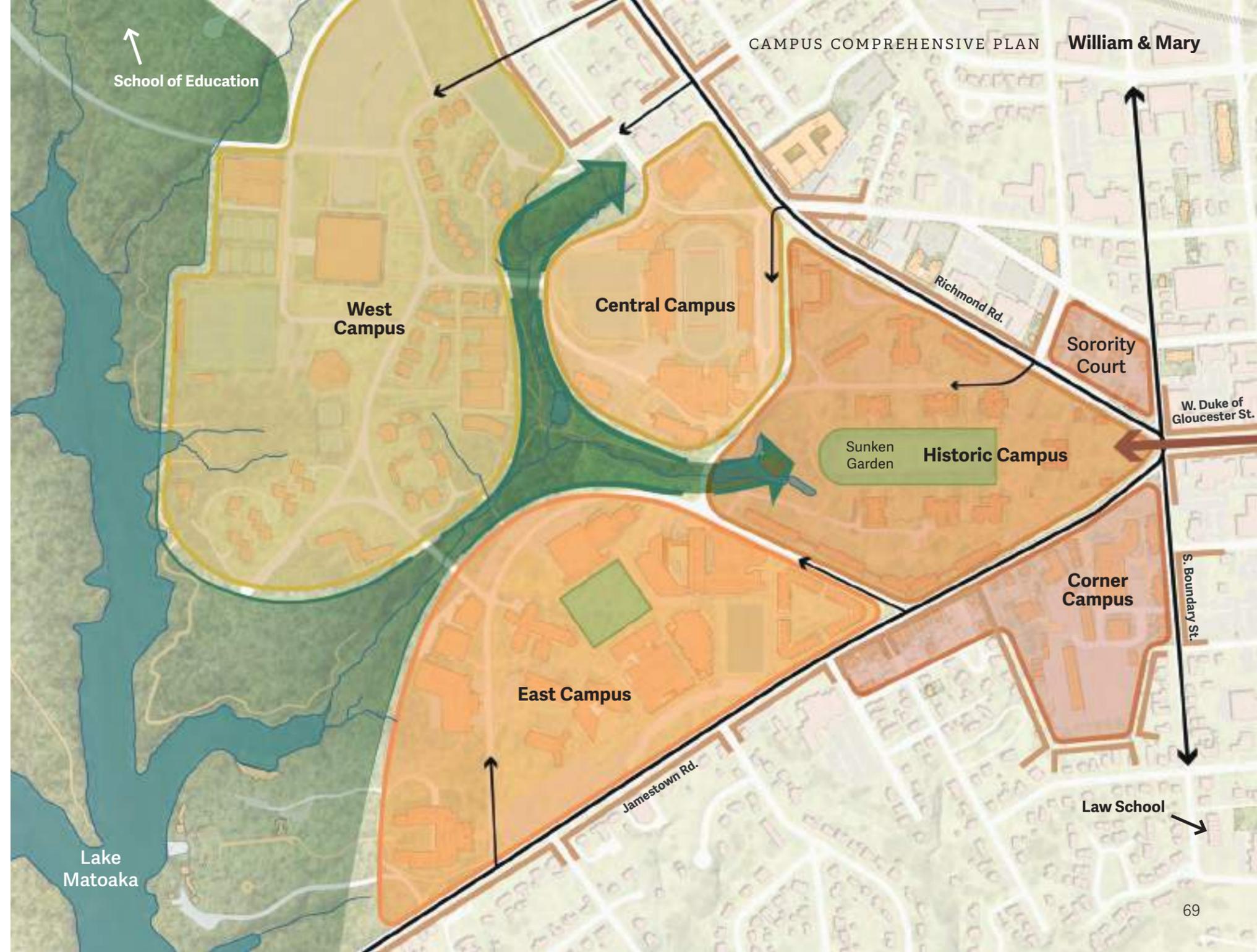
The Historic Campus is at the intersection of the Williamsburg Campus and Colonial Williamsburg, serving as a primary campus gateway for visitors. It is bounded by Richmond Road to the north, Jamestown Road to the south, Boundary Street to the east, and the Central Woods to the west.

The Sir Christopher Wren Building, constructed between 1695 and 1700 in a Georgian style (and reconstructed three times after fires), is the defining building of the Historic Campus; it is the oldest college building still standing in the United States and the oldest of the restored public buildings in Williamsburg.

## SUNKEN GARDEN



The Sunken Garden, built 1935-36, is the defining feature of the Historic Campus; it connects the Wren Building with Crim Dell and provides an organizing element for the building fabric. The buildings surrounding the Sunken Garden were largely developed in the 1920s and 30s in keeping with the traditional Georgian architectural style of the campus' oldest buildings. The building uses are primarily academic and residential in nature.





**Sundial Quad, East Campus**

**EAST CAMPUS**

East Campus is bounded by Landrum Drive to the north and east, Jamestown Road to the south, and the College Woods to the west. The campus was largely developed in the Modern and Post Modern periods from 1950-1990, with strategic infill development occurring through today. The architectural styles vary in nature, reflecting interpretations of the Georgian architectural style as well as distinct departures from the traditional architecture in buildings like the Swem Library and Phi Beta Kappa Memorial Hall. The building uses are primarily academic, including clusters for the sciences and arts, and School of Business.



**Sadler Terrace, Central Campus**

**CORNER CAMPUS**

Corner Campus is bordered by Jamestown Road to the north, Boundary Street to the east, and neighborhood buffers to the south and west. Developed in the early 20th century in a Neo-Georgian style, it later expanded south to include support, maintenance, parking, and utilities, mostly screened from view. As a key campus gateway near the historic campus and Colonial Williamsburg, it is a critical location for first-time visitors and prospective students, with the Admissions Building on Jamestown Road. Uses include campus life, student housing, and support services.



**West Woods Quad (Under Construction), West Campus**

**CENTRAL CAMPUS**

Central Campus is bounded by Stadium Drive to the east, Richmond Road to the north, Gooch Drive to the west, and Crim Dell to the south. The area was developed in the modern and postmodern periods from 1950 to 1990, with redevelopment occurring through today including the Sadler Center and the McLeod Tyler Wellness Center. The new developments embrace a departure from the Georgian architectural style, and are transitional and iconographic in style with contemporary detailing and materiality. The building uses are a mix of campus life, athletics, and recreation.

**WEST CAMPUS**

West Campus is bounded by the Central Woods and dells to the east and south, College Terrace to the north, and Lake Matoaka to the west. The sprawling, low-density campus was largely developed in the modern and postmodern periods from 1950 to 1990, with strategic infill and redevelopment occurring through today that will create more density in this area. The architecture is more transitional in nature, and introduces contemporary detailing and materiality in newer developments. The building uses are residential and campus life focused and includes large-scale athletic and recreation facilities, outdoor athletics and recreation fields, and significant surface parking to the north.

**OTHER CAMPUS AREAS**

**SORORITY COURT**

Sorority Court is bounded by Prince George Street to the north, Boundary Street to the east, Richmond Road to the south, and Armistead Avenue to the west. The neighborhood was developed in the early 20th Century, largely in line with the traditional Georgian architectural style of the Historic Campus. The building fabric offers a smaller scale residential development pattern compared to the larger campus development of the same era. The building uses are primarily student residential, with select administrative and academic functions.

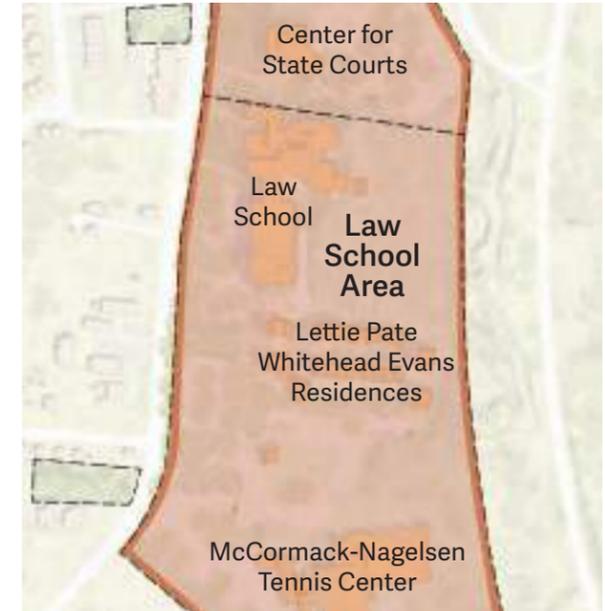
**SCHOOL OF EDUCATION**

The School of Education is located northwest of the West Campus and is bounded by Monticello Ave to the north, Mt. Vernon Avenue to the east, and the College Woods to the south and west. The area was developed in 2010 as a dedicated facility for the School of Education designed to bring the academic programs, outreach centers, and research projects together in a professional setting to stimulate collaboration and innovation. The School connects to the Williamsburg campuses via a trail network.



**LAW SCHOOL AREA**

The Law School is located to the southeast of the Historic Campus and is bounded by Newport Avenue to the north, the Colonial National Historic Parkway to the east, a wooded area and Cedar Grove Cemetery to the south, and South Henry Street to the west. The Law School building was built in 1978-80 and expanded in two phases. The Lettie Pate Whitehead Evans Residences and the McCormack-Nagelsen Tennis Center are located to the south of the Law School, while the National Center for State Courts are on university-owned lands immediately to the north. The land lease to the National Center for State Courts ends in 2049, at which point W&M will fully control the property and improvements.



# Building Use

**William & Mary has a fully mixed-use campus, incorporating academics, student housing, student life, arts, athletics, and recreation. Each campus district, however, has a distinct programmatic identity, impacting the 24-7 vitality of some areas.**

**Academic** buildings are concentrated in the Historic Campus and East Campus around the Sunken Garden and Sundial Quad. The School of Education, Business School, and Law School are outlying academic buildings.

**Student housing** is primarily located at the peripheries of the Historic and East campuses and makes up a large proportion of the West Campus.

**Dining and student life** facilities are distributed in the West Campus, at the Sadler Center in the Central Campus, and in the Corner Campus.

The **Arts Quarter** is located in the East Campus along Jamestown Road and contains music, theatre, and fine arts spaces, including the Muscarelle Museum of Art.

**Athletics and recreation** facilities are located primarily on the north and west sides of campus, around Zable Stadium in Central Campus and in the West Campus.

**Administration and student services** uses are located on the edges of the Historic, East, and Central Campuses.

- Legend**
- Academic
  - Housing
  - Student Life
  - Dining
  - Arts & Events
  - Athletics & Recreation
  - Administration & Student Services
  - Other



School of Education



Law School Area



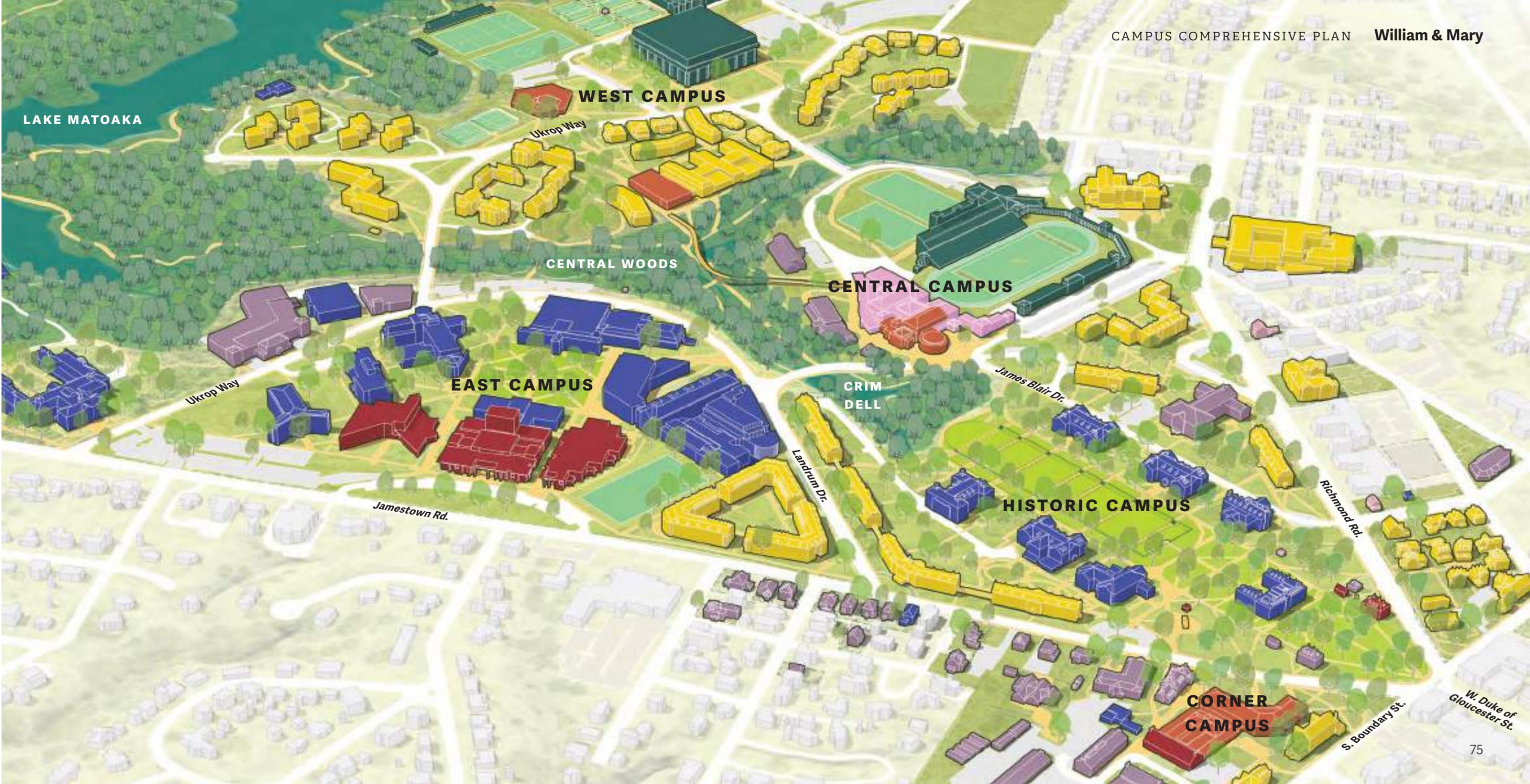
# Building Use BIRD'S EYE VIEW

In bird's-eye, the difference in scale and density of the campus' diverse buildings becomes apparent.

The Historic Campus and its surroundings are composed of smaller buildings—mostly for academic, residential, and administrative use. These are characterized by classical symmetry and relate sensitively to the low-rise historic fabric of Colonial Williamsburg.

The more recently developed areas to the west, including the East Campus and West Campus, contain larger, taller buildings such as libraries, science laboratories, performing arts spaces, gymnasias, and the arena.

- Academic
- Housing
- Student Life
- Dining
- Arts & Events
- Athletics & Recreation
- Administration & Student Services
- Other





03

## **Campus Vision**

VISION STATEMENT

PLANNING PRINCIPLES

BIG IDEAS

FRAMEWORKS



## Campus Vision Statement

The Campus Comprehensive Plan establishes a vision for a vibrant campus rooted in the history and traditions of the university, but also one that is forward-looking and embracing of change, innovation, and unknown future opportunities.

This vision celebrates William & Mary's unique sense of place, which meaningfully shapes the academic and student life experiences on campus.

The campus vision is rooted in W&M's robust commitment to academic, research, and partnership initiatives. Community—both internal and external—is a central theme for the campus vision, balancing a supportive environment for students, faculty, and staff but also one that is welcoming to visitors and community members.

# Planning Principles

The following planning principles establish common values that guide recommendations and decision making throughout the planning process and during plan implementation.



## 1 Embrace all space as William & Mary space.

We will acknowledge that all space is a mission-driven resource that should be shared by all that serves as a platform for advancing collaboration, creating community, and facilitating integration among disciplines.



## 2 Foster a comprehensive living-learning-working environment.

We will nurture an inclusive environment that supports the academic, creative, social, developmental, and professional needs of students, faculty, and staff. We will prioritize access to hands-on experiences and high-impact, modern learning spaces.



## 3 Recognize the university's past, place & future.

We will honor our sense of place through design decisions that respect the existing scale and character of the campus and its surrounding environment and acknowledge the elements that contribute to our understanding of William & Mary's history as we look toward it's future.



## 4 Cultivate a campus for all.

We will represent and promote the values of accessibility, diversity, equity, inclusion, and well-being throughout our built environment and the decision-making processes that shape it, building on the Inclusive Excellence Framework and the Core Value of Belonging.



## 5 Leverage the landscape.

We will protect and enhance the unique campus landscape as an inviting learning environment that promotes the well-being of the community and demonstrates our commitment to ecological responsibility and climate resilience.



## 6 Connect to the community.

We will seek opportunities to promote community-engaged teaching, research, learning, and partnerships with Williamsburg, the Commonwealth of Virginia, and W&M's worldwide network.



## 7 Commit to a sustainable future.

We will advance environmental resilience and financial stewardship by making the most responsible use of resources in support of our mission, to safeguard the campus for future generations.

03 | CAMPUS VISION

# Big Ideas

# Big Ideas

The five Big Ideas translate the planning principles into the campus framework plan and physical environment.

Their dualities and multiplicities reflect the nature of the culture and students at William & Mary that is embodied by the ampersand.



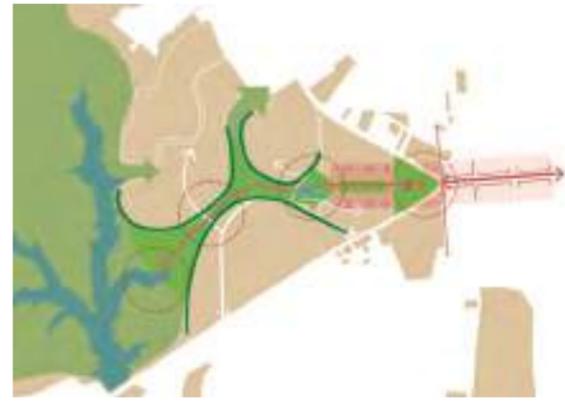
**1**  
Campus & Community



**2**  
Campus Life & Inclusion



**3**  
Learning & Research



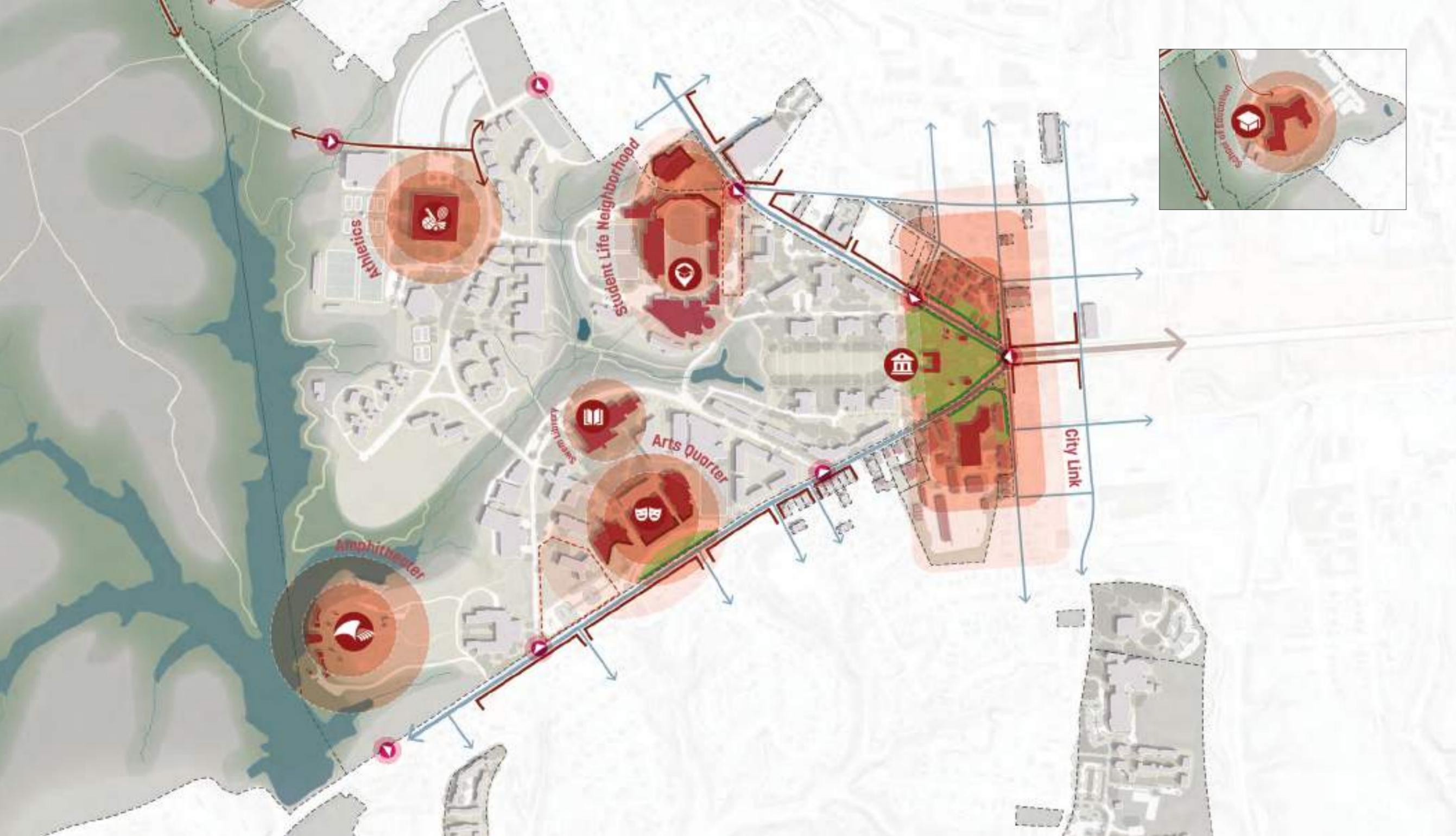
**4**  
History, Past & Future



**5**  
Performance & Beauty

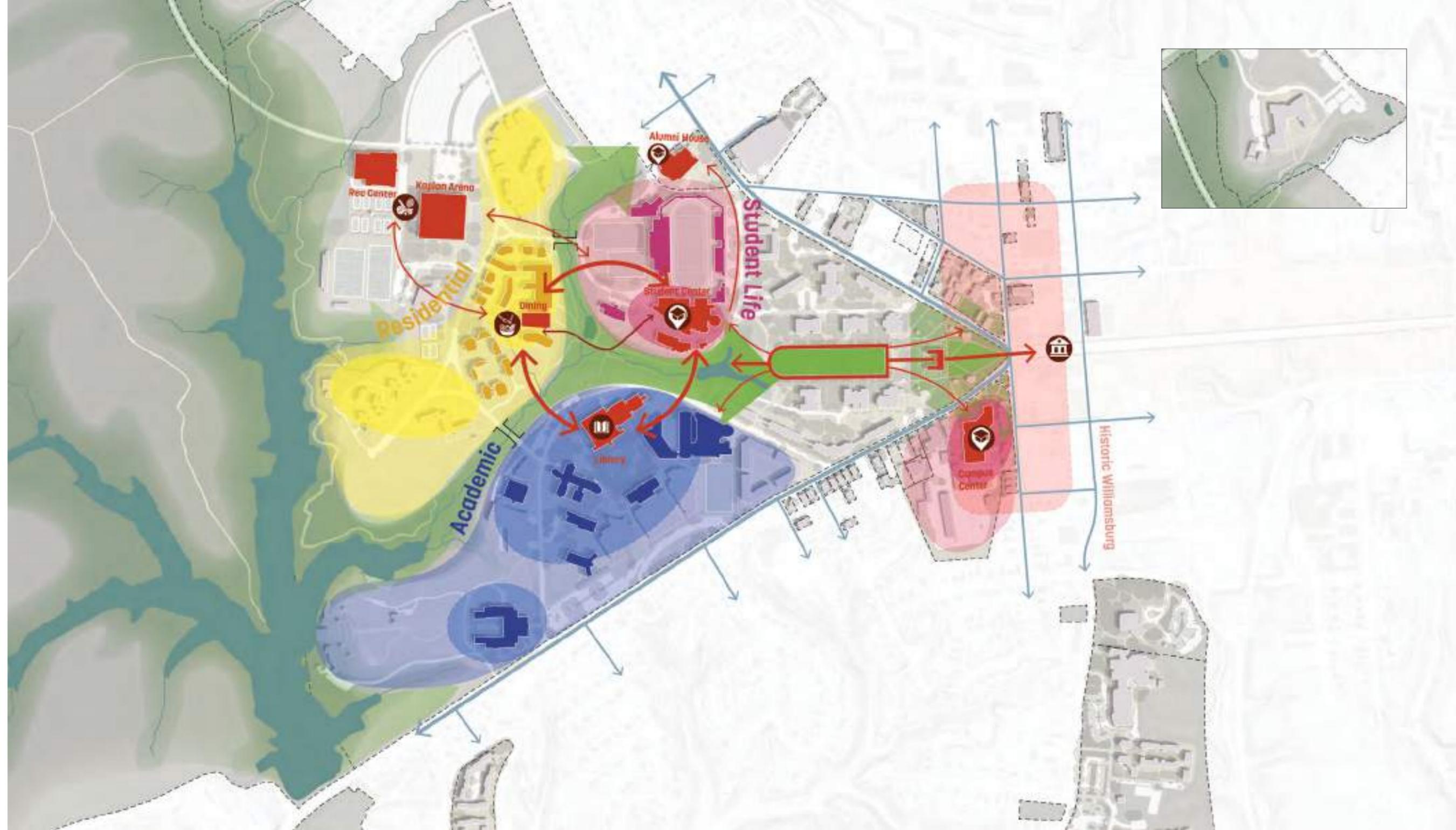
# 1 | Campus & Community

Enhance the interface between William & Mary and the City of Williamsburg to create welcoming moments that benefit the greater good by improving campus amenities, the public realm, gateways, and wayfinding.



# 2 | Campus Life & Inclusion

Establish a vibrant and active student life “loop” and “links” that create program, accessible and intuitive connections to amenities and support space.



# 3 | Learning & Research

Strengthen the academic spine for interdisciplinary collaboration to promote one university supported by both specialized and shared resources.



# 4 | History, Past & Future

Bridge Indigenous and colonial histories in the natural and built environment through architectural expression, landscapes, and art.



# 5 | Performance & Beauty

Leverage the landscape as a performative, sustainable, and aesthetic asset that advances learning, promotes health and well-being, and improves ecological systems.



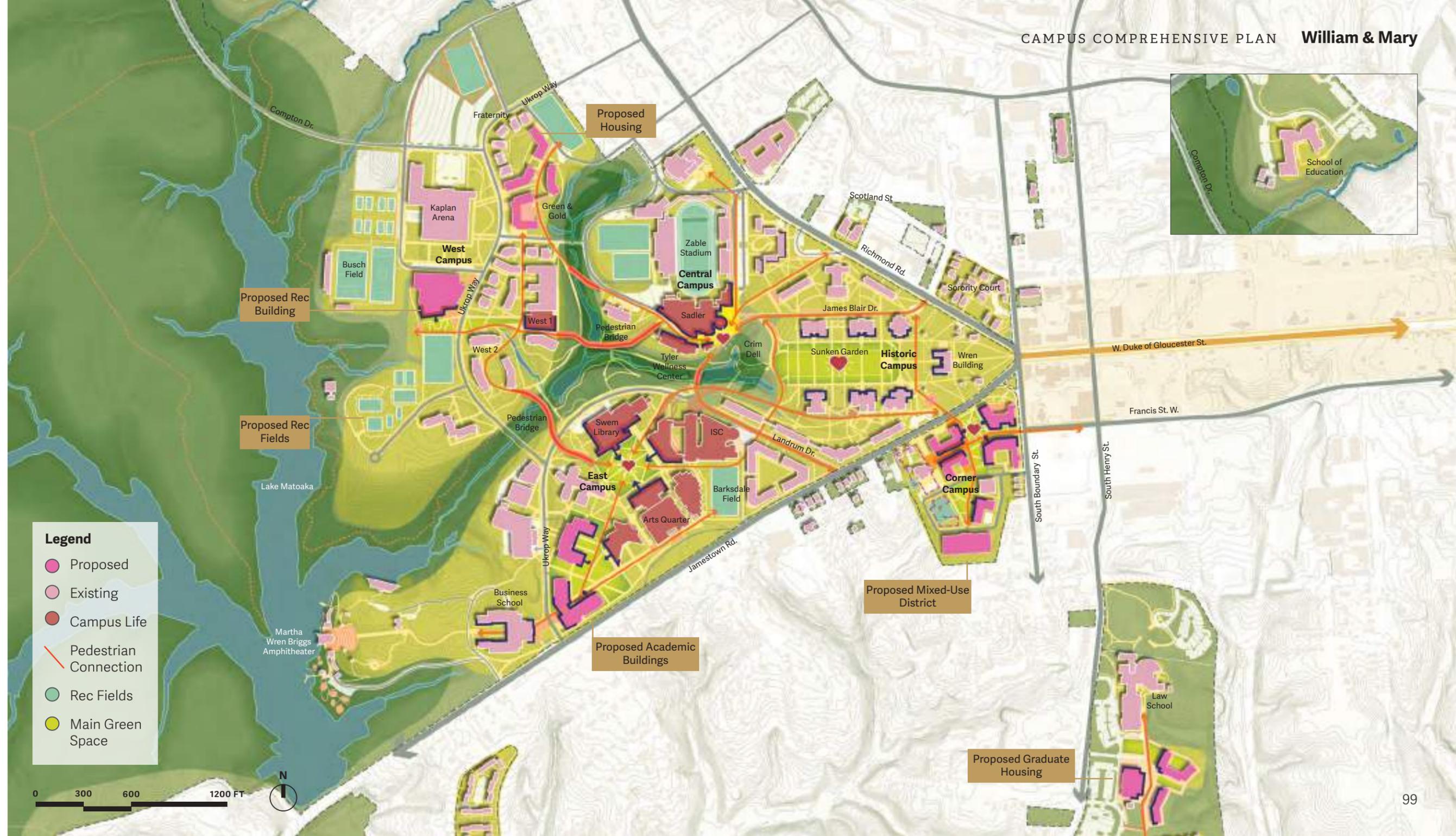
03 | CAMPUS VISION

# Frameworks

# Campus Framework

The following frameworks have been developed for the Williamsburg Campus to understand the campus structure and guide future development in a systematic approach.

- Campus Use
- Academics
- Campus Life
- Residential Life
- Athletics & Recreation
- Landscape
- Pedestrian & Bicycle Mobility
- Transit, Vehicular Mobility & Parking



# CAMPUS USES

The campus uses framework establishes predominant use by building. Clusters within the five campuses have distinct programmatic identities but may inhibit a sense of 24-7 vitality.

With new development, the Campus Comprehensive Plan seeks to integrate a mix of uses in each neighborhood, particularly on ground floors, while maintaining a consistent approach to the predominant use by campus.

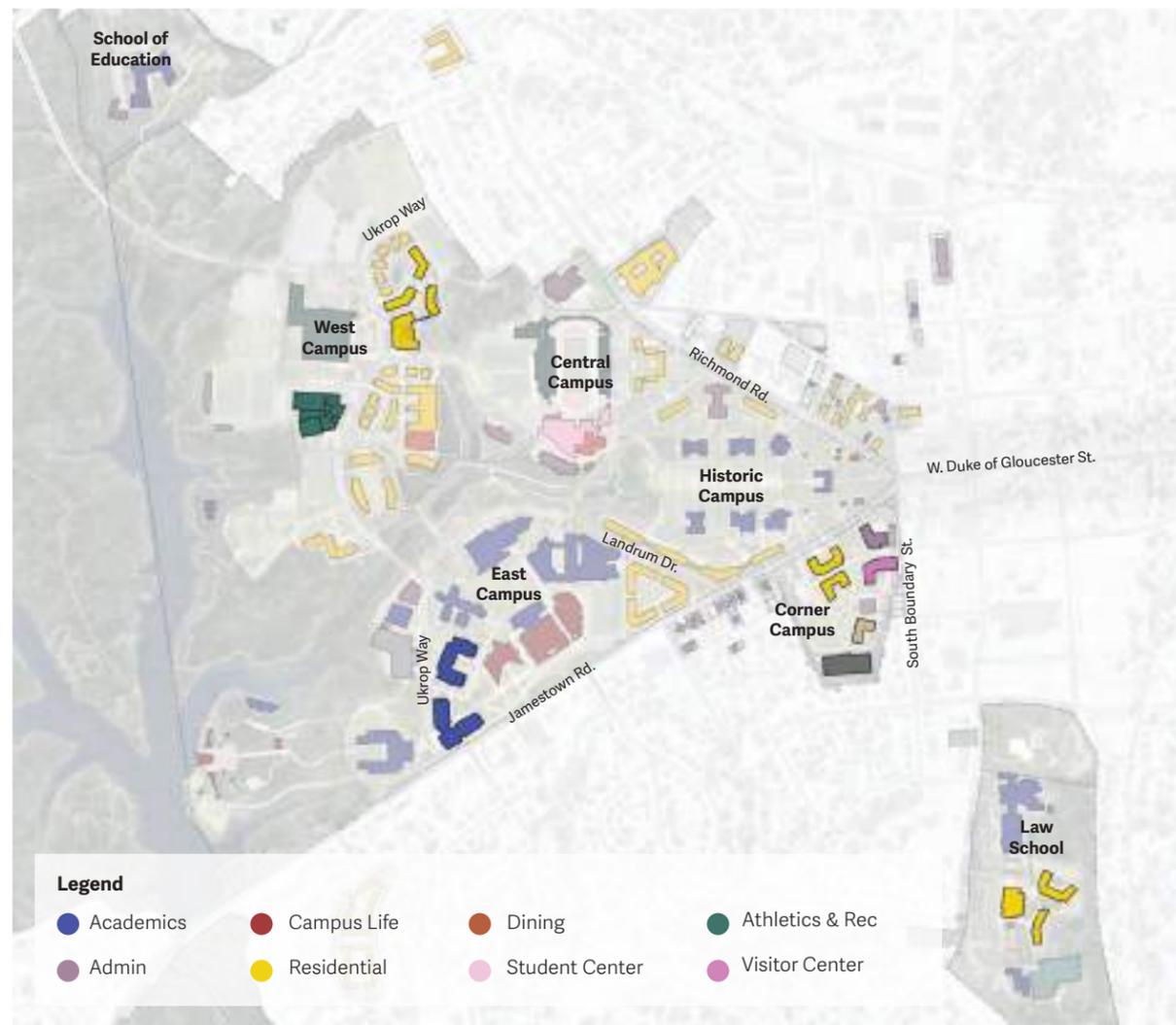
Clusters of academic and research uses are predominant around the Sunken Garden in the Historic Campus, and the Sundial Quad and along Jamestown Road in the East Campus.

Undergraduate residential uses are located along the campus edges along Jamestown and Richmond Roads, as well as an increase in residential density in the West and Corner Campuses, while graduate residential use are located in the Law School neighborhood.

While there are concentrations of campus life and dining across the campuses, a distributed approach enables access for students, faculty, and staff across the course of the day and year.

Athletics and Recreation uses are clustered in the Central and West Campuses, allowing for a decrease in density and an increase in open space proximate to the College Woods and trail network.

Administrative and support uses are primarily on the campus peripheries.



# ACADEMICS

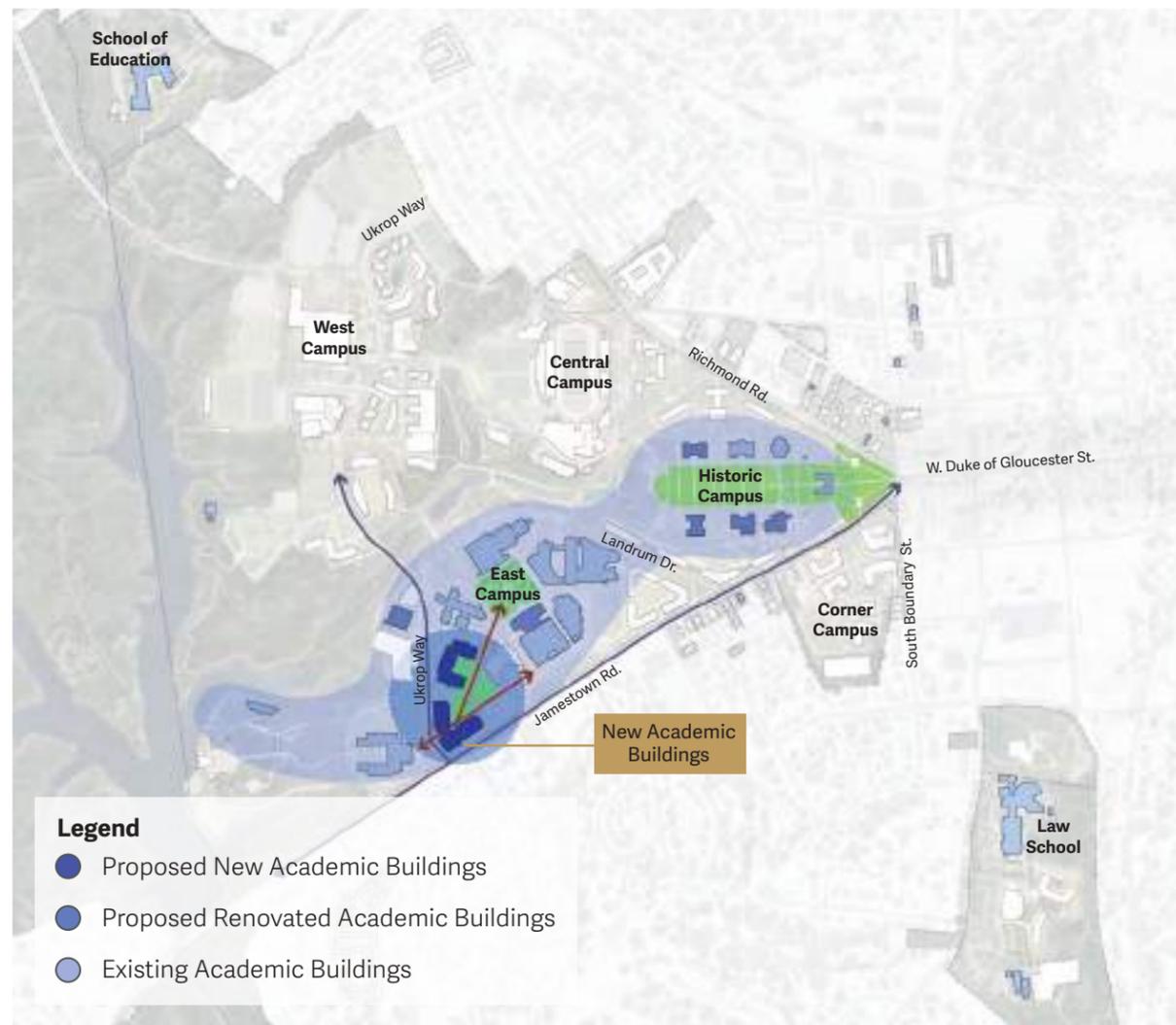
The academic framework clusters undergraduate academic and research use for the College of Arts and Sciences, the Raymond School of Business, and the School of Computing, Data Science & Physics in the Historic and East Campuses.

The academic framework establishes academic neighborhoods within a 10-minute travel radius, enabling interdisciplinary interaction in the academic core with the Swem Library at its center.

The university's largest academic unit, the College of Arts & Sciences includes more than 40 departments and programs distributed across the Historic and East campuses. An Arts Quarter has formed in the East Campus along Jamestown Road at the interface of the campus and the community, while the ISC complex is a hub for STEM programs and the School of Computing, Data Science & Physics. The School of Business is concentrated in Miller Hall on the East Campus.

New academic buildings on the East Campus replace Boswell and Jones Halls in the long term, increase academic and learning space in this area, strengthen the School of Business' physical position within the campus framework, and fortify this location as a campus gateway.

The academic framework is supplemented by a mix of campus life uses and outdoor learning spaces, and puts William & Mary academics in highly visible locations on axis with Colonial Williamsburg and positioned along Jamestown Road.



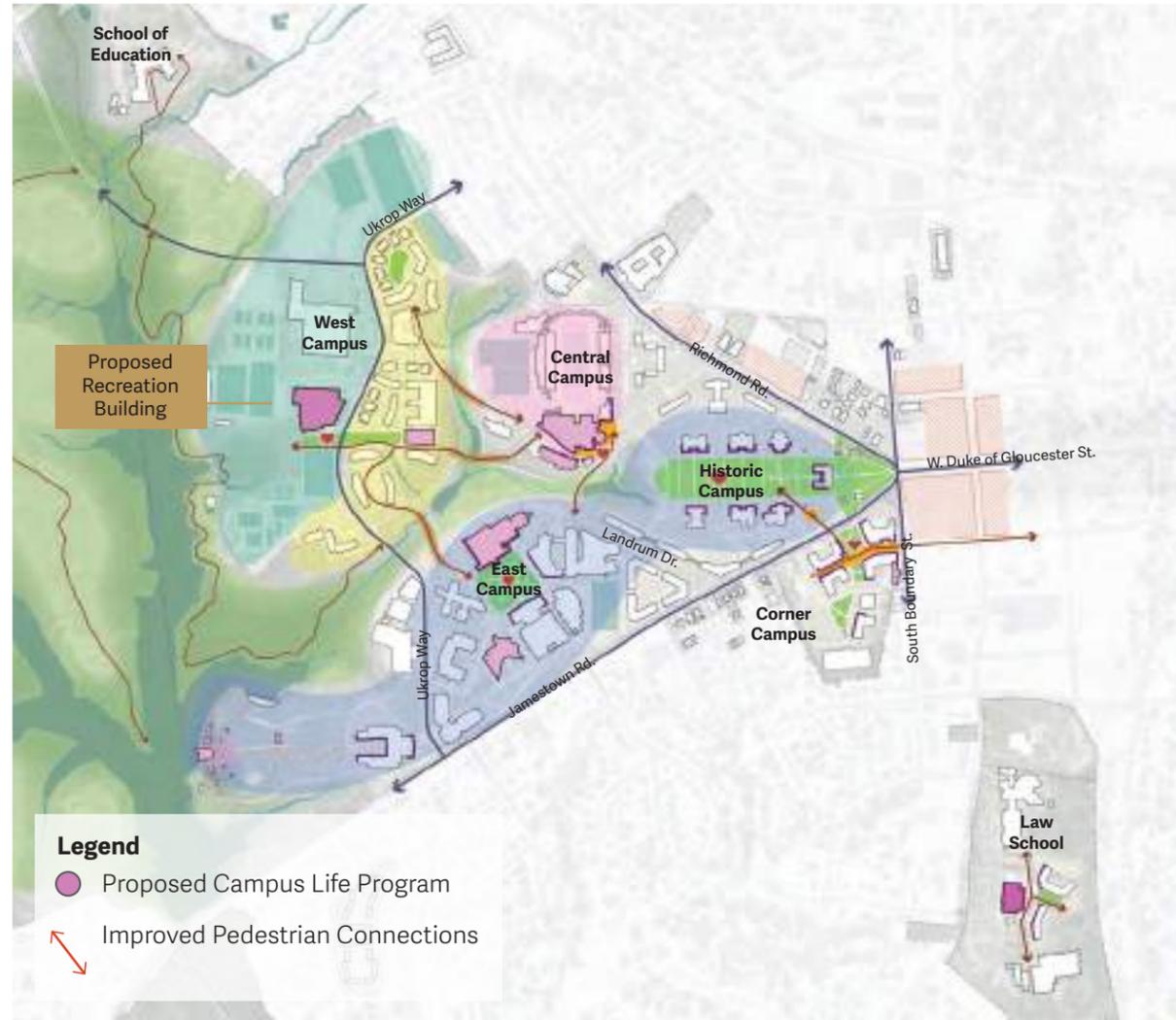
# CAMPUS LIFE

The campus life framework is intentionally distributed across the Williamsburg campus, allowing for ease of access to “third places” for the community to come together around ideas and social interactions.

A concentration of campus life activity occurs around the dells at the Sadler Student Center, the McLeod Tyler Wellness Center, the new West Woods Commons Dining, and the Swem Library. This cluster of campus life use allows for a variety of activities to flow out to the campus landscape across the course of a day. The plan proposes new and improved accessible pathways that will better connect these activities and campuses, strengthening the campus life framework.

The future student and visitor amenities in the Corner Campus serve the students in this campus area to establish a vibrant campus life hub into this dynamic campus gateway that interplays with the activity of the city of Williamsburg.

The Martha Wren Briggs Amphitheatre introduces unique student life activity in the College Woods with visual access to Lake Matoaka. The plan proposes improved accessible connections and programmable open space in this area, enhancing campus life activities in this landscape feature.



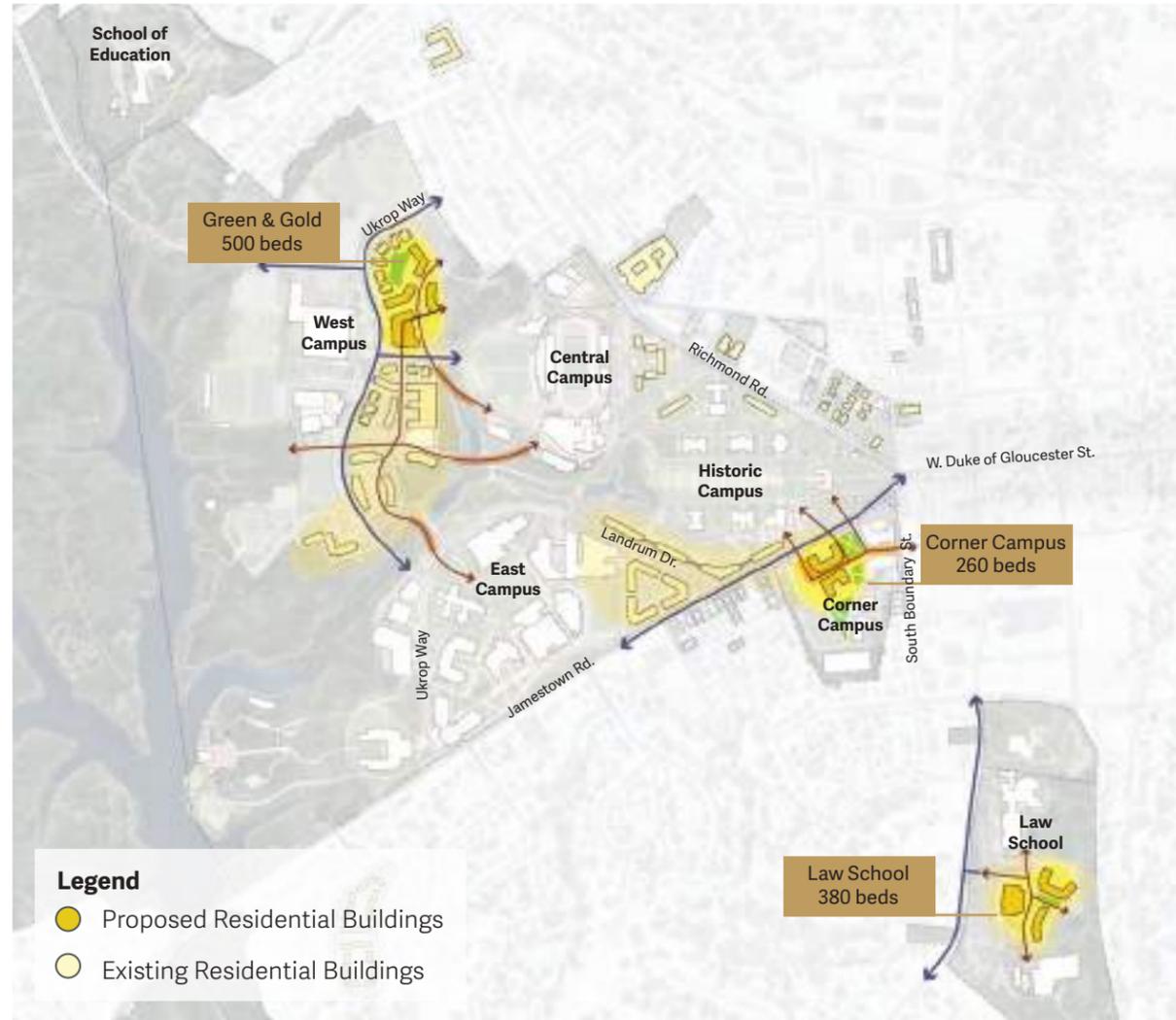
# RESIDENTIAL LIFE

The residential life framework situates residential life on the campus peripheries along Jamestown and Richmond Roads, and clusters activity in the West Campus.

This framework allows for undergraduate residential life to be in close proximity to the campus and academic life of the Williamsburg Campus, allowing for different experiences depending on the location. The plan introduces new programmable outdoor spaces to support existing residential life spaces and infuses new residential facilities with dining and student life programs and access to open space.

The residential life in West Campus enables ease of access to campus athletics and passive and active recreation opportunities in the College Woods. The residential life activity in the Historic and East campuses is embedded within the academic neighborhoods. The Corner Campus location establishes strong connections to Colonial Williamsburg, Merchants Square, and the Wren Building.

The plan proposes refreshing the residential experience in the Law School area, introducing a new student center to support the residential life experience with close access to the Law School.

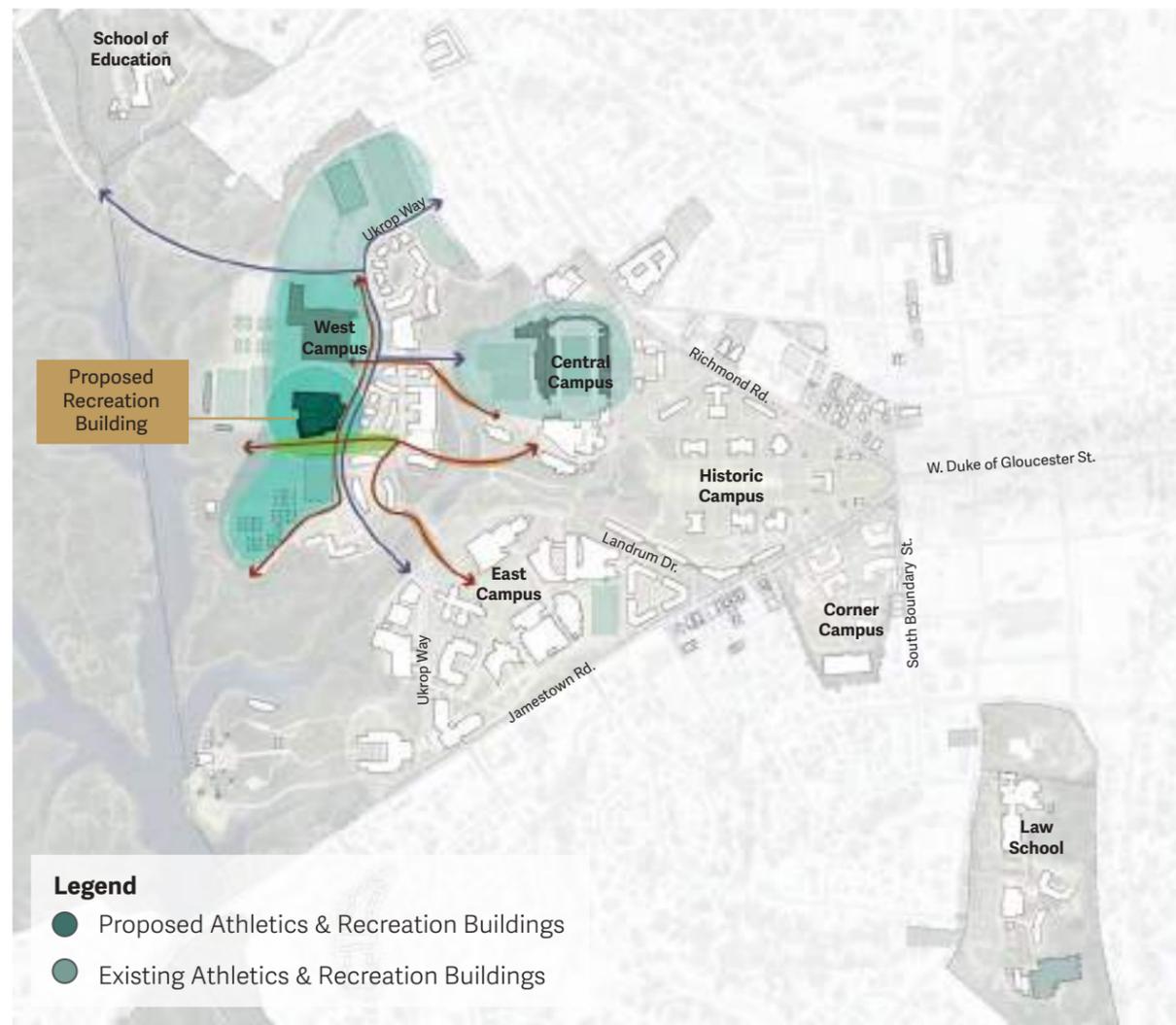


# ATHLETICS & RECREATION

The athletics and recreation framework concentrates these uses in the Central and West campuses.

These areas are strategically more sprawling and less traditional than the architecture and campus fabric of the other campus areas. The lower density allows for integrated outdoor recreation fields and surface parking to support athletics events while maintaining proximity to residential and campus life uses.

The plan proposes enhancements to increase outdoor recreation fields, relocates the Bee McLeod Recreation Center closer to the residential life experience of West Campus, and improves connectivity via a more accessible trail and pathway network. The framework seamlessly knits together the athletics and recreation uses with the College Woods trail network that complements recreation and wellbeing benefits of this area.



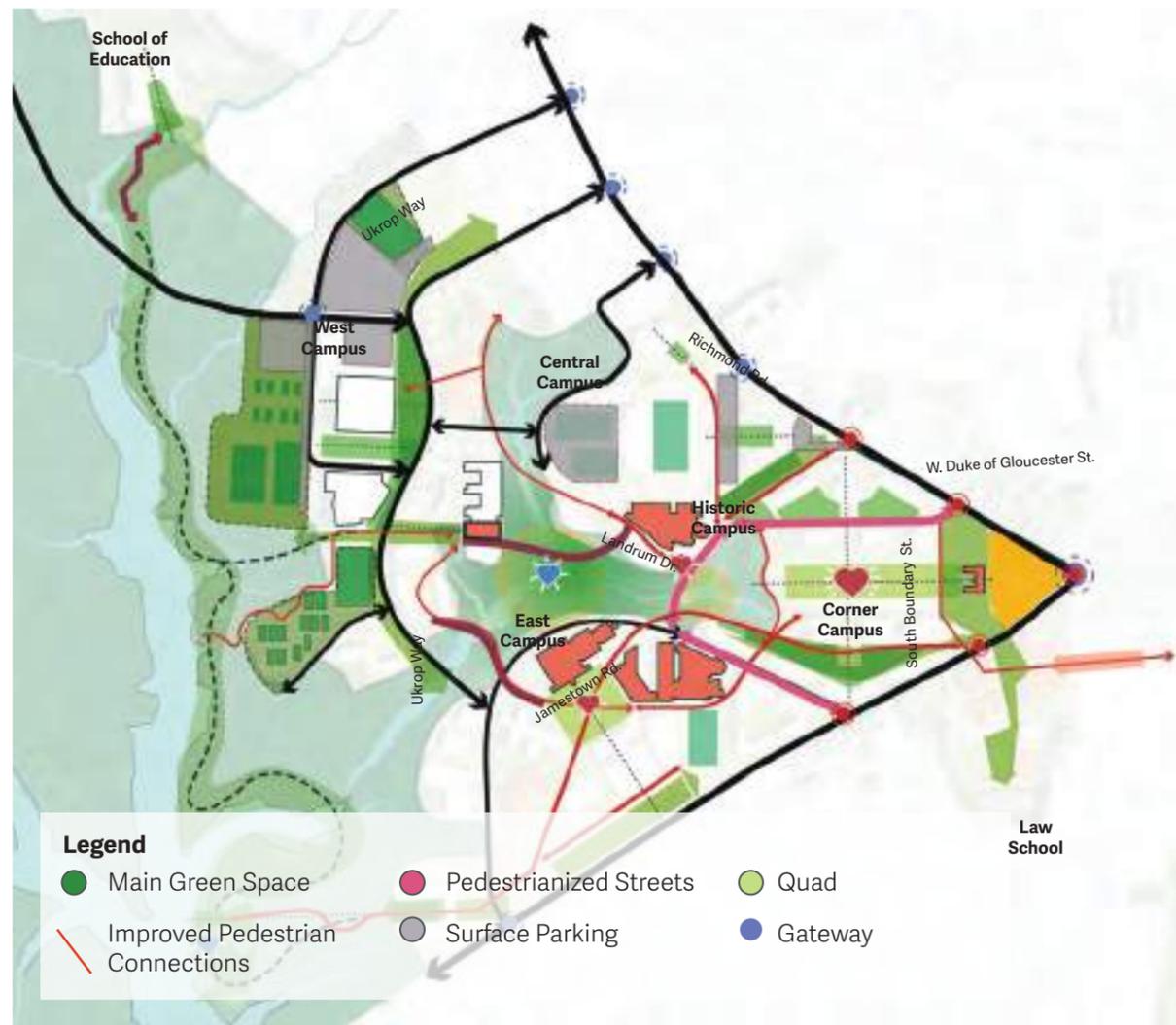
# LANDSCAPE

The landscape framework considers the entire campus and integrates accessibility, pedestrian safety, climate resilience, open space function and use, and campus character.

The framework respects the Historic Campus and historical moments at William & Mary and proposes light enhancements to these areas only where needed, as is the case with accessibility to and through the Sunken Garden, and pedestrianizing key roadways on campus.

The Central Woods are centered within the framework as both a key destination and place of movement through campus, all while integrating stormwater enhancements and climate resilience measures.

Other open spaces are enhanced to encourage more of a certain type of use that supports adjacent building program or neighborhood-specific uses—such as a focus on residential gardens in the Historic Campus, recreation at the Matoaka Edge and in the West Campus, and research and learning in the West Woods.

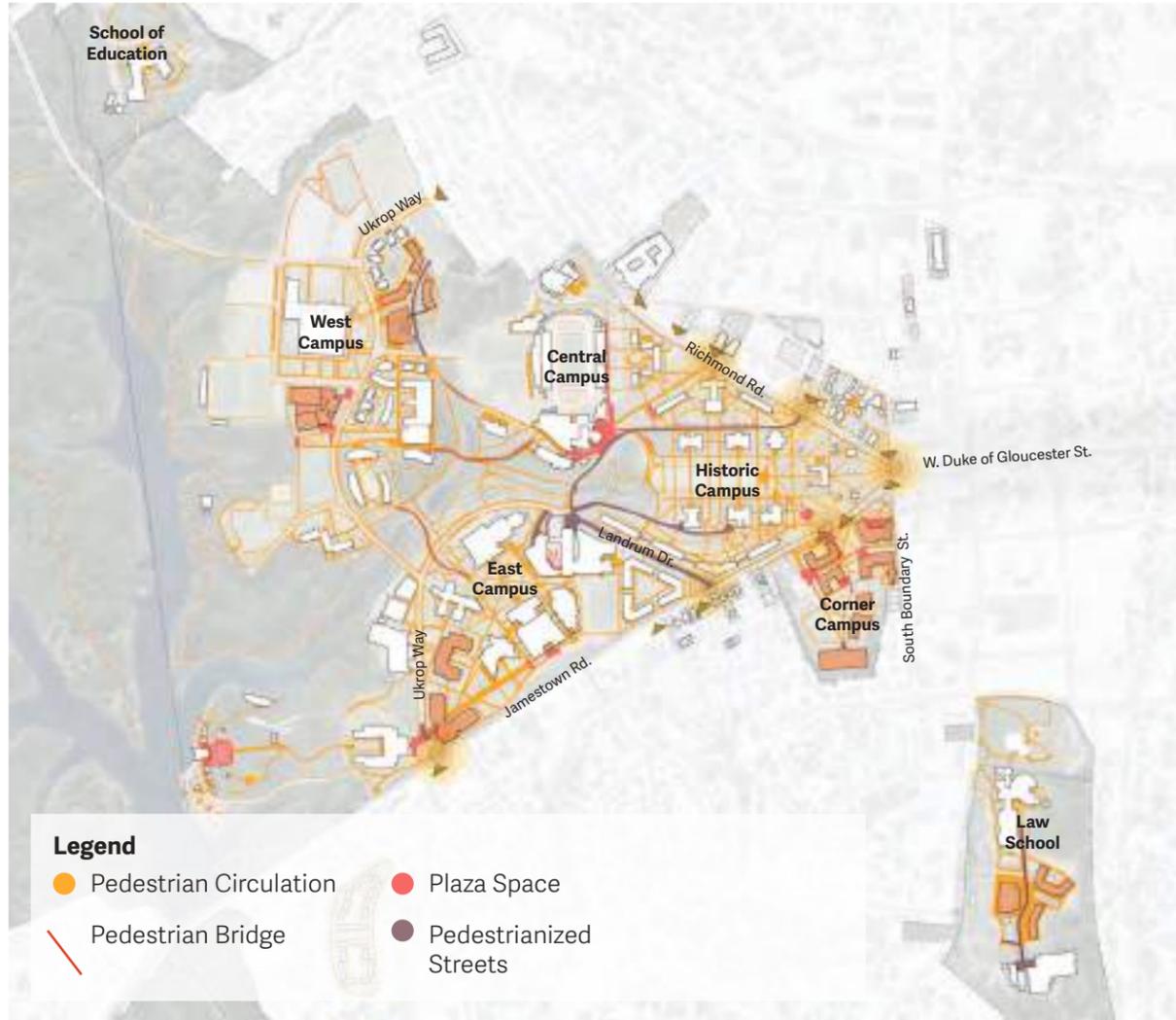


# PEDESTRIAN & BICYCLE MOBILITY

The pedestrian and bicycle mobility framework connects the Williamsburg campus for the walkers, rollers, and bikers traversing the diverse campus landscapes and the city.

The Campus Comprehensive Plan improves the pedestrian experience of the campus by minimizing pedestrian and vehicular conflicts, pedestrianizing select streets in key campus areas, improving street crossings at campus gateways, bridging challenging topographies, extending and expanding sidewalks, and increasing the accessible pathways and infrastructure to accommodate all users.

The plan introduces new dedicated bicycle infrastructure to increase clarity of use. It integrates outdoor plaza space as areas of social interaction, informal gatherings, and respite. The framework puts pedestrians first and allows for all users to experience the campus public realm in a more equitable way.



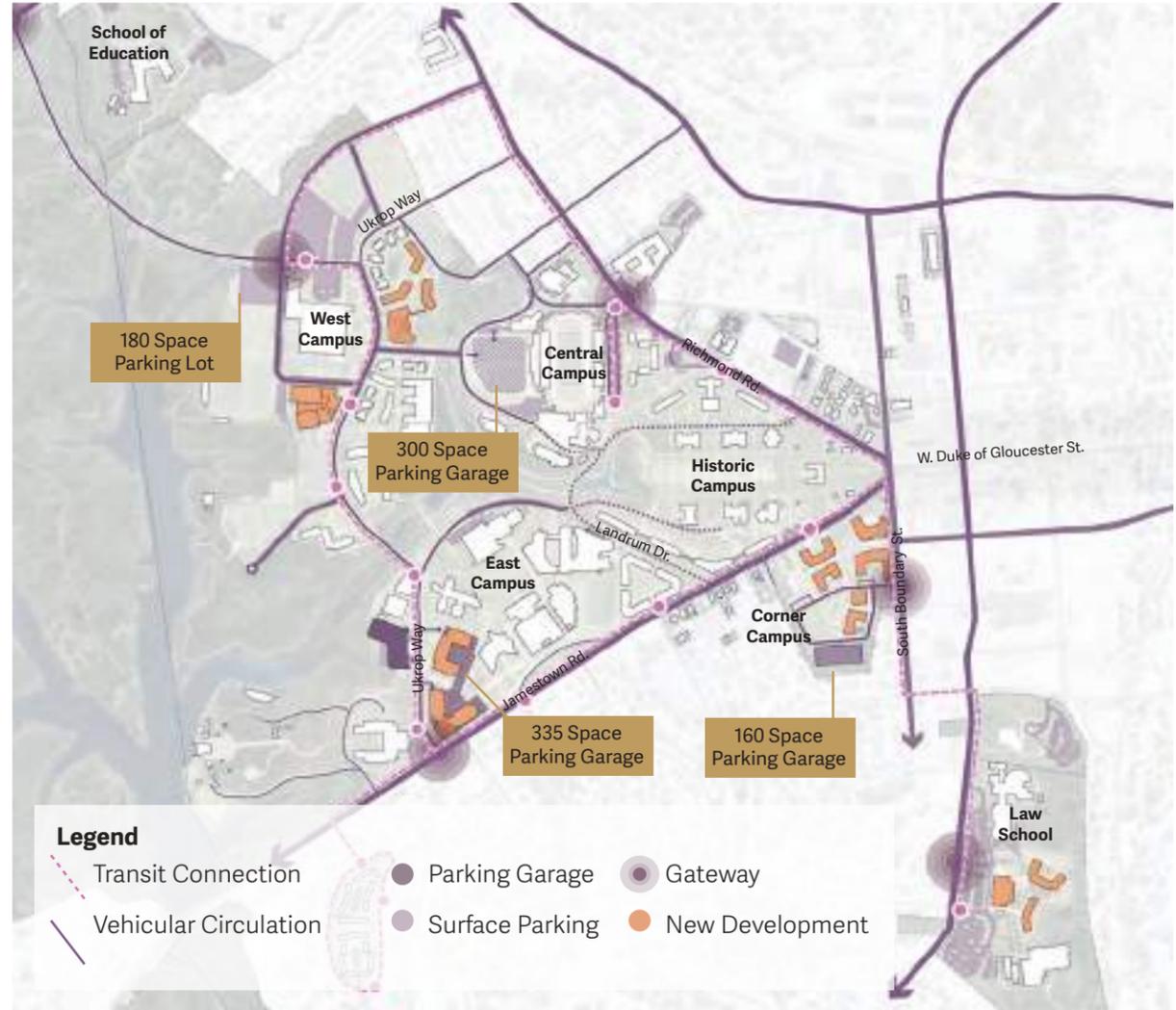
# TRANSIT, VEHICULAR MOBILITY & PARKING

The transit, vehicular mobility, and parking framework establishes clear circulation and wayfinding for students, faculty, staff, and visitors, with Jamestown and Richmond roads serving as key access point to the Williamsburg campus.

The framework makes logical connections from the campus to the city of Williamsburg, and enhances campus gateways by way of building landmarks, signage, entry landscapes, and improved pedestrian crossings.

The plan minimizes vehicular access to key campus areas to prioritize pedestrians in the academic core by relocating parking to the periphery of campus at key intersections and gateways while increasing the overall parking count and allowing for parking proximate to visitor hubs.

The framework maintains necessary service, loading, maintenance, emergency, and handicapped parking in required locations.



04

## **Long-Term Development Framework**

FLEXIBLE FRAMEWORK  
BOSWELL & JONES SITE  
CORNER CAMPUS SITE  
GREEN & GOLD VILLAGE SITE  
LAW SCHOOL SITE  
BOTETOURT SITE

## Flexible Framework

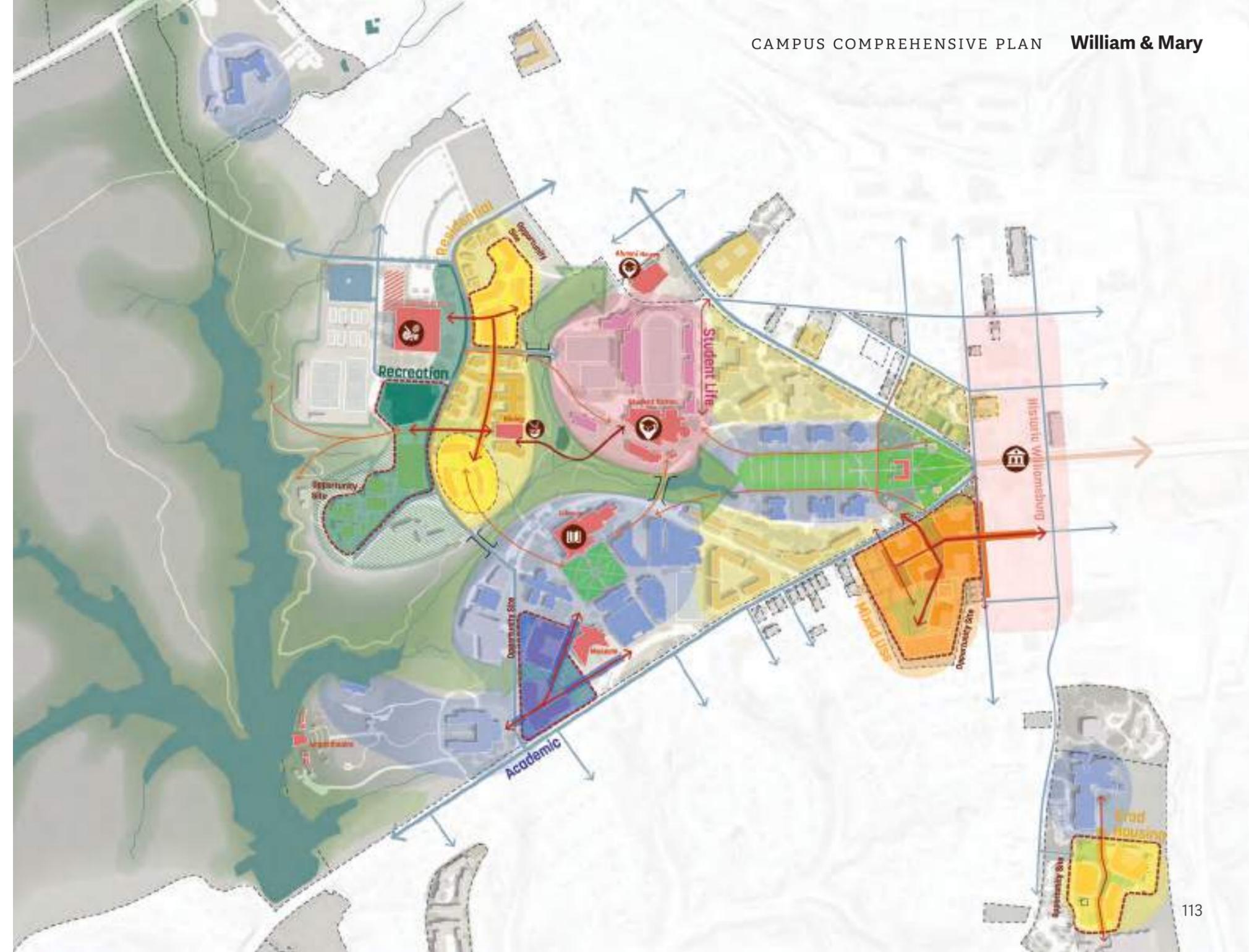
# A Flexible Framework FOR LONG-TERM DEVELOPMENT

The William & Mary Framework Plan focuses on three primary redevelopment sites and two secondary sites that each contribute to enhancing campus edges and gateways.

With the interior of the campus largely solidified by either historic buildings or recent new construction for housing, academics, or student life, the greatest opportunities for strengthening the campus fabric in the next 10 to 20 years lie at its edges.

From the Corner Campus and Law School area in the southeast to the Boswell & Jones Site in the southwest, to the Green & Gold Village Site and Botetourt & Commons Dining Site in West Campus, each location is envisioned as a new hub for various campus functions: academics, visitor welcome, residential life, campus life, athletics, and recreation.

The intent of these frameworks are to envision what could be, not necessarily what will be, on each site. The future development of each site is dependent upon identified strategic needs of the university, both short and long term in nature.



# Opportunity Sites

The framework focuses on five opportunity sites that enrich the campus' edges.

### Corner Campus Site Up to 386,000 GSF

Located at a prominent junction between the Historic Campus and Colonial Williamsburg, the Corner Campus Site is reimagined as a welcoming front door for the William & Mary campus.

### Boswell & Jones Site Up to 215,000 GSF

Currently occupied by two classroom buildings at the end of their useful life, the Boswell & Jones Site is poised to become a new nucleus for academic life at William & Mary and a new gateway for the campus from the south.

### Green & Gold Village Site Up to 196,000 GSF

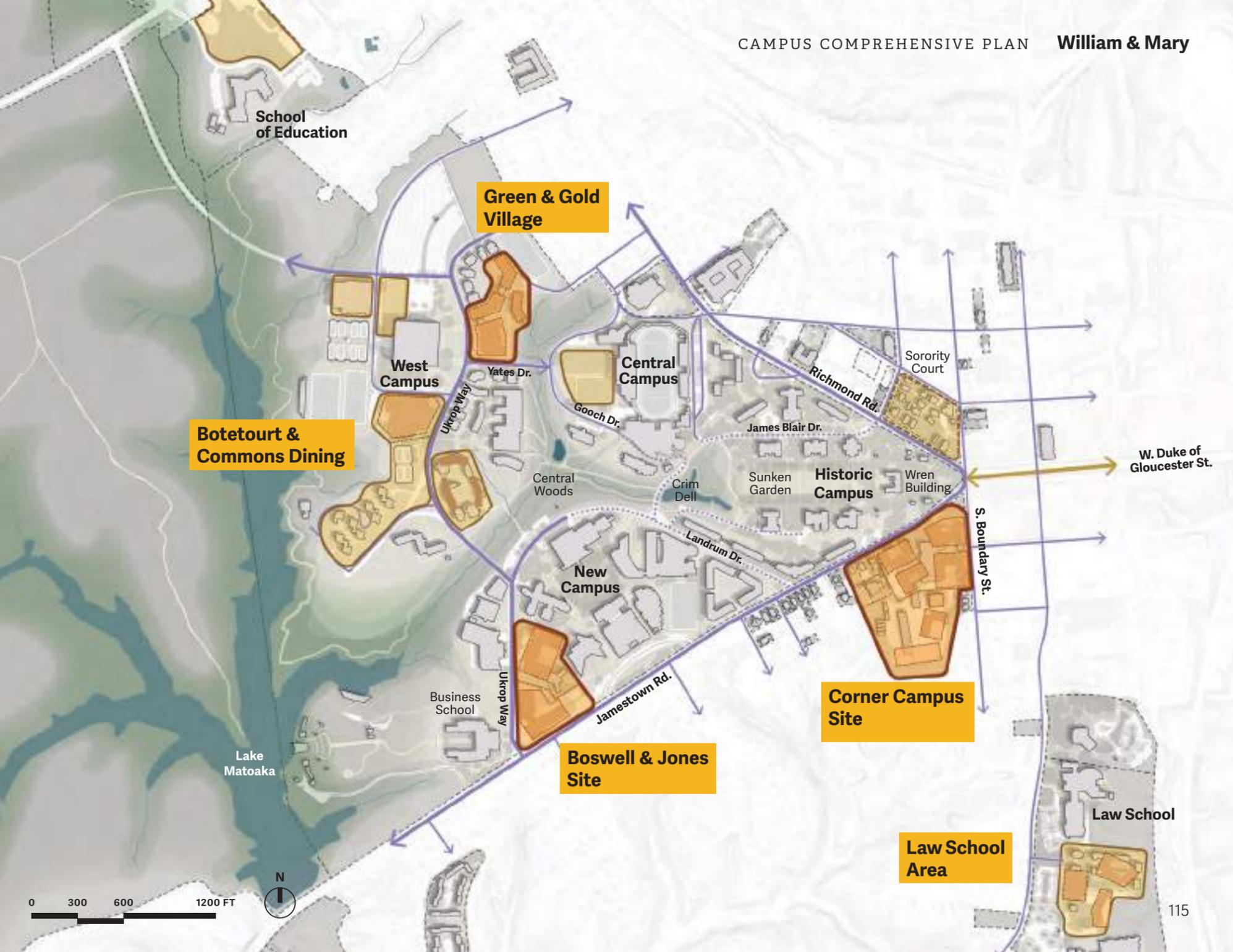
Building on the landmark West 1 and West 2 developments, the Green & Gold Village Site is reimagined as a new nexus for campus life—one with a peaceful, woodland character.

### Botetourt & Commons Dining Site Up to 110,000 GSF

By redeveloping the aging Botetourt housing complex and Commons Dining Hall with courts, a field, and a new gymnasium, this site brings recreation closer to the heart of campus.

### Law School Area Site Up to 188,000 GSF

In place of the Evans Graduate Complex, a new cluster of apartment housing near the Law School serves as a new heart for graduate-student life on campus.



# A Flexible Framework

## FOCUS AREAS

Among the five opportunity sites, three focus areas have been explored in greater detail.

The phased redevelopment of the Corner Campus Site, the Boswell & Jones Site, and the Green & Gold Village Site will significantly improve academic, residential, and student life on campus and provide clear, welcoming gateways for university guests, prospective students, and other visitors.

### CORNER CAMPUS SITE

#### Connecting Town & City

A lively, inviting gateway to campus from Colonial Williamsburg, with a new visitor center and mixed-use cluster.



### BOSWELL & JONES SITE

#### Strengthening the Academic Core

A pair of cutting-edge academic buildings with flexible learning spaces, connected landscapes, and underground parking.



### GREEN & GOLD VILLAGE SITE

#### Integrating Housing & Woods

New student life oriented development integrating with the peaceful woodland landscape.



## **Boswell & Jones Site**

# Boswell & Jones Site

## A NEW ACADEMIC HUB

Currently occupied by two classroom buildings at the end of their useful life, the Boswell & Jones Site is poised to become a new nucleus for academic life at William & Mary and a new gateway for the campus from the south. The university contemplates reusing the Boswell name on the corner building in the future.

Responding sensitively to the overall framework of the East Campus, the road and circulation network, and the sloping terrain, the new buildings and landscapes produce a clear sequence of plazas, courtyards, and pathways defined by human-scale architecture that feels appropriate to the campus fabric.

The site design expands the portfolio of learning spaces, increases parking while reducing surface lots, and improves pedestrian safety and comfort.



# EXISTING CONDITIONS

The Boswell-Jones site is situated in the southwest corner of the primarily academic-focused East Campus, forming a circulation node between the Historic Campus, the Business School, and Lake Matoaka.

Most of the buildings, including Jones and Boswell halls, are reflective of the modern and postmodern architectural era at William & Mary in the second half of the 20th century, with some contemporary additions such as the Martha Wren Briggs Center for Visual Arts & Muscarelle Museum of Art expansion and the Business School (in a traditional architectural style).

With the aging Boswell and Jones Halls, the site offers an opportunity to create a new academic hub that enhances the campus structure and circulation paths, provides state-of-the-art learning spaces, and negotiates the highly sloped landscape to establish welcoming outdoor spaces.



Raymond A. Mason School of Business



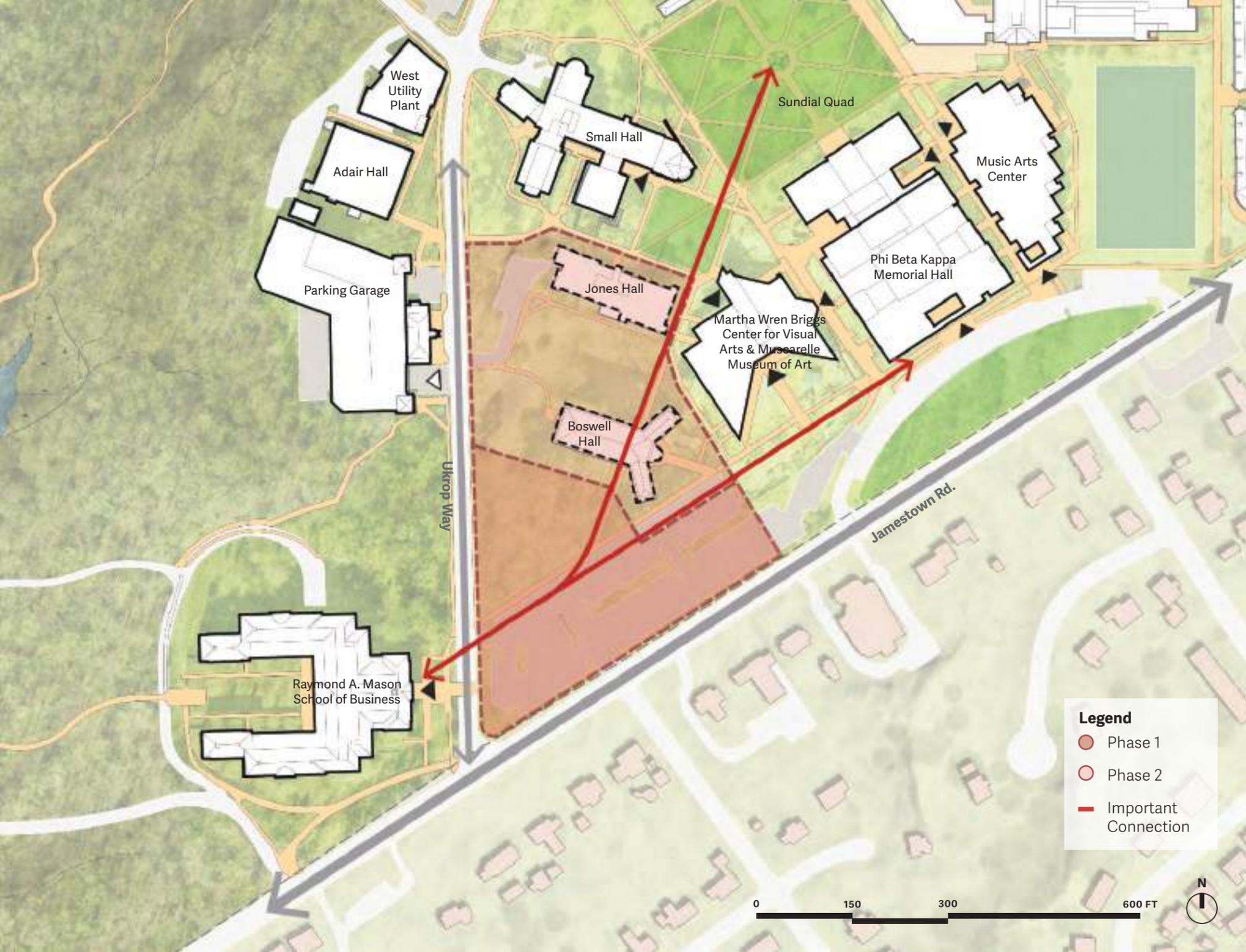
Boswell Hall



Arts Quarter



Jones Hall



# SITE FRAMEWORK

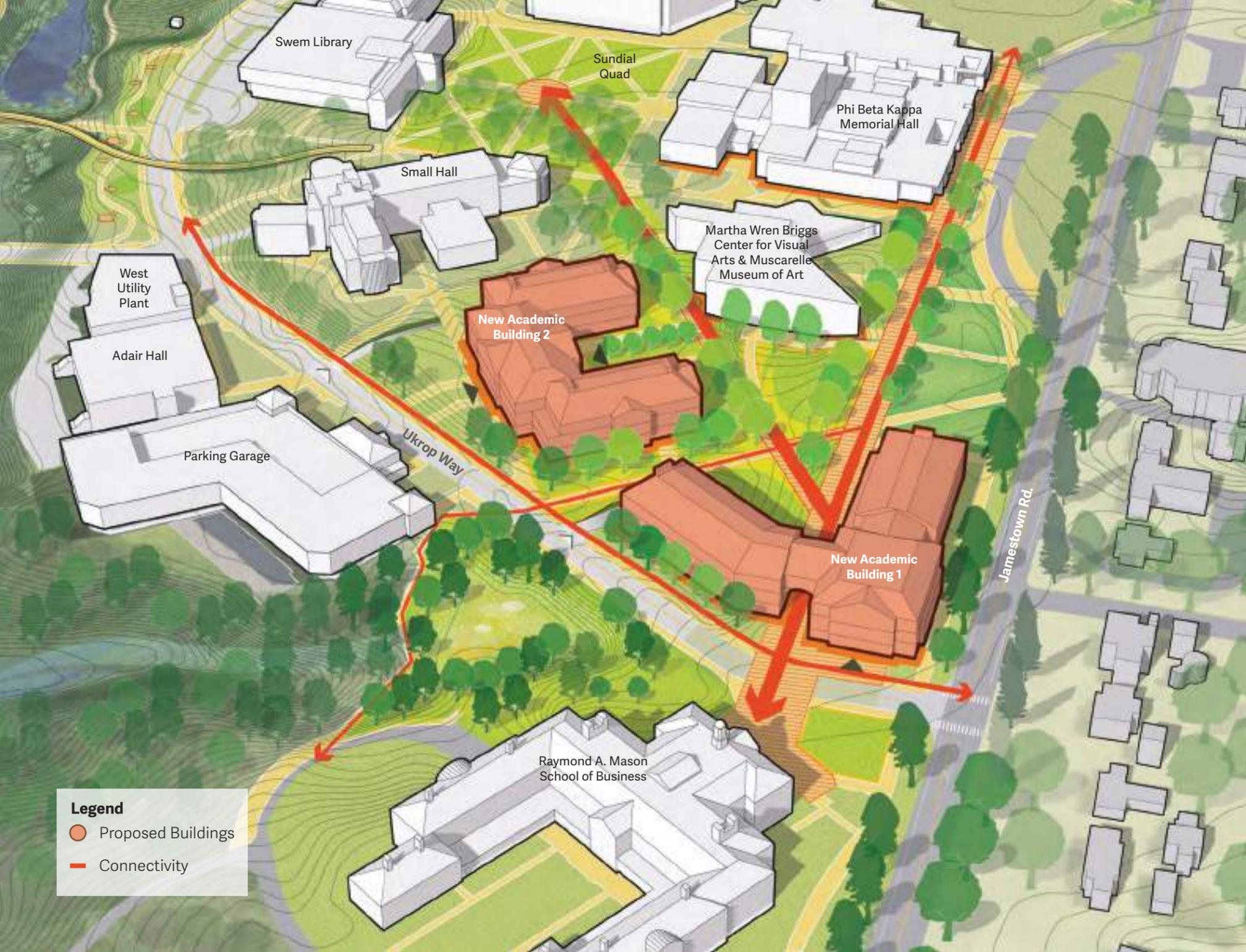
The plan envisions a new pair of buildings that respond to and reinforce the structure of East Campus while establishing a stronger presence along Jamestown Road.

The two-parcel scheme allows for a phased approach as Boswell and Jones are sequentially demolished. The first building helps define the corner of Jamestown Road and Ukrop Way, and with the Raymond A. Mason School of Business opposite elevates this intersection as a campus gateway. A realignment of Ukrop Way as it intersects with Jamestown Road increases vehicular and pedestrian visibility and safety.

The open space fronting the Martha Wren Briggs Center for Visual Arts & Muscarelle Museum of Art is de-densified with enhanced Arts Quarter open spaces, and a drop-off from Jamestown Road is maintained.

The new buildings' arrangement creates a stronger circulation axis from the Sundial Quad while leveraging the sloping landscape to include underground parking.

- Legend**
- Parcels
  - Project Boundary
  - Gateway
  - Main Green Space
  - Connectivity



# PLAN DEVELOPMENT & CONCEPTUAL PROGRAM

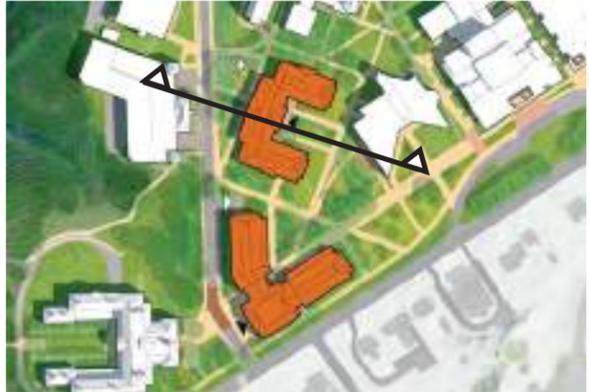
All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary's existing robust design and approval process.

The new buildings are primarily academic in use, with larger learning spaces on the ground floor and smaller classrooms and offices on upper floors. Lobbies anchor the buildings and circulation paths and double as places to meet and gather.

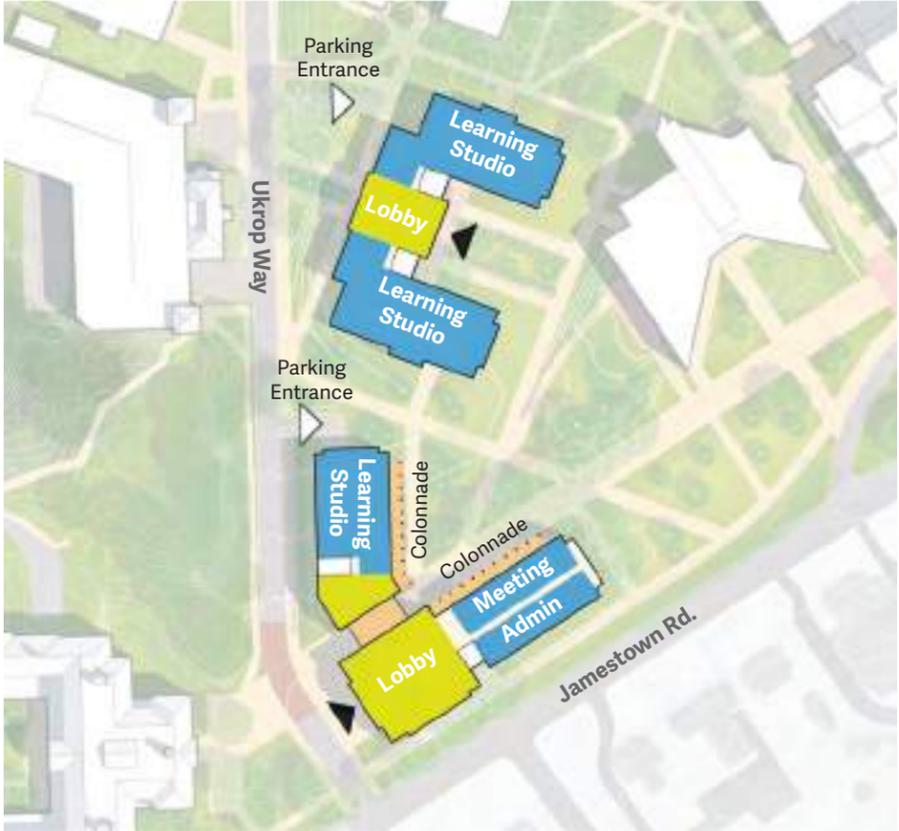
In section, the buildings negotiate the sloping landscape sensitively to enable accessible paths, more usable outdoor spaces, and up to 355 parking spaces tucked underground and accessible from Ukrop Way.

<b>Phase 1 Concept Program GFA</b>	
Academics	105,000 sf
Parking	175 Parking Spaces
<b>Phase 2 Concept Program GFA</b>	
Academics	110,000 sf
Parking	180 Parking Spaces
<b>Total Concept Program GFA</b>	
	215,000 sf
	355 parking Spaces

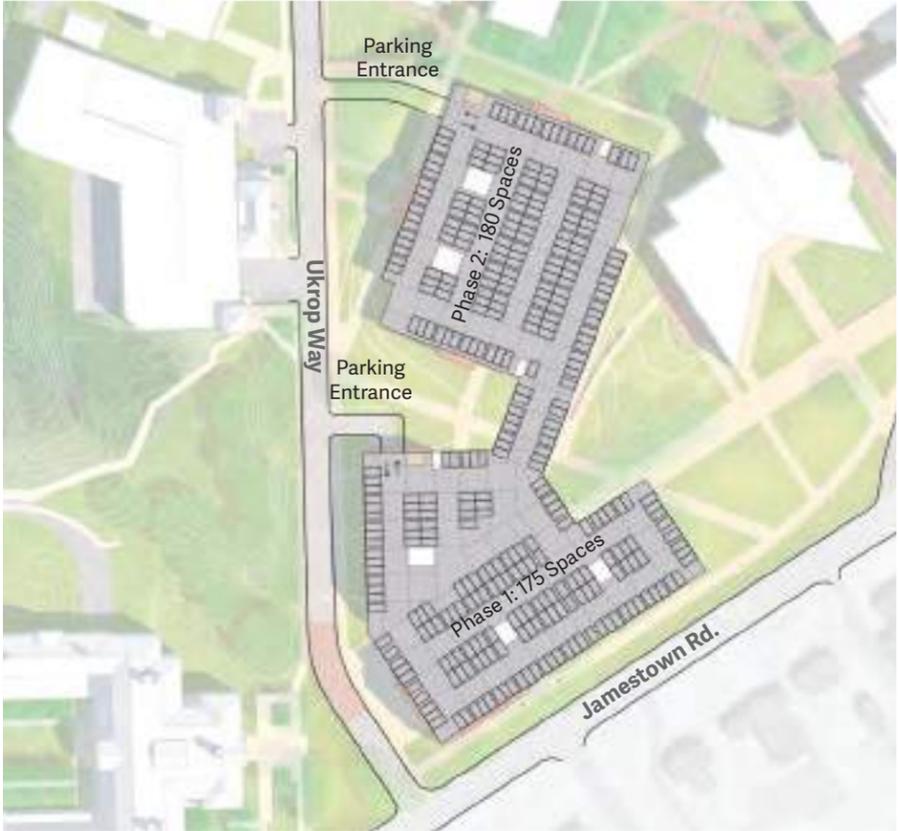
Key Plan



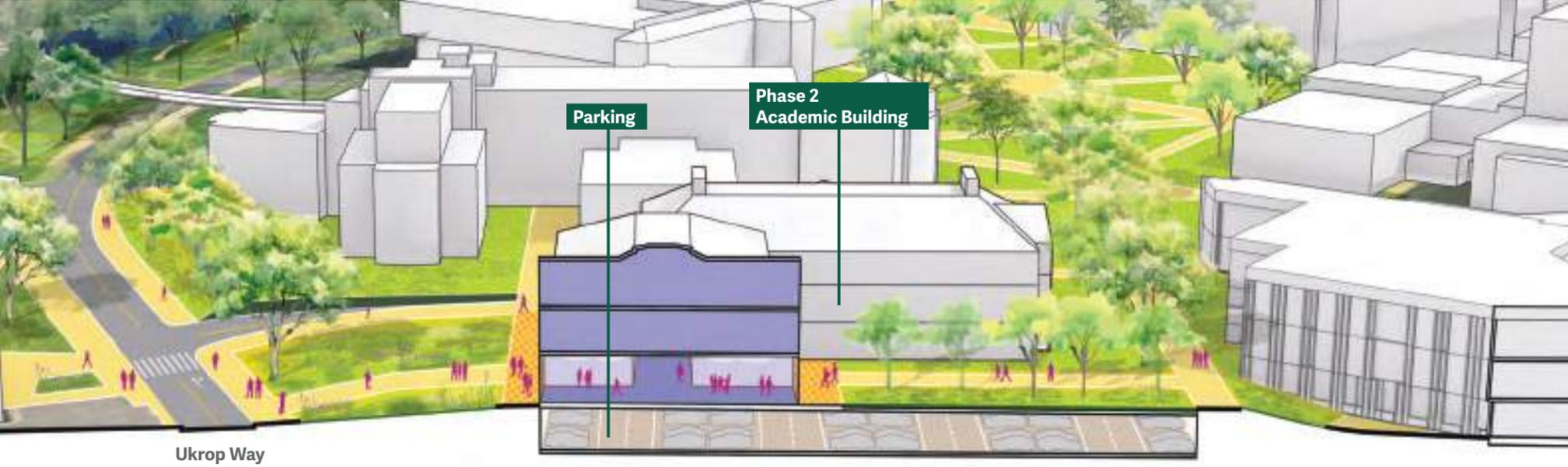
Ground Floor Plan



Parking Plan



Parking Plan is conceptual. Final layout, design, and capacity to be determined through William & Mary's existing robust design and approval process.



Section A-A  
126

# LANDSCAPE STRATEGY

The landscape framework for the Boswell & Jones site enhances campus connections and accessibility and provides generous new open spaces.

A new pedestrian promenade links the Business School, the new academic buildings, and the Martha Wren Briggs Center for Visual Arts & Muscarelle Museum of Art, integrated with landscaped quads to form a new campus interface and frontage along Jamestown Road.

A sunken plaza area west of the Martha Wren Briggs Center for Visual Arts & Muscarelle Museum of Art building connects to the lower entrances, with sloped walks and stairs for accessibility.

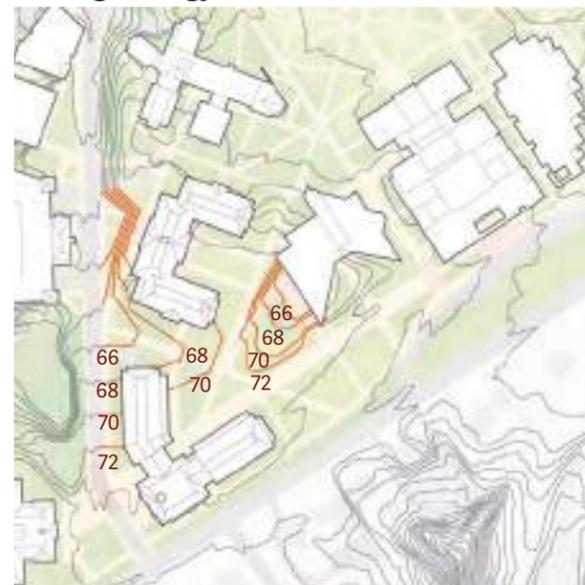
Site regrading ensures ADA compliance and aligns new building entrances with existing and new campus quads and circulation routes.

Parking is realigned along Jamestown Road to enhance the pedestrian experience.

Landscape System Diagram



Grading Strategy

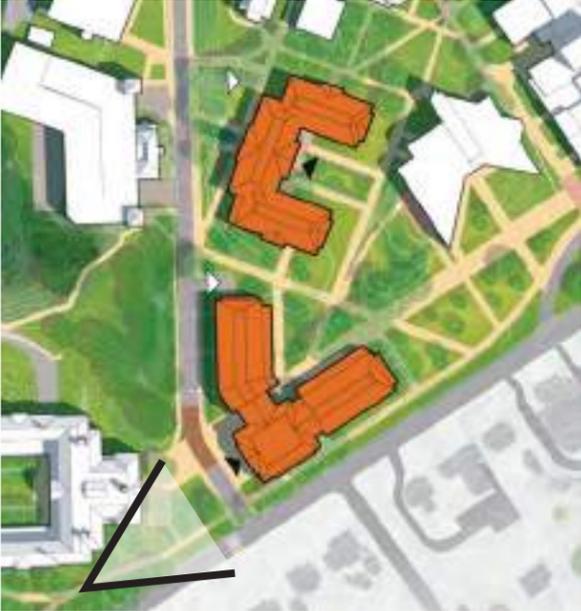


# A NEW ACADEMIC HUB

As at the Corner Campus on the other end of Jamestown Road, the Boswell & Jones site redevelopment creates a new front door for the East Campus while providing a robust new center for academic life.

The Phase 1 building presents a complementary face to the Raymond A. Mason School of Business across Ukrop Way, defining a new entry plaza for both. Fine-grained ground texture and a raised crossing signal pedestrian priority, increasing safety. The new building frontage and enhanced sidewalk along Jamestown Road also create a more comfortable human-scale environment.

Key Plan



On the interior side of the Phase 1 building, the elbow shape frames a courtyard with views back to the Sundial Quad. A colonnade along the periphery offers protection from the sun and an elegant social space.



Key Plan



## Corner Campus Site

# Corner Campus Site

## A NEW FRONT DOOR

Located at a prominent junction between the Historic Campus and Colonial Williamsburg, the Corner Campus Site is reimagined as a welcoming front door for the William & Mary campus.

The plan concentrates public-facing programs such as the bookstore and visitor center on the northeast corner, creating a friendly gateway to campus. To the west, a new mixed-use campus-life cluster becomes an anchor for the southeast side of campus. Parking lots and Facilities warehouses are converted into a new parking terrace and open space, and future development sites that frame pedestrian-scale open spaces.



# EXISTING CONDITIONS

The Corner Campus Site is the gateway to campus for many visitors, tourists, and prospective students.

Situated southeast of the Historic Campus and nestled between Jamestown Road and South Boundary Street, the site serves as a key interface between the attractions and vibrancy of Colonial Williamsburg to the east and the heart of William & Mary's campus to the west.

The Undergraduate Admissions building, Corner Campus, Reves Center, and Hunt Hall are the primary anchors along the Jamestown Road and South Boundary Street frontage. Behind them, the Childcare Center, the Ceramics Studio, Unity Hall, the Power Plant, and various Facilities buildings give the site a decidedly mixed-use character.

The eclectic arrangement of the buildings, large parking lot, extensive vehicular circulation, and unclear wayfinding make the interior of the site unfriendly to navigate as a pedestrian.



Downtown Williamsburg



Admissions Parking Lot



Facilities Buildings and Power Plant



Reves Center on South Boundary Street



# SITE FRAMEWORK

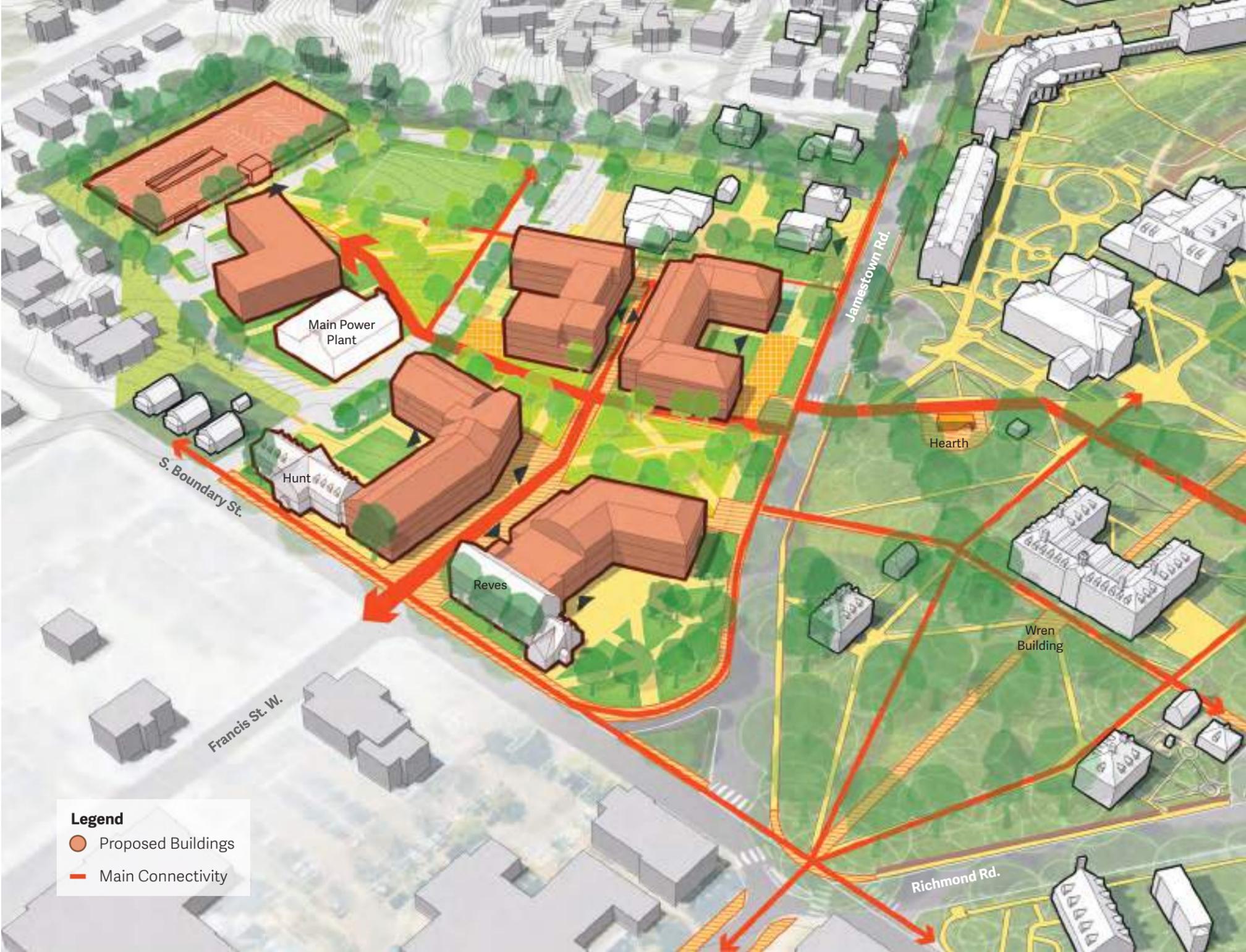
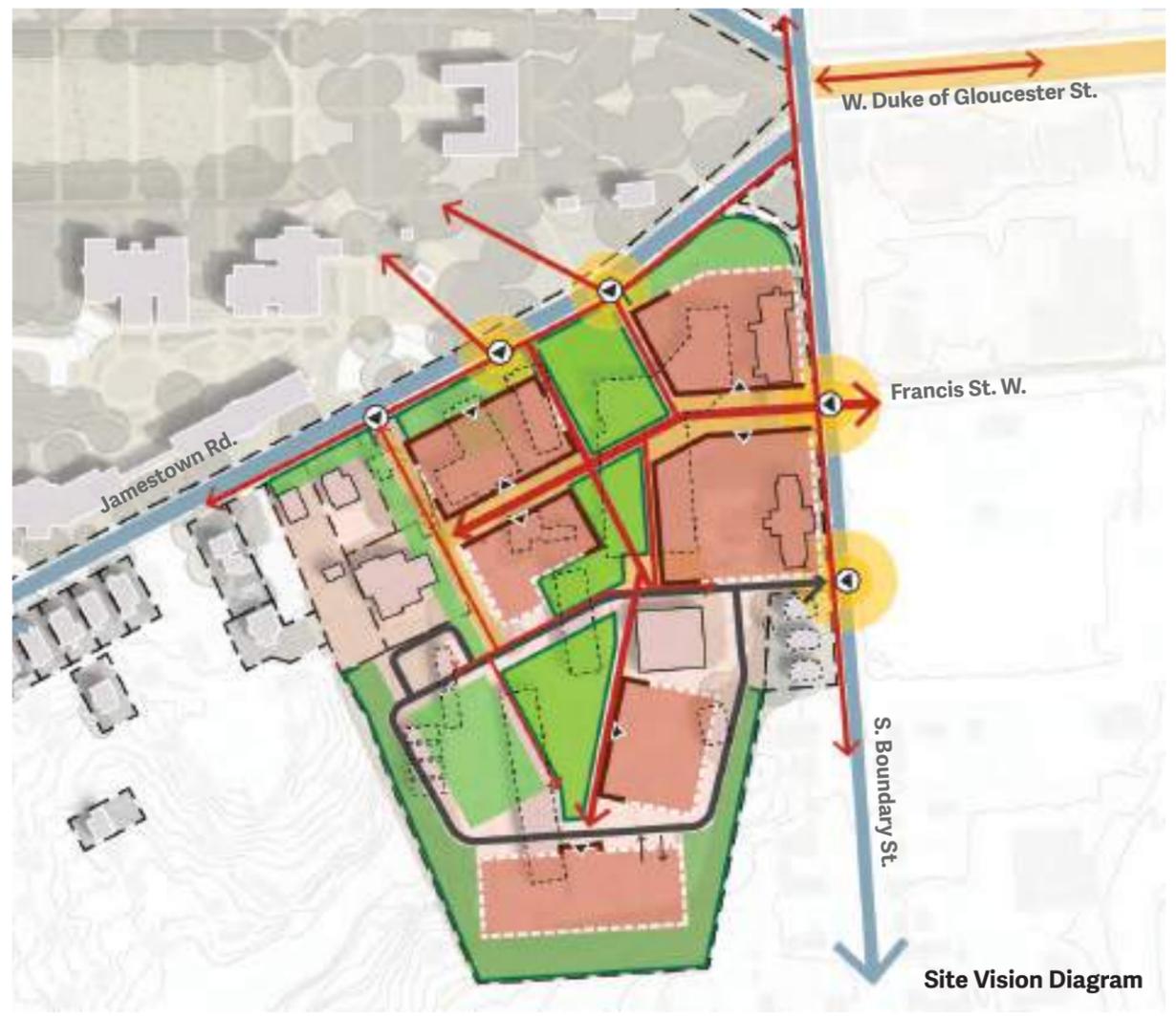
The new site framework aims to create a mixed-used district that serves as a welcoming “front door” for the campus.

The plan reorganizes the site into a set of consolidated parcels for mixed-use redevelopment. These parcels are defined by clear circulation routes that connect to existing pathways: Francis Street to the east and the Historic Campus walkways to the north.

A new network of green spaces and outdoor plazas gives the district a lively urban setting for socializing and gathering and frames views of the Historic Campus. A green setback is maintained along Jamestown Road to provide a gracious frontage that complements the Historic Campus.

The historic buildings along South Boundary Street, Reves and Hunt halls, are retained to maintain a scale consistent with the adjacent houses; the Power Plant is also retained. A new parking terrace on the south end replaces the surface lot and is enveloped by a green buffer.

- Legend**
- Proposed Parcels
  - Project Boundary
  - Gateway
  - Main Green Space
  - Connectivity



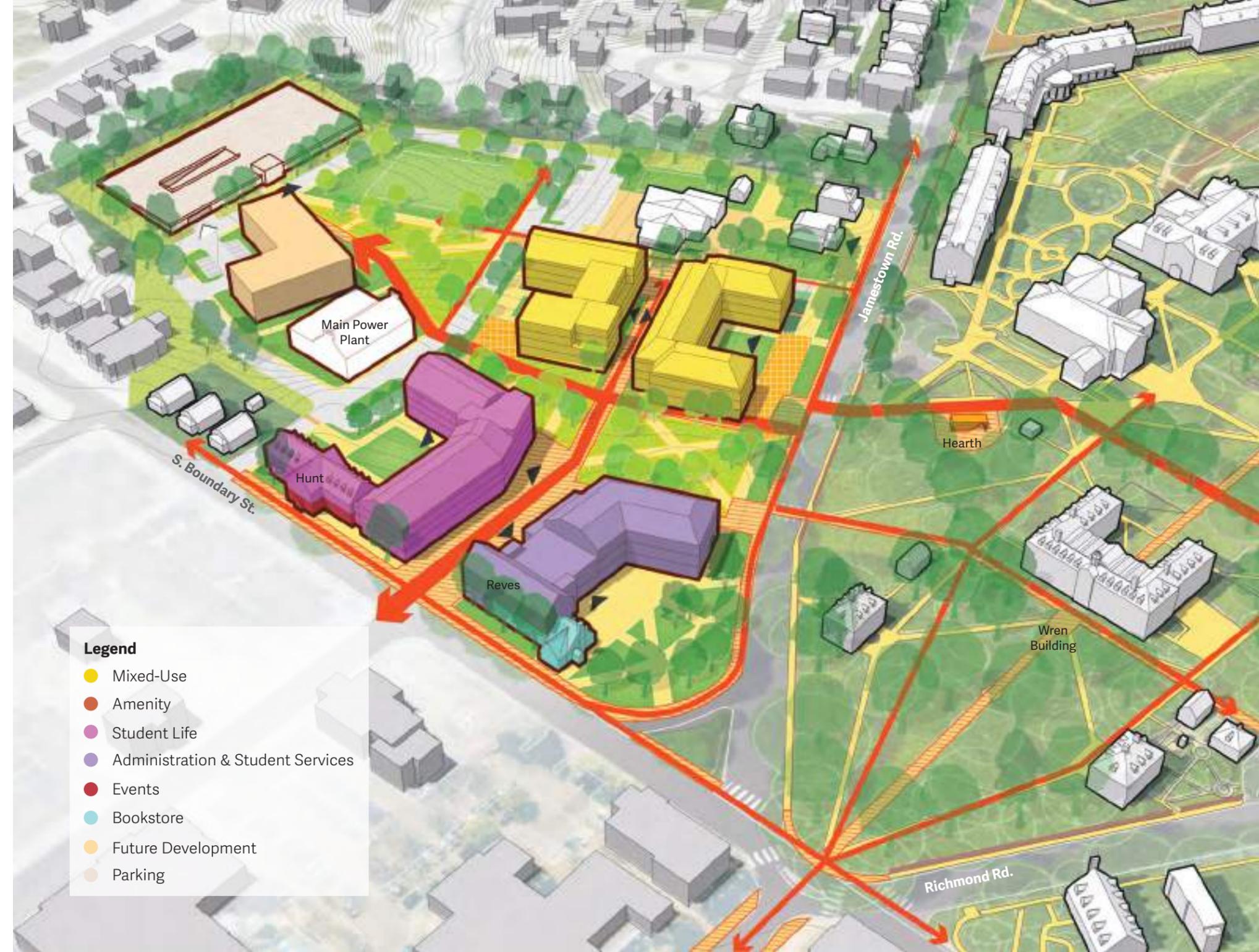
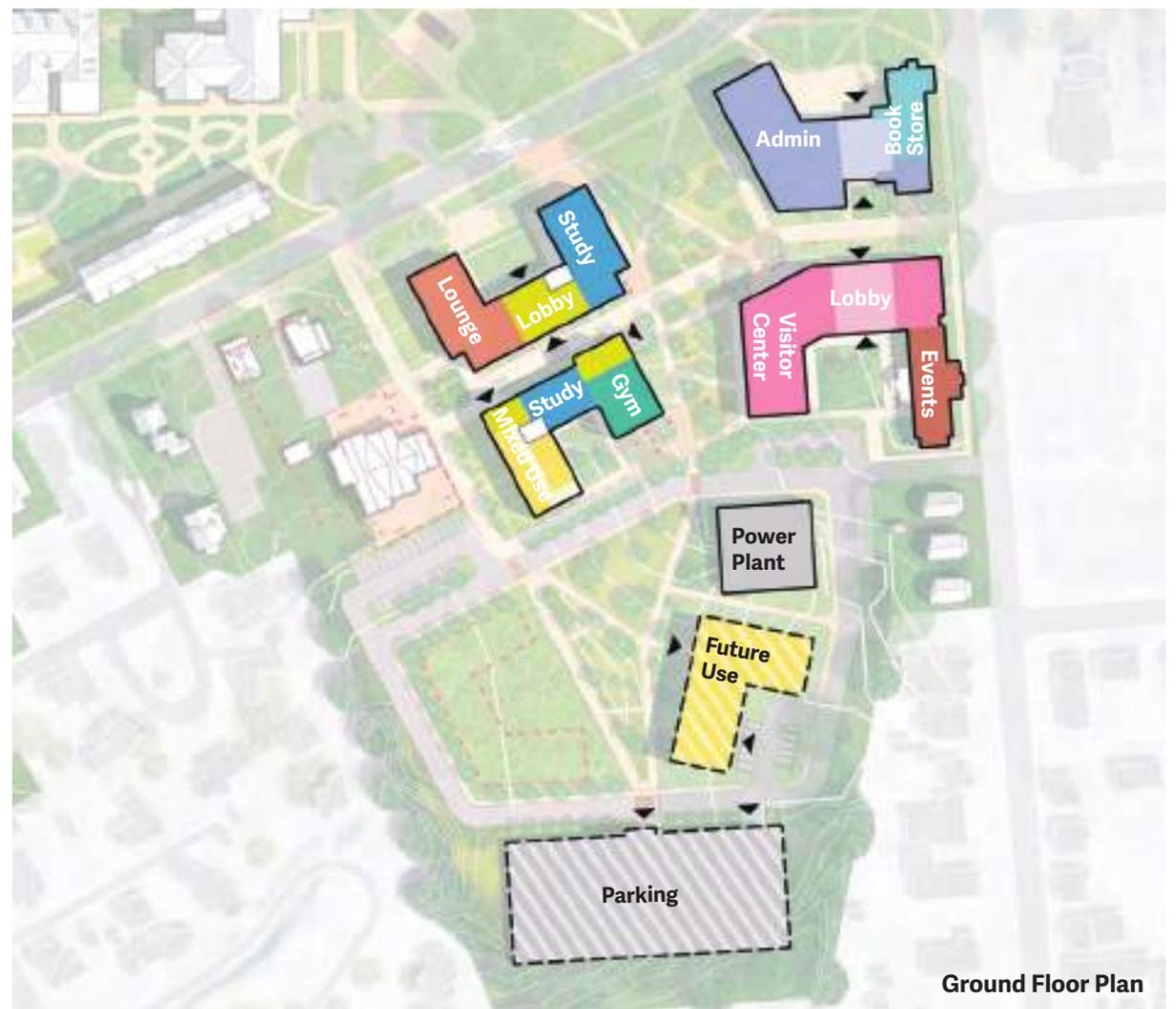
# CONCEPTUAL PROGRAM

All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary's existing robust design and approval process.

The site contains a robust mix of uses, from administration and the visitor center to new student life development.

Administrative offices, the book store, the campus visitor center, and event space occupy the highly trafficked northeast corner as the "front door" to campus. Nestled to the west are student life oriented spaces.

<b>Concept Program GFA</b>	<b>276,000 sf</b>
Student Life	35,000 sf
Admin	50,000 sf
Bookstore	4,000 sf
Event	10,000 sf
Visitor Center	74,000 sf
Mixed-Use	103,000 sf
Parking	160 spaces
Future Development	39,000 sf
Renovated	36,500 sf
Demolished	190,300 sf



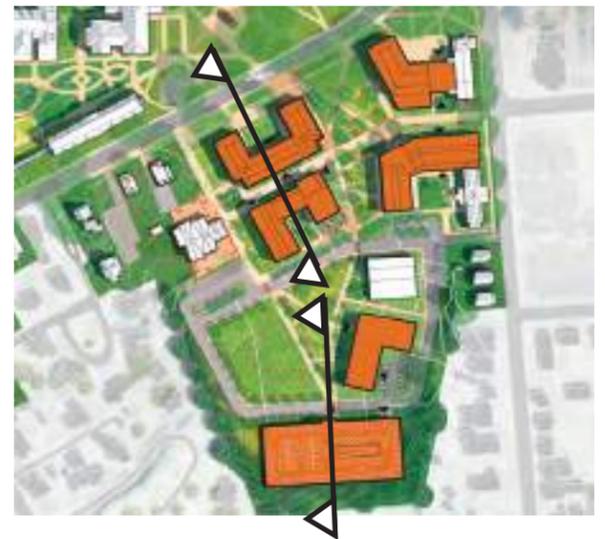
# PLAN DEVELOPMENT

All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary's existing robust design and approval process.

The proposal creates a transect of activity from the vibrant student-life center close to the heart of campus on the north to quieter quads and parking on the south side.

The site's buildings are a maximum of four stories, aligning with the scale of the Historic Campus and framing well-defined outdoor spaces. The design navigates the gentle grade change from north to south through subtle, fully accessible slopes and creative multi-floor indoor social spaces.

Key Plan



Section A-A



Jamestown Rd.

# LANDSCAPE STRATEGY

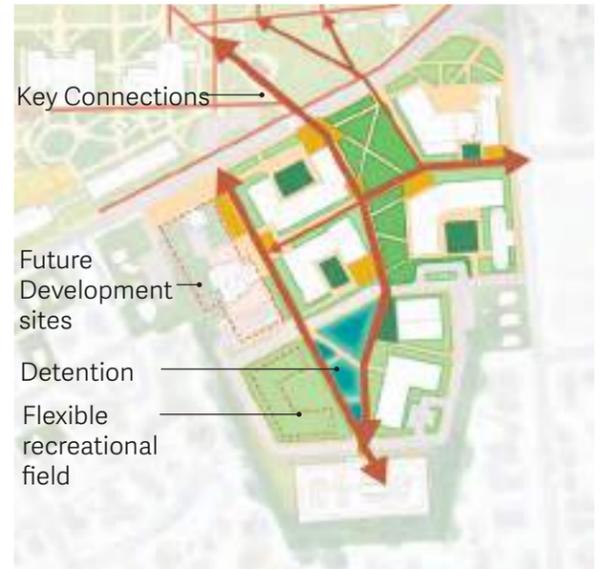
The Corner Campus landscape framework creates a diverse array of hard- and softscape spaces that enhance the sites urban and campus axes.

The visual and pedestrian axis from the Historic Campus to the new site is extended, strengthening physical and symbolic connections.

The urban character of Francis Street is brought into the new Corner Campus site to establish a strong, cohesive urban spine.

Site regrading ensures ADA compliance and aligns new building entry elevations while creating a functional low point in the southern portion for stormwater management.

Landscape System Diagram



Grading Strategy



# A NEW FRONT DOOR

Along Jamestown Road, the Corner Campus establishes a new, welcoming front door for the William & Mary campus.

With architectural and landscape character that complements the Historic Campus, the plan creates continuity between the Visitor Center arrival experience and William & Mary's iconic history.

New buildings closer to the street enhance the urban spatial definition of Jamestown Road, making it a more comfortable pedestrian corridor. New student-life program on the site increase foot traffic across the road, to the center of campus, enhanced crossings encourage drivers to slow down. Building landmarks and improved signage create a clear gateway for the campus.

Key Plan



The new buildings relate harmoniously to the Historic Campus and frame views toward the Wren Building, the symbolic heart of campus. Ground-floor transparency and generous patio space at interior facing quads allow for a lively indoor-outdoor social environment. Lawns, new trees, and native plantings offer a familiar yet fresh outdoor campus experience for the William & Mary community and its visitors.



**Key Plan**



The Corner Campus Site features a mix of lush green spaces and hardscape courtyards and patios with a more urban character. With a comfortable human scale, ample seating, and cheerful lighting, these spaces help make the site a new, friendly student village that anchors student life on the southeast edge of campus.

Key Plan



04 | LONG-TERM DEVELOPMENT FRAMEWORK

# Green & Gold Village Site

# Green & Gold Village Site

## A NEW STUDENT-LIFE HUB

Building on the landmark West Woods Commons Dining development, the Green & Gold Village Site is reimagined as a new nexus for campus life—one with a peaceful, woodland character.

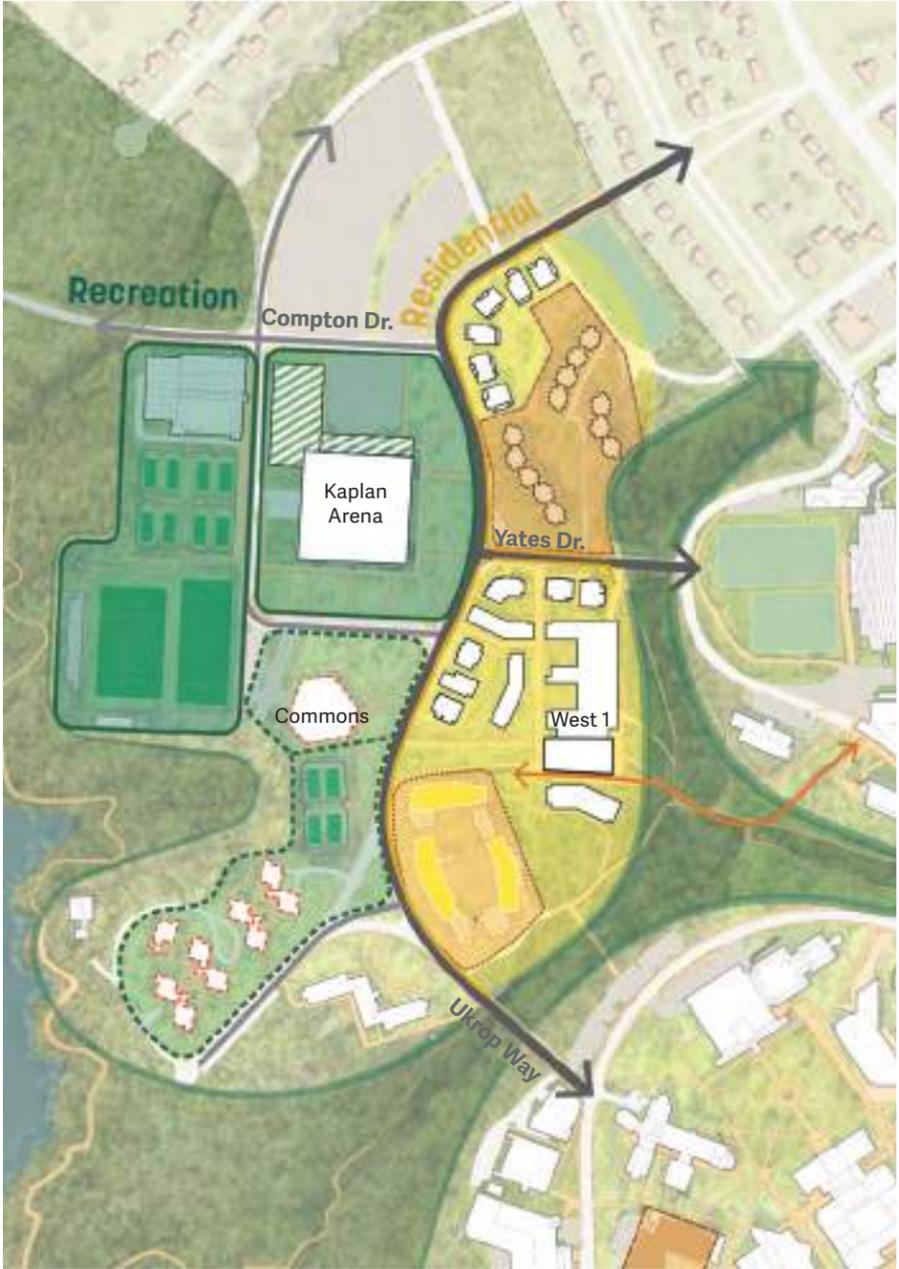
Perched on the slopes of the campus woods and creek, the site's new development offers the experience of a hillside village, with fully accessible paths, enhanced connections to other parts of campus, and diverse spaces for social or introverted student life.



# EXISTING CONDITIONS

Located on the northeast edge of West Campus, the Green & Gold Village is an aging student-housing complex that is being demolished in 2025.

The site is nestled between West Campus' primary vehicular corridor, Ukrop Way, to the west, the central woods to the east, the Fraternity Complex to the immediate north and south, and the new West Woods Commons Dining to the south. It furthermore sits at the intersection of Ukrop Way and Yates Drive, two important pedestrian pathways for the campus.



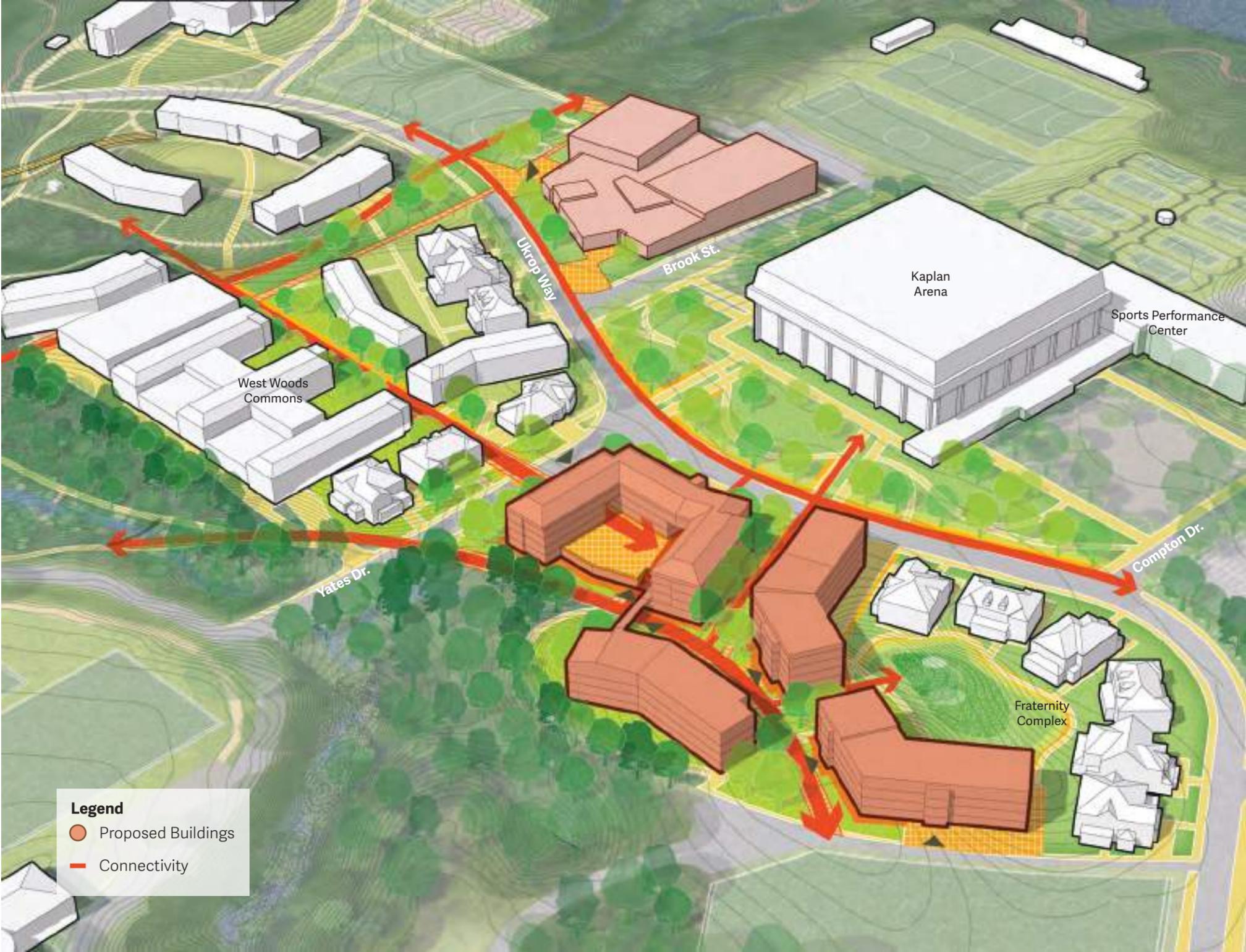
# SITE FRAMEWORK

The plan envisions a new cluster of four four-to-five-story buildings arranged in response to the topography and important circulation paths.

The framework continues the north-south spine from West Woods Commons Dining, diverting it into a more undulating pathway that serves as the new cluster's main artery. An east-west path connects the site to Kaplan Arena and the recreation and athletics buildings.

At the corner of Yates and Ukrop, the large triangular traffic island layout is redesigned as a T intersection, reducing vehicular speeds and increasing pedestrian comfort and safety. The new adjacent parcel defines the corner with minimal setback, contributing to a long-term vision of enhancing the human scale of Ukrop Way.

- Legend**
- Parcels
  - Project Boundary
  - Gateway
  - Main Green Space
  - Connectivity



- Legend**
- Proposed Buildings
  - Connectivity

# PLAN DEVELOPMENT & CONCEPTUAL PROGRAM

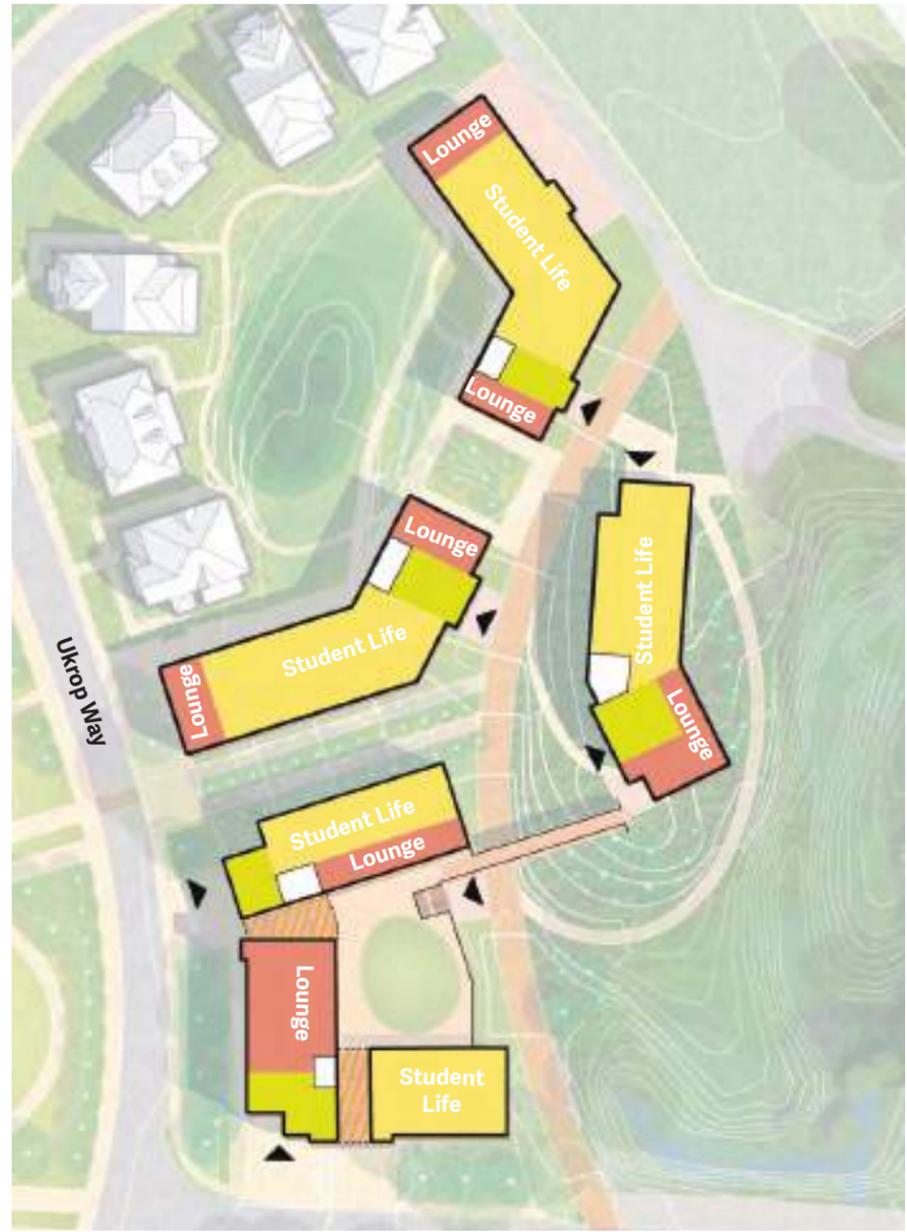
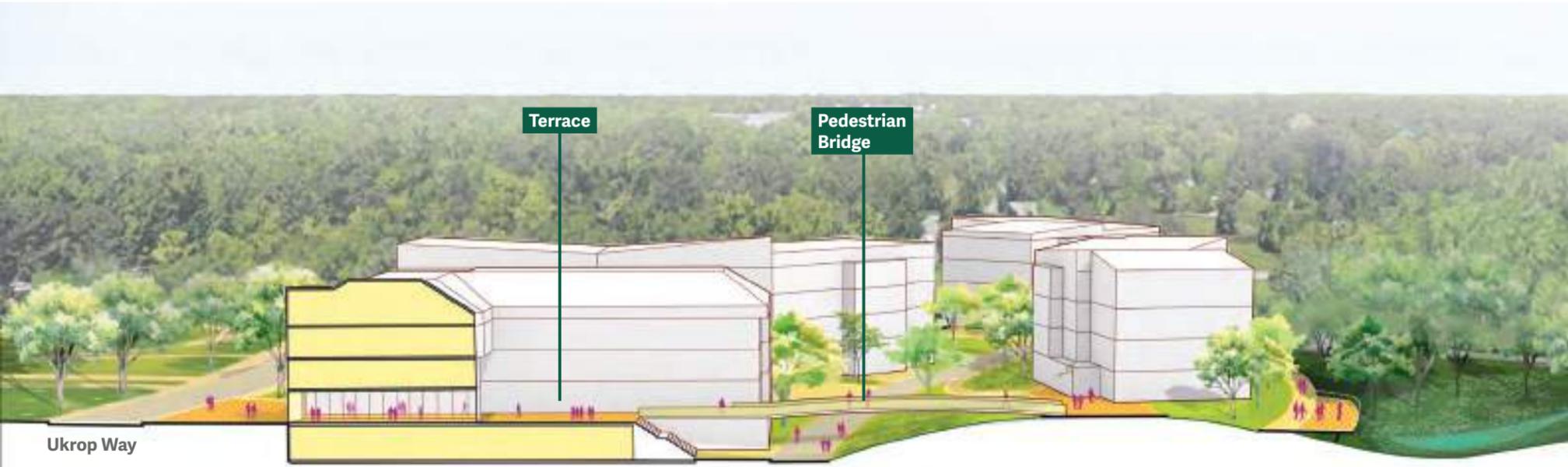
All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary's existing robust design and approval process.

The bar buildings are carefully arranged to give a meandering quality to the experience of the site, reflecting the DNA of William & Mary's campus woods and shaping the open space.

On the ground floor, social spaces are interspersed both indoors and outdoors. A bridge connects the east building with the terrace formed by the southwest building's U shape—a feature that also helps the building negotiate the slope from west to east. Clear entrances along Yates and Ukrop help activate those streets, while passthroughs improve outdoor connectivity.

<b>Concept Program GFA</b>	<b>196,000 sf</b>
Student Life	215,000 sf
<b>Demolished</b>	
Green & Gold 428 beds (traditional)	

Key Plan



Ground Floor Plan



Proposed Site Plan

# LANDSCAPE STRATEGY

The landscape framework integrates the student life site with the wooded landscape, offering a unique living experience connected to nature.

A new north-south, ADA-compliant pedestrian corridor, designed to accommodate limited service vehicle access, will connect the site internally and link it to other parts of the campus.

The concept includes a distinctive podium-level roof deck with integrated landscape features and a pedestrian bridge linking to the eastern building on the hill. The surrounding wooded hillside offers opportunities for immersive "outdoor classrooms" in nature.

The two new north buildings, together with the existing buildings along the Ukrop Way, form an internal courtyard that offers a unique experience and serves as a natural stormwater detention area.

Landscape System Diagram



Grading Recommendations



# A NEW STUDENT-LIFE HUB

The new student life cluster feels nestled in the woods, offering a peaceful space for casual gathering, walking with friends, or studying in the fresh air.

The composition of the buildings provides a sense of discovery and frames views toward the woods. Redesigned landscapes with accessible pathways, sensitive grading, and native plantings integrate natural and human spheres, increasing biodiversity and ecosystem health. Furthermore, the multilevel outdoor spaces offer diverse settings for connecting with peers, quiet focus, or meditation.

Key Plan



# Other Development Opportunities

# Law School Site

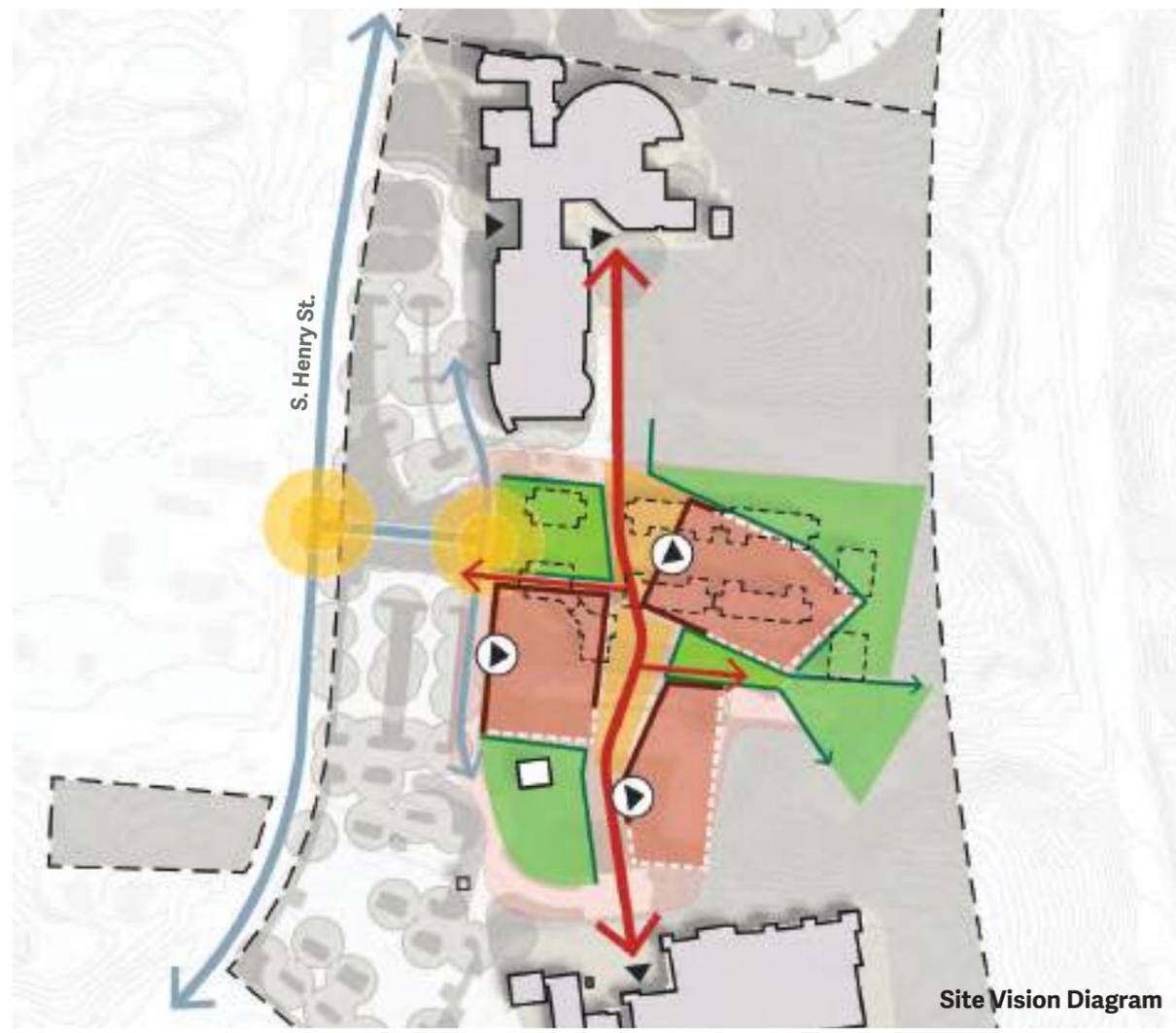
## NEW HOUSING VILLAGE

In place of the Lettie Pate Whitehead Evans Residences, a new cluster of apartment-style housing near the Law School serves as a new heart for student life on campus.

Integrating 164,000 new square feet of apartments as well as 24,000 square feet of student life space for informal gathering and events, the framework expands the portfolio of housing at William & Mary and enhances opportunities for community building.

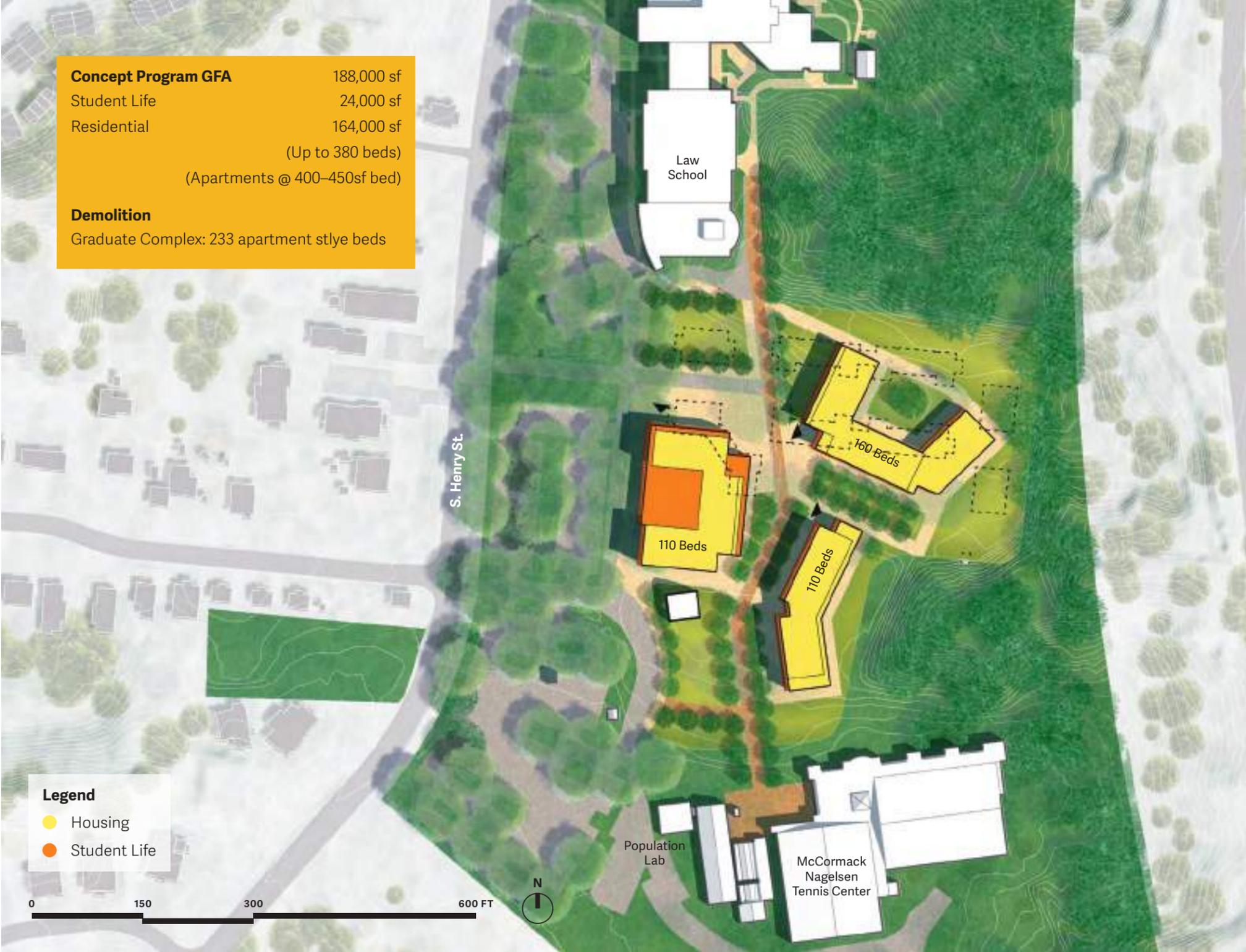
The cluster breaks the grid established by the Law School building and parking lots in order to respond to the woodland landscape, creating a more informal, organic spatial experience and defining a set of hardscape plazas and softscape courtyards at an intimate scale. A new north-south spine connects the cluster with the Law School, Population Lab, and McCormack-Nagelsen Tennis Center.

All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary's existing robust design and approval process.



- Legend**
- Parcels
  - Project Boundary
  - Gateway
  - Main Green Space
  - Connectivity

Site Vision Diagram



<b>Concept Program GFA</b>	188,000 sf
Student Life	24,000 sf
Residential	164,000 sf
	(Up to 380 beds)
	(Apartments @ 400-450sf bed)

**Demolition**  
Graduate Complex: 233 apartment style beds

- Legend**
- Housing
  - Student Life

0 150 300 600 FT



# Botetourt Site

## A NEW RECREATION HUB

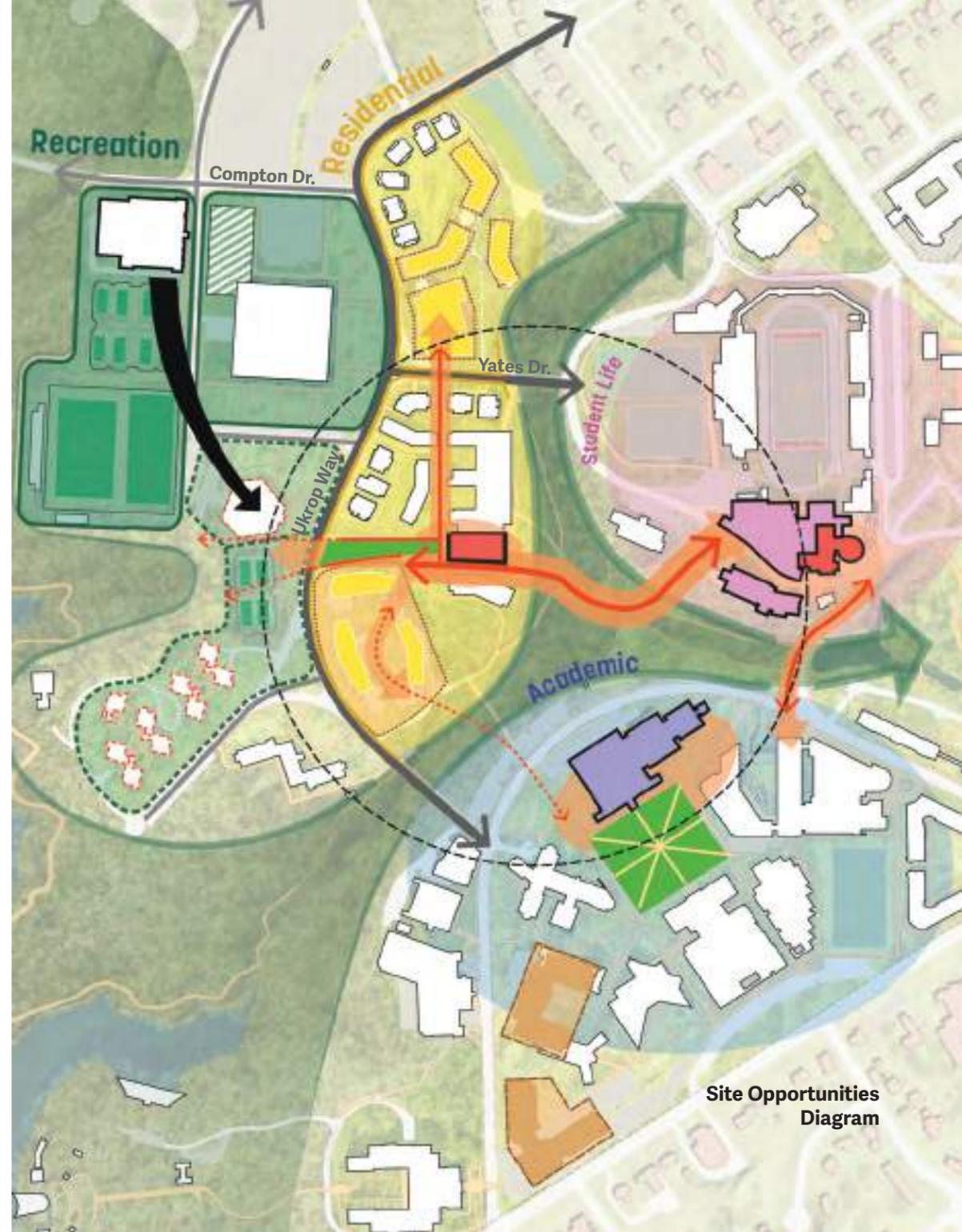
By redeveloping the aging Botetourt housing complex and Commons Dining Hall with courts, a field, and a new gymnasium, this site brings recreation closer to the heart of campus.

In place of the mid century Botetourt housing, a new set of courts and a full-size recreation field offer upgraded recreational amenities for the whole campus. A new recreation center on the Dining Commons site includes an Olympic pool, weights and fitness spaces, a jogging track above a three-basketball-court gymnasium, as well as smaller courts, offices, and locker rooms, all surrounding a light-filled atrium.

This new recreation cluster is now across the street from the West Woods Commons developments, increasing its accessibility and proximity to users across campus and enhancing the vitality of Ukrop Way.

Together with Swem Library, the Sadler Center, the McLeod Tyler Wellness Center, and the new West Woods Commons—and supported by new canopy walks across the creeks—the new recreation cluster creates a vibrant “campus-life loop” woven together with the central woods.

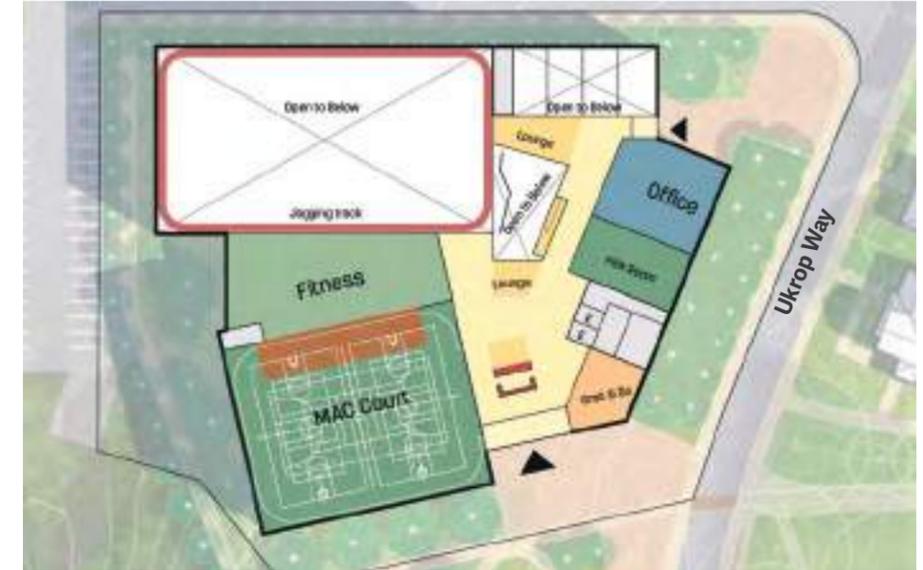
All development plans and programs are conceptual in nature. Building design and layout will be determined through William & Mary’s existing robust design and approval process.



Site Opportunities Diagram

### NEW RECREATION CENTER Conceptual Test Fit

Site Plan



Ground Floor Plan



Lower Level Plan

05

## **Batten School & VIMS**

INTRODUCTION

EXISTING CONDITIONS ANALYSIS

CLIMATE RESILIENCE CHALLENGES

BATTEN SCHOOL: 2040

BATTEN SCHOOL: 2060

BATTEN SCHOOL: 2100

# Introduction

## THE BATTEN SCHOOL OF COASTAL AND MARINE SCIENCE & VIMS

**William & Mary's Batten School of Coastal and Marine Sciences & VIMS (the Batten School)** is one of five graduate and professional programs at the university. Founded in 1940, the Batten School is one of the largest marine science centers in the U.S. with a focus on coastal and estuarine science. Located on 42-acres in Gloucester Point, VA, the Batten School has important coastal access to Chesapeake Bay and the Atlantic Ocean, and is part of the Chesapeake Bay Gateways Network, a system of parks, wildlife refuges, and historic sites administered by the National Park Service. Additionally, the site includes remnants of fortifications as it is the location where decisive Revolutionary War and Civil War battles were fought.

The planning effort at the Batten School focuses on integrating recently built buildings with proposed plan and climate change projections in order to create a cohesive and resilient plan. Not as detailed as the Campus Comprehensive Plan on the main William & Mary campus, the Batten School plan focuses on near- mid- and long-term planning scenarios that describe real estate and development big moves that respond to future Sea Level Rise projections. The goal of the plan is to envision a resilient future for the Batten School that maintains and enhances the academic and research potential of the campus.



Top right: Wallace, J. (2025, April 18). *William & Mary's Batten School & VIMS unveil Chesapeake Bay Hall* [Web article]. Virginia Institute of Marine Science. Retrieved June 20, 2025, from <https://www.vims.edu/newsandevents/topstories/2025/cbh-dedication.php>

Middle: Upper Campus, taken in April 2024

Bottom: Teaching Marsh, taken in April 2024

# Process

The team traveled to Gloucester Point multiple times during the planning process in order to meet with leadership and facilities personnel at the Batten School. Site walks and meetings were conducted to observe and document key issues and conditions on campus. Additionally, multiple meetings were convened via Zoom with the Dean and facilities personnel to discuss specific plans and initiatives on site. These meetings were also important venues for discussing how to integrate previous planning initiatives with future climate projections, including Sea Level Rise, and discuss potential risks and impacts to facilities and research areas on campus - indoor and outdoor.

Sasaki utilized existing conditions information provided by William & Mary as well as state and federal climate impact projections to create a set of planning scenarios that are specific to the Batten School. The resulting plans integrate

knowledge gathered from individuals, documented plans, observation, and climate projections.

# Principles

The overarching planning principles of the Campus Comprehensive Plan apply at the Batten School, with an emphasis on history, landscape, and sustainability given the campus's proximity to and relationship with Chesapeake Bay.

 <p><b>Embrace all space as William &amp; Mary space</b></p>	 <p><b>Cultivate a campus for all</b></p>	 <p><b>Connect to the community</b></p>
 <p><b>Foster a comprehensive living-learning-working environment</b></p>	 <p><b>Leverage the landscape</b></p>	 <p><b>Commit to a sustainable future</b></p>
 <p><b>Recognize the university's past, place &amp; future</b></p>		

# Recent Planning Efforts and Milestones

## RESILIENCE INITIATIVES

### Resilience planning in the past two decades

Virginia's initial resilience efforts before 2018 focused on protecting water quality and natural resources and gradually expanded through hazard mitigation planning (2000s), sea-level rise research (2008–2014), and local climate adaptation initiatives (2010s).

Over the past two decades, resilience planning has been integral at both the Commonwealth and Gloucester County levels. The Batten School of Coastal & Marine Sciences has played a pivotal role in supporting Virginia's Coastal Resilience Master Plan (Phase I).

This planning document reviews ongoing campus planning efforts and incorporates conceptual scenario analysis informed by the Sea Level Rise Projection database (2022). It outlines a strategic roadmap with high level insights and recommendations to guide future campus development, planning, and resilience efforts.



**2018**  
On November 2, 2018, Executive Order 24 was issued, which initiated statewide planning for sea-level rise and flood resilience (Virginia Coastal Resilience Master Plan), laying the foundation for Virginia's coastal resilience efforts

**2019**  
On November 19, 2020, Executive Order 45 was issued which sets stricter floodplain standards - including freeboard and sea-level rise planning - for state-owned projects



**2020**  
On October 22, 2020, Virginia released the Coastal Resilience Master Planning Framework as a roadmap for coastal resilience.

On November 16, Executive Order #71 established the Virginia Coastal Resilience Technical Advisory Committee



**2021**  
The Commonwealth of Virginia released **The Virginia Coastal Resilience Master Plan (CRMP) Phase I** in December 2021, as well as the Coastal Resilience Web Explorer.

CRMP utilizes data from the 2017 Sea Level Rise Projection

### VIRGINIA COASTAL RESILIENCE TECHNICAL ADVISORY COMMITTEE (TAC) CAMPUS INVOLVEMENT

As of March 14, 2024, Dr. Mark Luckenbach, the Associate Dean for Research and Advisory Services at The Batten School, is involved in Research, Data and Innovation  
Thomas Ruppert, Assistant Provost for Coastal Resilience / Director at William & Mary Virginia Coastal Resilience Collaborative, is involved in Project Prioritization

**2022**  
The General Assembly codified the Virginia Coastal Resilience Technical Advisory Committee (TAC) in 2022 under § 10.1-659. Flood protection programs; coordination to assist with developing, updating, and implementing the Virginia Coastal Resilience Master Plan (CRMP)

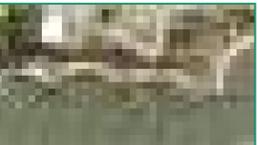
NOAA's 2022 Sea Level Rise Technical Report projects that U.S. coastlines will experience an average sea level rise of 10–12 inches by 2050, with significantly increased flooding frequency



**2024**  
On September 17, 2024, Gloucester County updated and re-adopted the Coastal Floodplain Management Plan for Gloucester County, Virginia

**2025**  
As of July 1, 2025, legislative changes (including the updated § 10.1-659) have created a stronger statutory framework for flood protection and resilience. These changes institutionalize coordination, planning, and advisory bodies in a way that might limit or change how Executive Order 45 is used or enforced

THE BATTEN SCHOOL INITIATIVES

2009	2011	2016	2018	2019	2020	2021	2022	2023	2024	2025	2040	2100
The Batten School constructed living shoreline to help with erosion control with enhanced habitat 	On June 13, 2011, Comprehensive Master Plan was developed to guide future campus development 	In November 2016, Stormwater Management Master Plan was developed to address stormwater runoff, aligning with EPA-regulated Phase II Municipal stormwater sewer systems (MS4s) programs initiated in 1993	Davis Hall (LEED Gold) was built in alignment with the Master plan 	Board approved 2020 - 2026 Capitol Plan, with funding allocated for a new research lab to replace Nunnally/Fisheries Science Complex, Phase I stormwater improvements and a new Field Operations Complex	VIMS Facility Management Building (LEED Silver) was established 		The Acuff Center for Aquaculture (LEED Silver) was established, aligning with commitment to sustainable marine practices 	The Visitor Experience Conceptual Design Studies 2024-30 Six Year Capital Plan was approved 		Chesapeake Bay Hall (LEED Silver) completed and design of RiverWalk and the Field Support Building commenced 		Based on previous studies and ongoing design efforts at The Batten School, this report establishes a long-term framework to guide campus development through year 2100 in the context of a changing climate

# The Batten School

## EXISTING CONDITIONS

The Virginia Institute of Marine Science (VIMS), founded in 1940 as the Virginia Fisheries Laboratory, is a premier marine research and advisory center affiliated with William & Mary. The Batten School of Coastal and Marine Sciences & VIMS is one of the largest marine science institutions in the U.S., known for interdisciplinary research, public outreach, and training future environmental leaders.

The campus is divided by Highway 17 into the Upper Campus and the Boat Basin, with steep terrain, limited public space and waterfront access highlighting the need for improved connectivity and resilience planning in the long run.

Virginia Fisheries Laboratory moved to Gloucester Point in 1950 and became VIMS in 1962. The current Batten School campus is located near a historic 17th-century military site. During the Civil War, a star-shaped fort was constructed here, where some of the war's first shots were fired; remnants of these defenses remain on campus and at nearby Tyndall's Point Park.

Today, the The Batten School campus includes historically significant sites, public areas, large research buildings, and small private properties, divided into two areas: the Upper Campus east of Highway 17 and the Boat Basin to the west. In the water, key research—such as oyster and blue crab studies—takes place beyond the 1964

seawall and within tidal flats. On land, steep slopes between buildings limit public access and usable open space. Pedestrian access to the waterfront is difficult due to a lack of pathway infrastructure and wayfinding, and the topography presents challenges for ADA-compliant routes.

To guide future growth, The Batten School developed a Comprehensive Campus Master Plan in 2011, which has shaped campus development over the past decade. In 2023, the Visitor Experience Conceptual Design Studies were published. However, both plans now require a renewed long-term vision that considers the growing impacts of climate change and sea level rise. This new plan aims to provide a high-level framework for campus organization over the next 100 years.



# The Batten School

## WATER-RELATED CHALLENGES

*'Gloucester County is threatened by three major seasonal coastal storm events: hurricanes, tropical storms, and Nor'easters which have been the main causes of coastal flooding in the county'*

*– Gloucester County Coastal Floodplain Management Plan (2024)*

Water-related challenges—and the opportunities they present—are central to the future organization of the Batten School and the Gloucester Point Campus. The site's distinct topography (Based on NAVD 88 Datum) divides it into three primary elevation zones: **high ground (30–34 feet)**, **mid ground (10–30 feet)**, and **low ground (0–10 feet)**. These steep elevation changes limit accessibility but also offer a natural framework for shaping resilient connections to the waterfront. Any future infrastructure must work with the grain of the terrain to ensure long-term functionality and accessibility.

Stormwater movement across this landscape is equally critical. During rain events, surface runoff follows well-defined downhill corridors, underscoring the importance of preserving and enhancing these natural drainage paths. Elevation and drainage analysis has identified **two major runoff corridors on Boat Basin Campus and three on the Upper Campus**, which can inform both ecological and infrastructural strategies. Integrating stormwater systems with green infrastructure such as bioswales, retention areas, and permeable surfaces will be key to managing

precipitation and improving campus resilience. Beyond daily rain events, the Batten School also faces seasonal exposure to more extreme coastal storm systems—including hurricanes, tropical storms, and Nor'easters—as well as occasional riverine flooding due to prolonged rainfall or drainage failures. The impact of Hurricane Isabel in 2003 illustrated this risk clearly: a 7-foot storm surge and high winds damaged key waterfront infrastructure, including the loss of three research piers. While disruptive, the event catalyzed a forward-looking approach to coastal resilience. It offers the Batten School a unique opportunity to lead by example, using its own campus as a model for integrating climate-adaptive design that supports both research continuity and environmental stewardship.

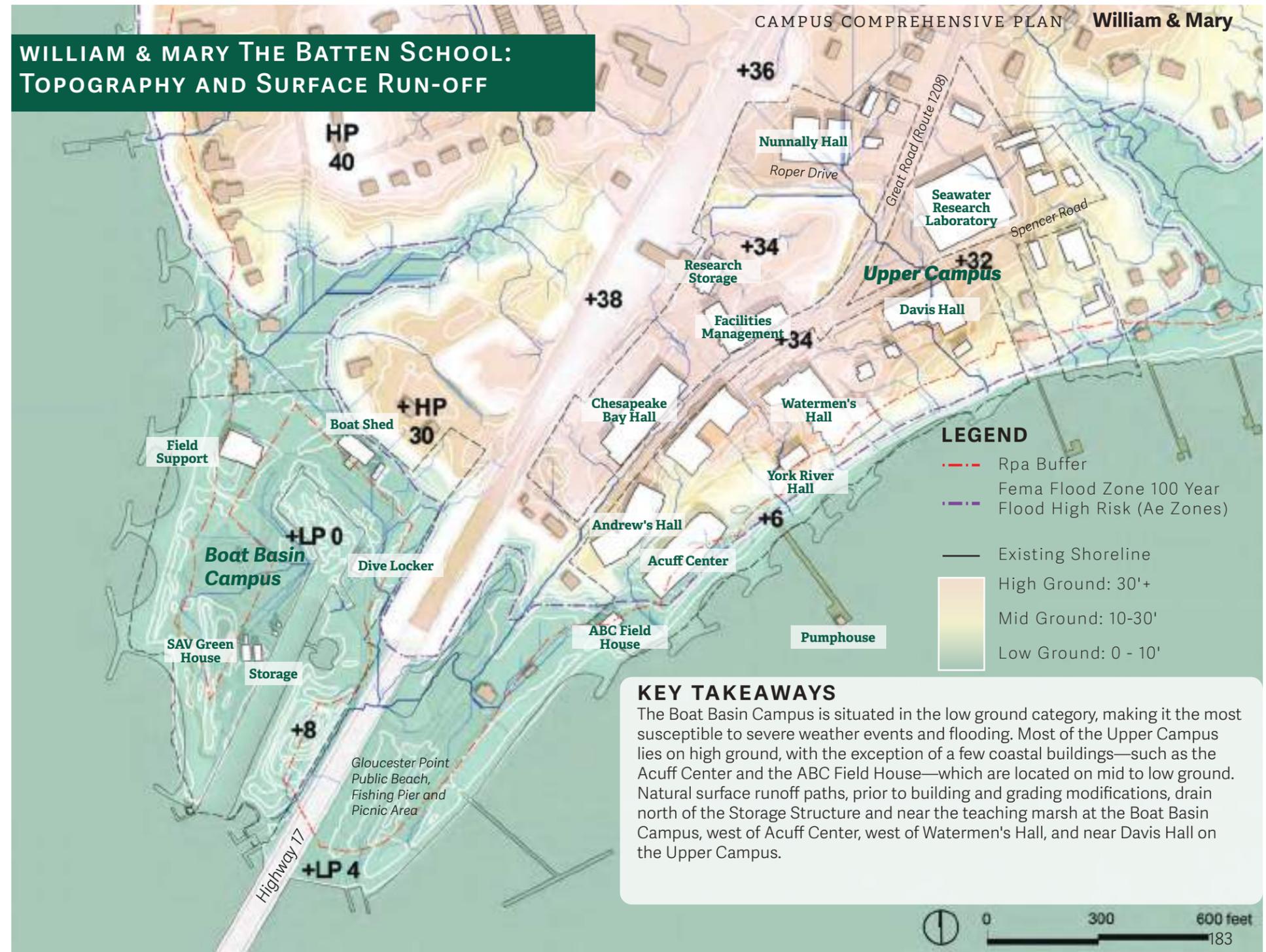


**During the Storm**  
Batten School shoreline during Hurricane Isabel



**Gloucester Point Flooding**  
Gloucester Point and the Boat Basin during Hurricane Isabel

Virginia Institute of Marine Science. *Isabel research: VIMS faculty, staff, and students study Hurricane Isabel's effects.* Retrieved December 10, 2024, from [https://www.vims.edu/newsandevents/topstories/archives/pre\\_2004/isabel\\_research.php](https://www.vims.edu/newsandevents/topstories/archives/pre_2004/isabel_research.php)



# The Batten School: Coastal Analysis

## EVENT-BASED CHALLENGE – HURRICANE FLOOD RISKS



### OVERALL RISKS

- 100-year flood risk line represents the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding the Base Flood Elevation (BFE) level in any given year – which uses datum of NAVD 88
- Boat Basin has 1% chance to experience a flood every 100 years, with a BFE of 7-8' above datum; Upper Campus Acuff Center Parking lot structure is at BEF of 8'. The circulation between campuses are within 100 year flood risk zone



### CATEGORY I HURRICANE RISKS

- Category I: Winds 74-95 mph. Virginia Historic Category I storm: Hurricane Isabel (2003), Tropical Storm Agnes (1972), "Storm King" hurricane (1933)*
- The Batten School and surrounding locations might see a potential storm surge with inundation of 3-4 ft along the coast, with a maximum of 6-7 ft in Boat Basin – affecting structures in the area.
- Parking, Roads, and Riverwalk will be affected by this event



### CATEGORY II HURRICANE RISKS

- Category II: Winds 96 - 110 mph*
- The Batten School and surrounding locations might see a potential storm surge with inundation of 7-8 ft along the coast, with a maximum of 10-11 ft in Boat Basin – affecting structures in the area.
- Acuff Center, Parking, Roads, Riverwalk and amphitheater in the Upper campus will likely be affected by this event



### CATEGORY III HURRICANE RISKS

- Category III: Winds 111 – 129 mph.*
- The Batten School and surrounding locations might see a potential storm surge with inundation of 10-11 ft, with a maximum of 13-14 ft in Boat Basin Campus.
- Acuff Center, Andrews Hall, Riverwalk, Amphitheater, parking and edge of the Watermen's Hall in the Upper campus will likely be affected by this event

GIS mapping with NAVD 88 Datum, based on Federal Emergency Management Agency. (n.d.). Flood maps – FEMA Flood Map Service Center [Interactive map]. FEMA. Retrieved December 10, 2024, from <https://coast.noaa.gov/sealevelcalculator/#/quickview/8637624>

# The Batten School: Coastal Analysis

## LONG-TERM CHALLENGE – SEA LEVEL RISE



### 2040

Intermediate high stage: +1.18' above current MHHW

- In 15 years by 2040, there will be no building at risk
- Most of the jetty and part of the beach will be inundated
- Impacts to The Batten School research in the ocean

### 2060

Intermediate high stage: +2.20' above current MHHW

- In 35 years by 2060, there will be no building at risk
- All jetty and beach will be inundated
- The road connection between Boat Basin and Upper Campus is blocked
- Impacts to The Batten School research in the ocean
- Considerations to move coastal circulation and functions upland

### 2080

Intermediate high stage: +3.61' above current MHHW

- In 55 years by 2080, two new proposed building and five existing structures will be at risk in Boat Basin
- Gloucester Point public beach will be inundated and access road blocked
- In Upper Campus, Acuff Center's parking lot will be partially inundated. The affected portion of the Riverwalk and beach access will need to shift uplands due to the proximity to open water
- Seawall mitigation is required

### 2100

Intermediate high stage: +5.45' above current MHHW

- In 75 years by 2100, most of the Boat Basin will be underwater
- The affected portion of the Riverwalk will need to shift uplands due to the proximity to open water
- The Amphitheater might need to shrink in size due to shifted shoreline back to upland
- Seawall mitigation is required

GIS mapping with NAVD 88 Datum, based on NOAA's Intermediate-High Sea Level Rise Projection (2022), using data from: NOAA Office for Coastal Management. (n.d.). *Sea level rise and coastal flooding impacts* [Interactive web tool]. NOAA Digital Coast. Retrieved December 10, 2024, from <https://coast.noaa.gov/slr/>

# The Batten School

## RISKS AND OPPORTUNITIES

Overlaying both event-based and long-term challenges results at The Batten School reveals overlapping impact areas. A map showing Category I hurricane impacts overlaid with sea level rise data highlights key vulnerabilities.

The connections between the Upper Campus and Boat Basin, most Boat Basin structures, the Acuff Center and its parking area, and the Riverwalk are likely to be affected by flooding and storm surge events. These areas are also among the most vulnerable to sea level rise.

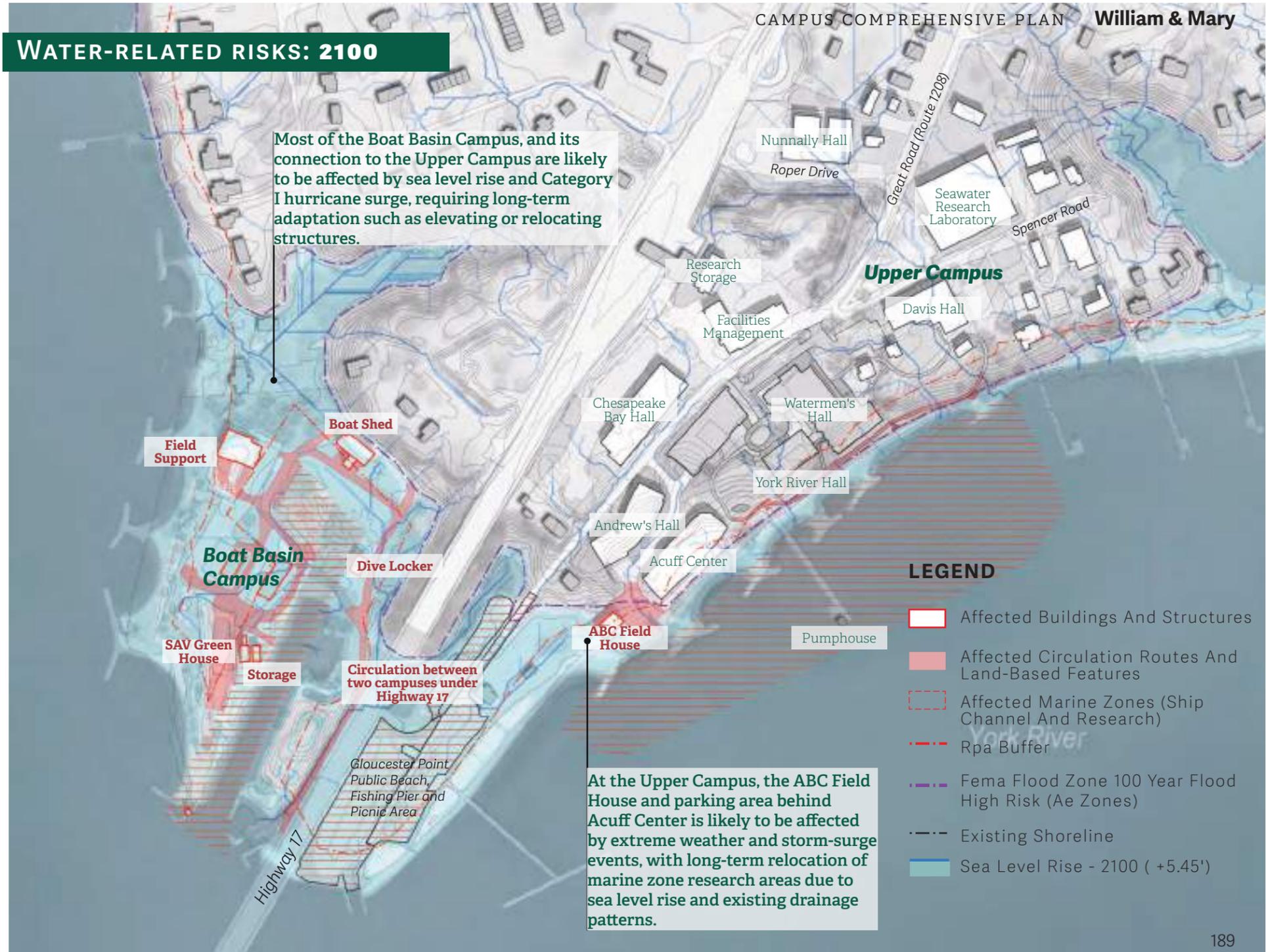
While The Batten School faces water-related challenges, future campus development presents many opportunities. The following scenarios divide the campus by topographic character: upland areas, where stormwater design manages standard rain events; resilient landscapes, which can accommodate flooding during extreme weather; and intertidal/open water zones, expected to be most affected by sea level rise over time. The scenarios for 2040, 2060, and 2100 focus primarily on the long-term impacts of sea level rise.

Should any investments be affected by future climate change impact, it is recommended that the school undergoes the effort to move critical infrastructure out of affected areas.

Time/Event Impact Zone	Standard Rain Event	Extreme Weather (Storm Surge, Cat I)	Long-term Sea-level Rise
<b>Upland Landscape</b>	<ul style="list-style-type: none"> <li>Trails and Resilient Landscape</li> <li>Bio-swale along surface drainage path</li> <li>Rain Garden and preserved green space for infiltration</li> <li>Planting for slope stabilization</li> <li>Green Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Emergency plans for storage/shelter from flooded areas</li> </ul>	<ul style="list-style-type: none"> <li>Flood Gauge (Education Opportunity) along main circulation pathway</li> <li>Planned plant succession and ecological zone migration</li> </ul>
<b>Resilient Landscape</b>	<ul style="list-style-type: none"> <li>Bio-swale along surface drainage path</li> <li>Detention Basin and Rain Gardens</li> <li>Flexible Programming that are flooding – tolerant</li> <li>Green Infrastructure</li> <li>Future Marsh Mitigation Opportunity</li> </ul>	<ul style="list-style-type: none"> <li>Key circulation routes</li> <li>Emergency plans for storage/shelter from flooded areas</li> <li>Utility Flood-protection</li> <li>Sea-wall or structure to protect existing building from extreme weather</li> </ul>	<ul style="list-style-type: none"> <li>Key routes for circulation and how to maintain</li> <li>Sea-wall or structure to protect existing building from extreme weather</li> <li>If needed, programming migration to upland (key circulations, hardscape and accessible routes)</li> </ul>
<b>Intertidal/Open Water</b>	<ul style="list-style-type: none"> <li>Salt Marsh</li> <li>Protected Beach/Dunes</li> <li>Tidewater Gardens</li> <li>Oyster Habitat and Living Breakwaters (Erosion Control)</li> </ul>	<ul style="list-style-type: none"> <li>If needed – research equipment and boat storage with accessible routes to upland</li> </ul>	<ul style="list-style-type: none"> <li>If needed, programming migration to upland (research, boat water access, channel)</li> <li>Long-term strategy on wetland and resilient coastline</li> <li>Community out-reach/education opportunity</li> </ul>

GIS mapping based on NOAA's Intermediate-High Sea Level Rise Projection (2022), using data from: NOAA Office for Coastal Management. (n.d.). *Sea level rise and coastal flooding impacts* [Interactive web tool]. NOAA Digital Coast. Retrieved December 10, 2024, from <https://coast.noaa.gov/slr/>

### WATER-RELATED RISKS: 2100



# The Batten School 2040

## 15 YEAR PLAN

**2040 Mean Higher High Water (MHHW): 2.27' (NAVD88)\***  
**2025-2040 Increase: + 1.18'**

In 15 years by 2040, there will be no buildings or key campus connections at risk at the Batten School.

Most of the living shorelines and attached water outfall infrastructures will need to be increased in height, which will otherwise be underwater.

According to the approved 2024-30 Six-Year Capital Plan of The Batten School (2023), the top priority on campus between 2024-2026 Biennium is to construct the new Fisheries Science Building to replace the Nunnally Hall, the Marine Operations Administration Complex, the Watermen's Hall expansion, Amphitheater Green and outdoor recreation fields. During 2026-28 Biennium, the goal is to construct the Education and Research Building. A few property acquisitions are planned as well.

By 2040, the plan is to complete building renovations proposed in The Batten School Visitor Experience Conceptual Design Studies - Fisheries Sciences Building, Center for

Outreach and Engagement (COE), Watermen's Hall Expansion, as well as the first phase of the campus landscape elements including the Riverwalk and the Amphitheater Green.

On-going campus efforts during the time of the report includes: Replacement of the wooden bulkhead in 2025 located at the shoreline below the Wilson House (under contract) and Design of the Riverwalk (under contract).

\* The elevation of this analysis is based on 1m USGS topography (NAVD 88 Datum), using NOAA Sea Level Rise Intermediate-High Risk Projection (2022). The updated projection level will be +1.09 feet higher to account for the Sea Level Rise data's datum (Mean Higher-High Water) at Gloucester Point, VA. The current mapping shows best knowledge with available data as of June 2025

Between 2025 and 2040, Boat Basin Campus will lose **1.32 acres** of upper land and mostly of the living shoreline.

Between 2025 and 2040, Upper Campus will lose **0.79 acres** of upper land and living shoreline.

**LEGEND**

- Existing Building
- Proposed Building
- Proposed Demolition
- Rpa Buffer
- Fema Flood Zone 100 Year Flood High Risk (Ae Zones)
- Existing Shoreline
- Sea Level Rise - 2040 ( +1.18')



# The Batten School

## SEA LEVEL RISE AND EXISTING FLOODWALL

A strategic, systematic review of the Upper Campus flood protection systems—and their impact on campus circulation and access to the research field—should be conducted well in advance of year 2100.

Currently, three distinct tiers of vertical structures are in place. At the low ground (0–10 feet) near beach, a discontinuous wooden bulkhead is in place for soil erosion control where is no revetment is present. Slightly uphill—though still within the low ground zone—the 1964 concrete seawall begins near the Acuff Center, continuing consistently along the waterfront edge of the Upper Campus, interrupted by stair access points to campus buildings. This seawall serves as the primary protective barrier, with an estimated top-of-wall elevation between +6 and +7 feet.

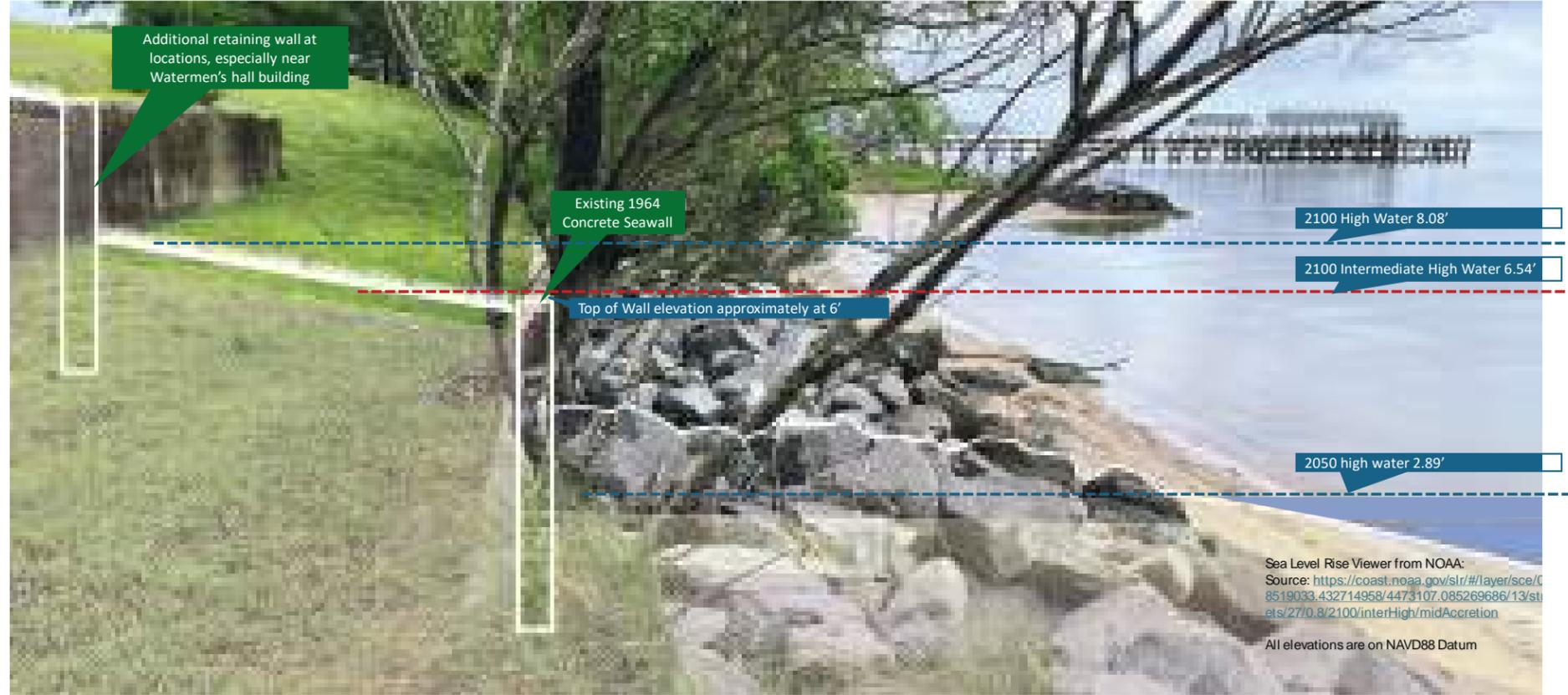
Higher up in the mid ground (10–30 feet), retaining walls constructed with varied materials provide slope stabilization along steep terrain near York River Hall, Watermen’s Hall, and beyond Davis Hall. A comprehensive assessment of their performance, continuity, and structural integrity—particularly their capacity to function as flood barriers during severe events—is needed to identify areas that may require reinforcement or redesign.



**Wooden bulkhead for Soil Erosion Control (Estimated Top of Wall Elevation: +2 to +3')** Photo taken in December 2024  
Note: Planned fall 2025 replacement of Wilson House wooden bulkhead



**1964 Concrete Seawall (Estimated Top of Wall Elevation: +6 to +7 ') and additional retaining wall (Varies)** Photo taken in December 2024  
Note: The concrete seawall located along the shoreline from the southernmost property line (Gloucester Point Beach) to below Davis Hall has been protected by erosion and wave action by stone rip rap and breakwater structures in 2009

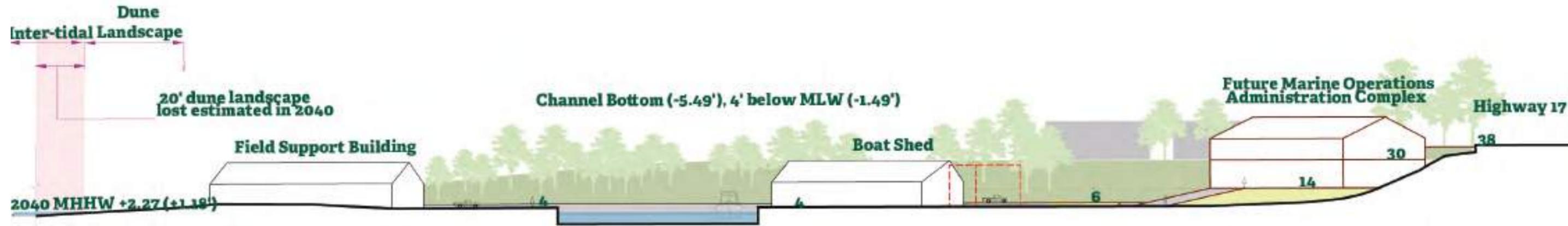


**Conceptual Section Illustrating Estimated Sea Level Rise Scenarios Along the Upper Campus**  
Photo taken in April 2024

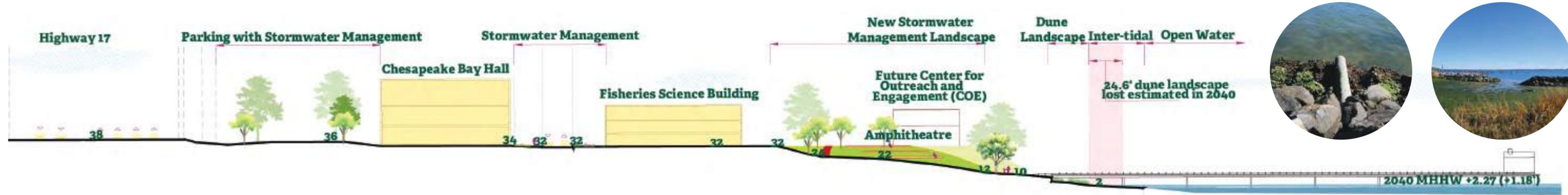
# Landscape Sections

2040

## Section 1: Boat Basin Section



## Section 2: Upper Campus Long Section



### Resilient campus landscape at the Mid Ground (10–30 ft)

**Amphitheater**  
(Proposed, storm-water feature)



**RiverWalk**



### Evaluation of Coastal Features at Low Ground (0–10 ft)

**Stormwater Outfall**  
(Existing to be evaluated)



**Living Shoreline**  
(Existing to be evaluated)

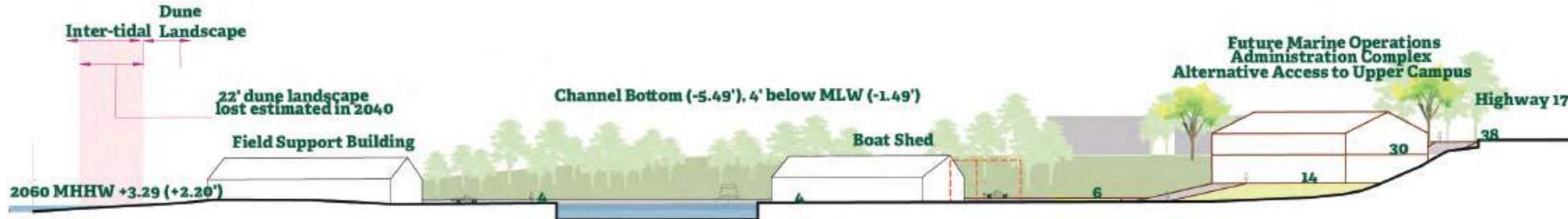




# Landscape Sections

2060

## Section 1: Boat Basin Section



Mid and up Ground (30+ ft)  
Stormwater Landscape



## Section 2: Upper Campus Long Section



### Evaluation of Key Infrastructures at Low Ground (0–10 ft)

Seawall Condition  
(Existing to be evaluated)



Seawater Research Infrastructure  
(Existing to be evaluated)



# The Batten School 2100

## 75 YEAR PLAN

**2040 Mean Higher High Water (MHHW): 6.54' (NAVD88)\***

**2025-2100 Increase: + 5.45'**

In 75 years by 2100, the current Boat Basin Campus at the Batten School will be mostly underwater. Additional parcel acquisitions are recommended near campus peripherals.

At the Upper Campus, current ABC Field House, Acuff Center parking area and 1964 Floodwall will be under water during high tides. Concrete Pier Pump House and related sea water lines will likely be underwater during high tides or storm events.

Between 2060 and 2100, alternative lands are needed to maintain the current operations and research needs at the Boat Basin campus, as the current campus will be mostly underwater during high tides. Floodwalls are recommended due to increasing risks of inundation due to sea level rise and severe weather events.

The key between 2060 and 2100 for the Upper Campus is to provide additional infrastructures to protect Acuff Center, as well as the campus landscape from flood

and erosion, since the 1964 Floodwall will be under water during high tides. Additionally, the infrastructure to support sea water research needs to be relocated or elevated to the top of the pier, as the current elevations of the pipes under the pier will likely be under water during high tides and flood events.

Campus landscape from the Riverwalk to the shore will need stabilization, as well as a selection of salt and water tolerant species.

\* The elevation of this analysis is based on 1m USGS topography (NAVD 88 Datum), using NOAA Sea Level Rise Intermediate-High Risk Projection (2022). The updated projection level will be +1.09 feet higher to account for the Sea Level Rise data's datum (Mean Higher-High Water) at Gloucester Point, VA. The current mapping shows best knowledge with available data as of June 2025

Between 2060 and 2100, Boat Basin Campus will lose **9.8 acres** - or most of the campus upper land to intertidal zone.

Between 2060 and 2100, Upper Campus will lose **1.48 acres** of upper land to intertidal zone.

### LEGEND

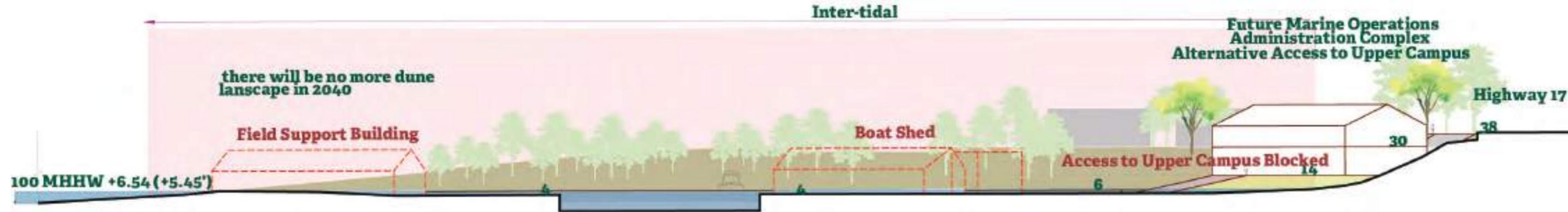
-  Existing Building
-  New Building Since 2025
-  Proposed Demolition
-  Rpa Buffer
-  Fema Flood Zone 100 Year Flood High Risk (Ae Zones)
-  Existing Shoreline
-  Sea Level Rise - 2100 ( +5.45')



# Landscape Sections

2100

## Section 1: Boat Basin Section



## Section 2: Upper Campus Long Section



WILLIAM & MARY

SASAKI