



UCONN | UNIVERSITY OF
CONNECTICUT
Campus Master Plan

1 Campus Master Plan **DRAFT**

SKIDMORE, OWINGS & MERRILL LLP
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Executive Summary

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"We will remain true to our core missions as we strengthen our research capacity, serve as a major economic engine for the state, and most importantly, offer a great education to our students."

Susan Herbst, President, University of Connecticut

An aerial photograph of a campus landscape, showing green fields, trees, and some buildings. The image is slightly faded and serves as a background for the text on the left side of the page.

Through a focus on supporting STEM education and growing the research enterprise at UConn, the State of Connecticut is investing \$1.5 billion in campus development over the next ten years through its Next Generation Connecticut initiative. This investment will transform the campus in every aspect of academic and student life and advance the environmental sustainability mission of the University. The Campus Master is the vehicle that will drive this transformative change, with an emphasis on excellence, community, inspiration, and innovation.

Research enabled by new, dedicated facilities realized through Next Gen, in concert with a major, continuing commitment to sustainability, will help guide the campus toward its goal of carbon neutrality by 2050. Infused into all future campus investments, this will solidify the UConn as a leader in sustainable development and attract top students and faculty who share a commitment to these ideals.

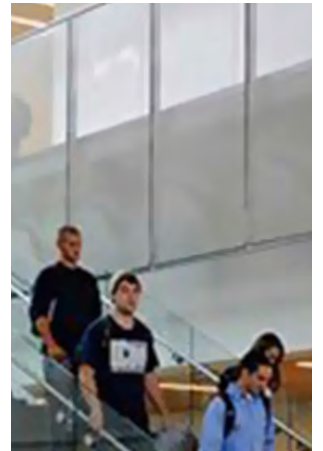
Beyond the core research investment, the Plan targets three key locations on campus – Hillside Road, Homer Babbidge Library, and Wilbur Cross – as hubs of social and intellectual activity that will magnify the vibrancy of the campus. These hubs and greenways will become collaborative spaces that drive interdisciplinary research and, combined with new and renovated academic and research facilities, boost the attraction of top talent to Storrs. Projected enrollment growth will be enabled by new academic buildings, faculty offices, student services, and residential halls.

The Plan knits the campus together through a unique and distinctive landscape, anchored by two greenways threading Connecticut's native woodlands through campus. These greenways will compose the construction of new campus buildings and districts in concert with the existing campus fabric.

Streetscape improvements throughout campus will clarify movement and enhance the experience of pedestrians, vehicles, bicycles, and campus transit. Most prominently, Hillside Road will become a new campus "Main Street" – a vibrant hub of student activity anchored by dining, wellness, recreation, and other student services.

These streetscape improvements, combined with landscape improvements and investments into the northern and southern gateways to campus along Route 195, will also heighten the impact of the entry sequence. Key parts of campus – including the College of Agriculture, Health and Natural Resources along Storrs Road, the School of Fine Arts and associated cultural venues across campus, and recreational and athletic amenities like a new Hockey Arena – will be targeted to enhance the impact of the University on the local community.

Realized in phases over the next 20 years, this Master Plan will have far-reaching and long-lasting impacts, while still remaining true to the core mission, ideals, and history of UConn.



UConn Today

“The University of Connecticut is dedicated to excellence demonstrated through national and international recognition. Through freedom of academic inquiry and expression, we create and disseminate knowledge by means of scholarly and creative achievements, graduate and professional education, and outreach.

With our focus on teaching and learning, the University helps every student grow intellectually and become a contributing member of the state, national, and world communities. Through research, teaching, service, and outreach, we embrace diversity and cultivate leadership, integrity, and engaged citizenship in our students, faculty, staff, and alumni. As our state’s flagship public University, and as a land and sea grant institution, we promote the health and well-being of citizens by enhancing the social, economic, cultural, and natural environments of the state and beyond.”

University of Connecticut Mission Statement

Ranked among the top 20 public universities in the nation by *U.S. News & World Report*, UConn boasts a strong set of academic programs, an athletics tradition second-to-none, and a beautiful, unique campus environment. As the State of Connecticut’s flagship institution, UConn is home to over 30,000 students at six different regional campuses – the largest of which, the Main Campus at Storrs, has enrollment nearing 26,000.

Since its founding in 1881, the University has stayed true to its agricultural roots. Despite offering over 100 undergraduate majors in a wide variety of fields – some with a long history and others brand new – UConn maintains its rural character, set atop a hill in the forests of northeastern Connecticut. This balance of old and new, of campus and natural setting, make it a uniquely desirable place to live and learn.

Today, building on its strengths in undergraduate education and athletic achievement, UConn is expanding educational opportunities, research activities, and interdisciplinary initiatives. It continues to invest in the Storrs Campus to add new, state-of-the-art facilities, improve the campus experience, and attract top talent to the University.

Throughout the planning process, three themes have consistently been expressed by faculty, staff, students, visitors, and all those associated with the University. People are proud of the history and accomplishments of UConn; they are excited about the future of the University; and they recognize the importance of public investment in creating a vibrant and successful campus that maintains local focus with global perspective. UConn is committed to solving world problems while benefitting the State of Connecticut.

Storrs Campus by the Numbers

Building Area (million GSF)	9.95
Academic	3.66
Administrative + Support	1.67
Arts + Culture	0.29
Athletics + Recreation	0.70
Dedicated Research	0.25
Housing	3.38

Land Area (acres)	3,865
Main Campus	443
Agricultural Campus	914
North Campus	505
Depot Campus	435
Storrs Tract	43
Spring Hill Region	508
Moss North Tract	412
North Eagleville Tract	164
Spring Manor Farm	285
Lee Farm	96
Willimantic Tract	60

Enrollment	25,911
Undergraduate Students	18,032
Graduate Students	6,555
Professional Students	1,324

Faculty + Staff (full time)	4,548
Faculty	1,485
Staff	3,063

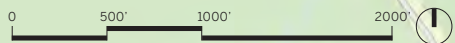
Student Housing (no. beds)	12,390
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Schools and Colleges	9
Undergraduate Degrees	7
Undergraduate Majors	100+
Graduate Degrees	17
Graduate Fields of Study	86
Regional Schools and Colleges	5



- New Construction by 2035
- Renovation and Adaptive Reuse

Storrs Campus, 2035 Plan



A Framework for Future Growth

The campus planning framework is based on an understanding of the Academic Vision and collaboration with the University community and other stakeholders. It suggests a path forward based on key themes that, along with individual strategies outlined in the Plan, will help advance UConn's "path toward excellence."

Expanding Research

As a result of major STEM investments through Next Generation Connecticut, new mixed lab and office spaces will be required. The buildings will include space devoted to advanced research, teaching, and administration, as well as significant landscape improvements to mitigate local stormwater impacts. These new buildings – in both their indoor and outdoor spaces – will create opportunities for socialization, foster collaboration, and facilitate interdisciplinary research.

Expanding Learning Communities

The University's goal to broaden the definition of Learning Communities to achieve a campus that promotes deep and meaningful student engagement – where active

students experience the entire campus as a place of living, learning, and discovering – will be manifested in the physical plan. New districts will create an integrated live-learn-work-play environment. The Plan will support future modes of teaching and learning. Most critically, on-campus housing options will expand significantly to support enrollment growth targets.

Meeting the Climate Action Commitments and Balancing Campus Circulation

The University's commitments to reduce its carbon footprint and continue to operate as a leader in sustainable design and campus operations are reflected throughout the Master Plan. A key aspect to achieving these goals includes improvements to campus transportation and parking elements to limit and even reverse current congestion problems while encouraging alternate mode choices. The University can simultaneously address congestion issues, work towards its sustainability goals, and build a revitalized 21st-century campus by creating balanced, safe, and aesthetically pleasing streets and pathways through campus.

Creating Places of Interaction

Many areas of the UConn campus are inadequately suited for pedestrian traffic. Academic Way, the main north/south pedestrian spine, will be transformed to become a true central artery of campus pedestrian movement. Within the larger mosaic of outdoor spaces, and in order to improve the day-to-day experience of moving through the campus, a series of woodland corridors are proposed. Larger stormwater management features would be embedded within these corridors – providing both ecological and experiential benefits and opportunities for outdoor learning, pedestrian circulation, and informal recreation spaces.

Anticipating Future Trends in Higher Education

The Plan also looks beyond the next 10 years of funding towards the next wave of growth and investment. It anticipates that trends in higher education will continue to drive the following key areas of focus for the University:

- Interdisciplinary collaboration
- Expanding role of science
- Increasing student support needs
- Sustainability
- Health and wellness



Master Plan Process

An Inclusive Planning Process

The planning process has been conducted with the active participation of University leadership, faculty, students, and representatives from the community, working in collaboration with a consultant team of architects, planners, landscape architects, engineers, and sustainability specialists. The group includes representation from nearly every different college and office on campus.

During the planning process, the campus has been studied to explore a range of opportunities and priorities. By soliciting input from and reaching agreement with stakeholders, the Plan has become more integrated and accommodating of different users. The value of principles and goals to guide this conversation and decision making has been central to the process.

- **Phase 1:** Assessment, Analysis + Visioning
- **Phase 2:** Alternatives + Framework Plan
- **Phase 3:** Refinements + Project Priorities
- **Phase 4:** Collecting Input + Finalization

Developing a Framework for the Vision

A master planning framework is a culmination of ideas and goals for the future. It is a layering of concepts and ideas and a strategy for cohesive implementation. These layers include both physical plans – for things like transportation, parking, landscape, new buildings and development sites, utilities, land use, and campus movement – and policy proposals related to sustainability, purchasing and movement of goods, building servicing, regional transportation strategies, and shared infrastructure agreements.

A framework plan also has flexibility: it can adapt to new conditions and needs, weighing them against the initial vision and layout. A framework outlines immediate needs and capital projects, but also serves as an evolving tool for University Campus Planners to refer to for years to come – allowing future campus projects to be developed with a common goal in mind. It is expected that this Plan will be reviewed, revised, and updated periodically to reflect changing conditions.

The vision for the University campus framework is developed over four time horizons:

- **Immediate Needs:** Distinguished by Next Generation Connecticut initiatives and other Priority Projects defined by the University. These projects are expected to be completed in the coming five years.
- **Ten-Year Projected Needs:** The step beyond NextGen plans for the campus through 2025. Intermediate goals are defined by the Space Needs Analysis.
- **Twenty-Year Vision:** A full build-out of the campus framework by the year 2035.
- **Long-Term Growth Opportunities:** Areas identified for the next phase of redevelopment and campus growth, beyond the 20-year horizon of this plan.

The plan brings together existing campus conditions, immediate space needs, University goals, and the big ideas for the campus in a single unified vision.



How the Plan Is Organized

The Campus Master Plan represents a summary of the key themes and recommendations of the plan. This primary document is augmented by two additional design volumes and six appendices, which together complete the Campus Master Plan. The remaining documents should serve as additional reference points for design recommendations and analysis.

Overview

Executive Summary

The overall positioning of the Master Plan in relation to the University's Academic Vision, goals, and priorities. It summarizes, for wide consumption, the major design ideas, growth strategies, and vision for the future.

Components of the Plan

1. Campus Master Plan

An outline of University priorities, big ideas, and key areas of focus for the future. The Master Plan is a comprehensive summary of the vision and ideas.

2. University Design Guidelines

An explanation of how the vision can be implemented at the scale of individual sites and sub-areas. The district-specific principles, guidelines, and illustrative concepts in this volume are intended to provide guidance to designers of individual buildings and landscape projects.

3. Capital Improvement Program

An implementation and funding schedule for all major projects envisioned by the Campus Master Plan in the next ten years.

Technical Appendices

A. Sustainability Framework Plan

A detailed plan for operationalizing sustainability at all levels, building towards the University's long-term climate-neutrality goals.

B. Landscape Framework Plan

A plan for improving and amplifying the University's diverse collection of landscapes and public spaces.

C. Transportation, Circulation, and Parking Plan

Analysis and recommendations related to campus movement and its supporting infrastructure and policies.

D. Utilities Framework Plan

Analysis and recommendations for the full range of campus utility networks, outlining the impact of the plan on existing systems and potential upgrades required in the future.

E. Historic Preservation and Adaptive Reuse Plan

A careful look at existing building condition and functionality, including recommendations for historic preservation, renovation, and replacement.

F. Space Needs Analysis

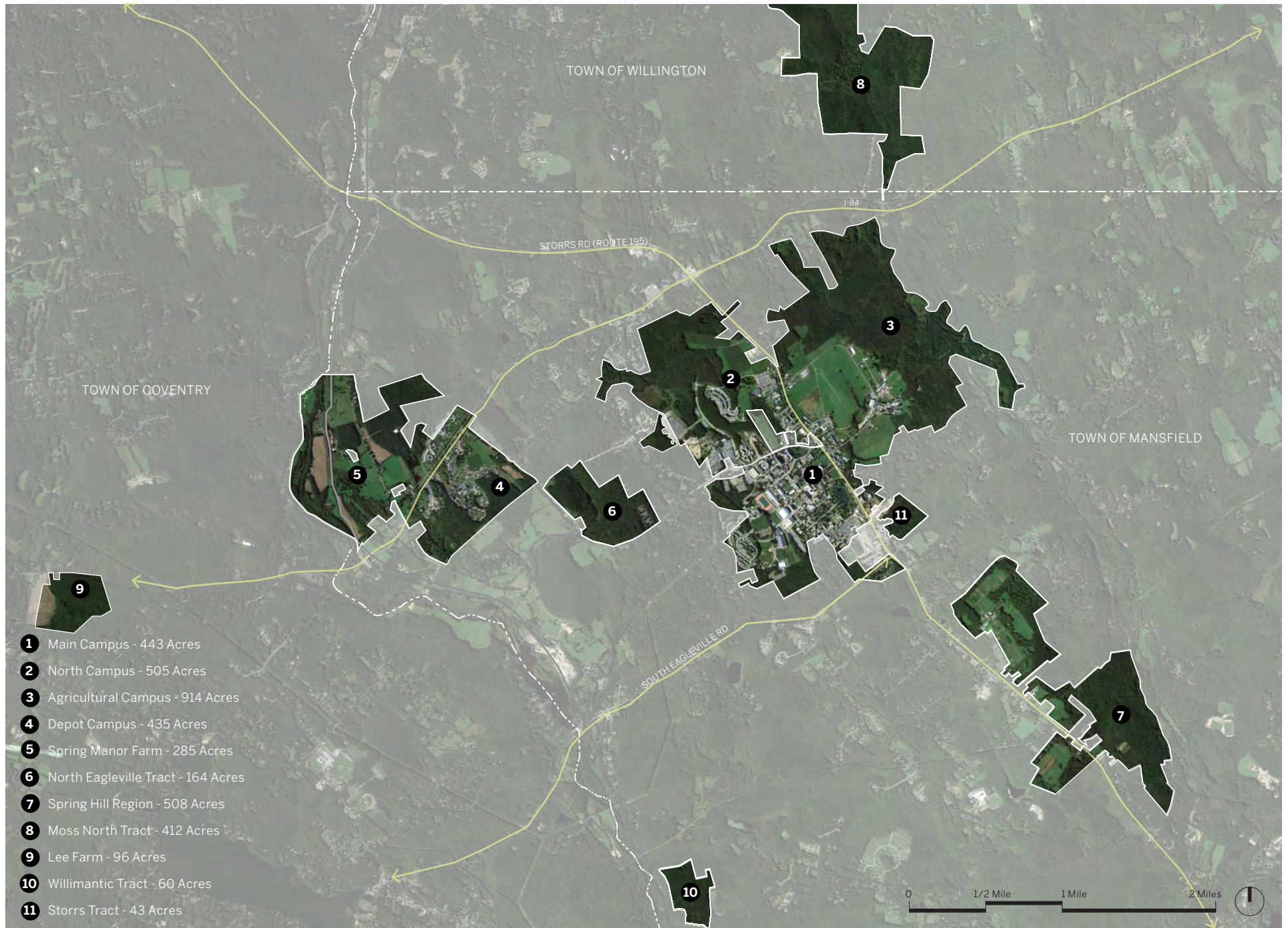
An assessment of existing and projected programmatic needs of the University, for comparison with current space inventory and establishment of planning scenarios.

G. Planning Alternatives

A summary of alternatives considered throughout the planning process for different development scenarios and key projects.

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Understanding the Place

The Storrs Campus

A land grant University in a rural setting, UConn has vast land holdings around the historic core area. While the main, 443-acre campus is often seen as the extent of the University, there are many other linked “campuses” at Storrs, from the adjacent Agricultural Campus to various farms and forest tracts in the area. Together they account for 3,865 acres. The campus’ roughly 350 buildings are concentrated at the Main Campus, with some development at Depot, North Campus, and the Agricultural Campus.

Regional Campuses

While Storrs is home to the greater UConn system’s primary campus, the University is strengthened by its satellite campuses in Greater Hartford, Torrington, Waterbury, Stamford and Avery Point. This robust system of focused campuses is intended to interact seamlessly with the Storrs Campus.

Town of Mansfield

The plan must be sensitive to its local context. Next Gen is designed to provide significant economic benefit to both the state and the town, creating jobs and bringing new investment to the community. New buildings on campus should be understood in the context of other new investments in Mansfield (within which Storrs is a village), from the more urban Storrs Center to single-family residential neighborhoods. The Master Plan should align with and support the recommendations in Mansfield Tomorrow, the town’s ongoing planning initiative.

Role of the Depot Campus

The Depot Campus – once the historic Mansfield Training School and Hospital – is a unique part of the larger Storrs Campus. Although it is essentially used today as overflow space for back-of-house functions, Depot could play a more important role in the future life of the University. Growth here may be primarily driven by private developer interest in housing or other programs, and will depend on market conditions. It will follow a different trajectory from new investment at the Main Campus, but may eventually see sizable new development.

Concentrating Growth in the Core

Because the core area of campus – including Main Campus and portions of the North Campus and Agriculture Campus – has significant capacity for future growth, there is little reason to consider major new development at Spring Manor Farm, North Eagleville, or Spring Hill. On the contrary, development in these areas is probably inappropriate given their landscape and historic character, as well as their function as part of UConn’s sustainability commitments.

New growth – particularly through Next Gen – should be focused on the Main Campus in order to maximize the potential benefits and leverage this initial investment for wider impact. A vibrant and successful Main Campus will make the remote land holdings more valuable for what they contribute to the sustainability and student life missions of the University.



Main Campus



Depot Campus



North Campus



Agricultural Campus

Advancing the Academic Vision

In April 2014, the University of Connecticut Board of Trustees adopted the new academic vision, “Creating Our Future: UConn’s Path to Excellence,” which reflects specific and broad-ranging goals in each area to achieve excellence in all aspects of its mission. It identifies the goals and strategic initiatives necessary for the University to realize its aspiration to become a top flagship University recognized for excellence in breakthrough research, innovative education, and engaged collaborations with state, community, and industry partners. The vision is grounded in the following strategic goals:

1 A Path Toward Excellence in Research and Scholarship

Support Interdisciplinary Study and Practice

- Enable Planned and Spontaneous Collaborations
- Promote Faculty Interaction
- Create Sense of Place for Interdisciplinary Initiatives

Modernize and Expand Facilities

- Maximize Efficiency
- Optimize Space Utilization
- Enable Future Flexibility

Integrate New Technologies

- Support Big Data with Network Infrastructure
- Provide Access to Shared Core Facilities
- Provide Flexibility for Evolving Needs

2 Sustaining Excellence in Undergraduate Education

Increase Undergraduate Students

- Expand Opportunities for On-Campus Housing
- Add to Living and Learning Communities
- Honors and STEM Residential Communities

Promote Excellence in Teaching

- Enhance Facilities for Teaching and Learning
- Provide Spaces for Experiential Learning
- Position the Library for the Future

Increase Student/Faculty Engagement

- Provide Places for Research and Interaction
- Enable Interdisciplinary Knowledge
- Put Science on Display
- Engage Undergraduates in Research

3 Achieving Excellence in Graduate Education

Nurture a Vibrant Graduate School Community

- Create Graduate School Identity
- Provide Lounges / Gathering Spaces
- Introduce Dedicated Graduate Student Hub

Enable Interdisciplinary Graduate Programs

- Bring Graduate Students and Post Doctoral Scholars Together
- Facilitate Cross Disciplinary Collaboration
- Foster Cross Department Cooperation

Community Vitality

- Encourage Expanded, Affordable Housing
- Enable Walking to Campus
- Provide Access to Retail, Amenities, Support

4 Attaining Excellence in Teaching Effectiveness

Interactive Learning

- Enable Team-Based, Experiential Curriculum
- Provide Flexible, Multi-Use, Shared Classrooms
- Maximize Efficient Classroom Utilization

Interactive Technology

- Provide Flexible IT Infrastructure
- Provide Digital Connectivity
- Support Formal and Informal Learning

Interactive Community

- Foster Student/Faculty Interaction
- Activate and Program Gathering Spaces
- Bring Together Disciplines
- Promote Global Engagement
- Enable Future Educational Models

5 A Path Toward Excellence in Public Engagement

Enhance Global Competitiveness

- Engage Scholarship
- Attract Global Talent
- Support Global Connectivity

Engage the Local Community

- Urban Outreach
- Support Community-Based / University Partnerships
- Positively Impact the Town and the Region
- Capitalize on Regional Campuses

Establishing Master Plan Principles

During President's Day of 2014, the UConn Master Plan Executive Committee and the planning team held a retreat to discuss the goals and vision of the Master Plan. The Executive Committee expressed three themes that distinguish UConn:

1. Pride in the accomplishments of UConn
2. Excitement about the future of the University
3. Public investment

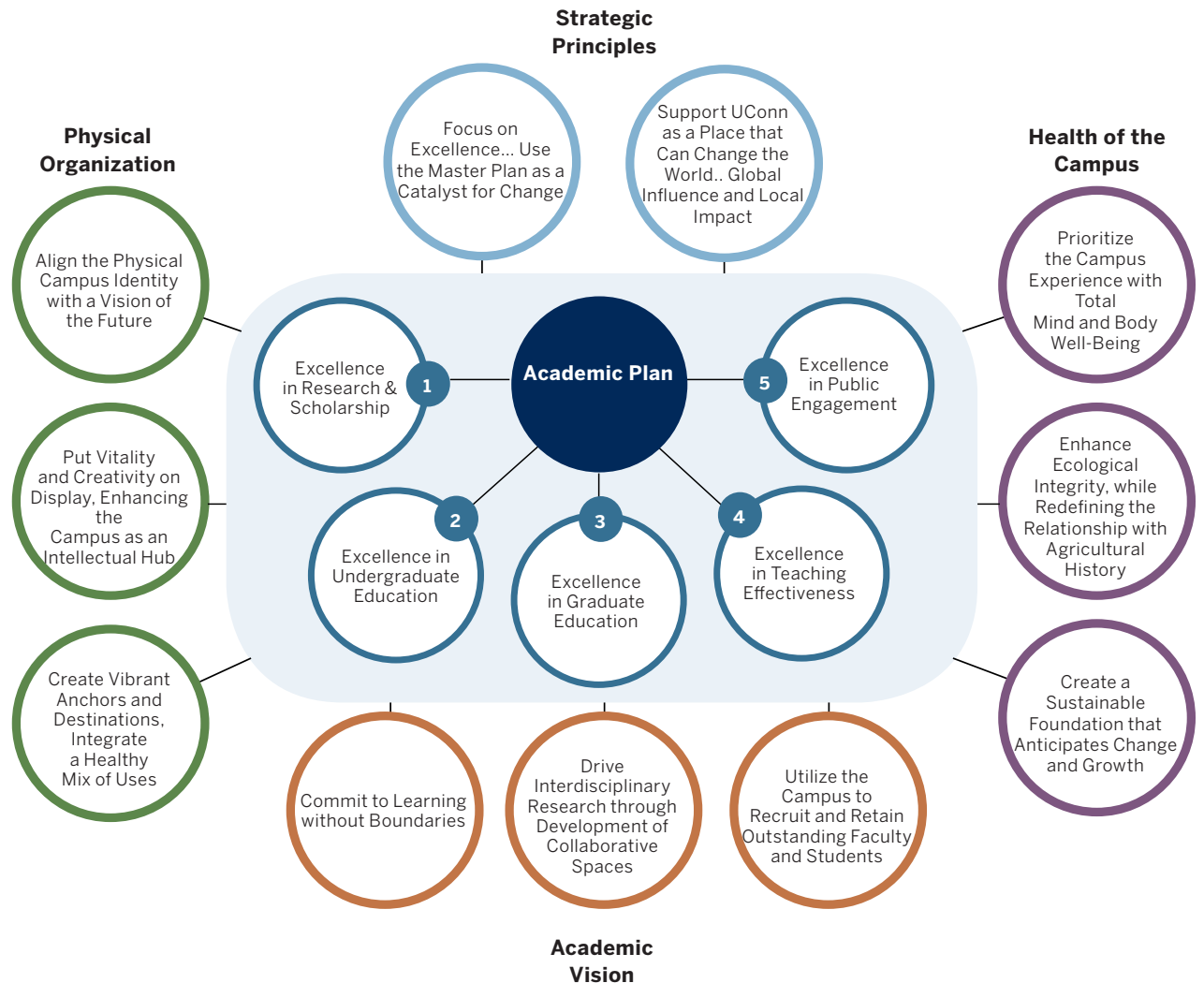
The team discussed UConn's commitment to solving world problems while benefiting the State of Connecticut. The focus of the University should be to continue to strengthen undergraduate education while growing graduate studies.

At the end of the retreat, all agreed on the establishment of eleven Master Plan Principles that strive to promote excellence and high standards, and to transform UConn's campus into a place which attracts exceptional faculty, staff and students.

Structuring the Campus Framework

The Campus Framework Plan serves these goals and principles by aligning the physical campus identity with the vision for the academic future of the institution. The following diagram organizes these Principles into four primary categories, each of which should be grounded in the five strategic goals of the Academic Vision:

- Strategic Principles
- Physical Organization of Campus
- Health of the Campus
- Academic Vision



Defining the Next Phase of Growth

Next Generation Connecticut

Next Generation Connecticut is a 10-year, \$1.72 billion state investment dedicated to capital projects focused on building new scientific laboratories, purchasing advanced equipment, constructing new classrooms, and expanding student housing. Next Generation Connecticut funds will also enable the hiring of new faculty and expand the student body in science, technology, engineering, and mathematics.

This Plan approaches Next Gen investments with a sense of urgency, understanding that the long-term impacts on research funding, job growth, and regional economic development are dependent on how quickly this funding is operationalized. It outlines a plan for action for priority projects focused on STEM and student enrollment growth.

Enrollment Growth Projections

NextGen also projects significant possibilities for enrollment growth in the future. In projecting future space needs, three enrollment points were considered:

- Current
- Model 1: +1,000 undergraduate students
- Model 2: +5,000 undergraduate students

Personnel counts associated with each model were provided by the University and are consistent with those supported by the Next Gen initiative.

Considering core academic and support needs alone, the gap between existing space and current need is just over 500,000 ASF. Should enrollment increase by 1,000 undergraduate students, as proposed in Model 1, then an additional 400,000 ASF is needed, above and beyond current need. If enrollment were to grow by 5,000 students, then the additional need is for 700,000 ASF. Student enrollment growth will also drive a potential future need for almost one million ASF of residential space.

Priority Projects

Early implementation of the Master Plan will be driven by the Next Gen together with other priority projects. NextGen calls for two new science buildings, a renovation of the existing Gant complex, a residence hall for students in the STEM disciplines (currently under design), and a residence hall for Honors students. It also includes associated investments in infrastructure, with a supplemental utility plant and an allocation for structured parking in one or multiple decks.

Other priority projects previously identified by the University at the onset of this planning process include:

- New Hockey Arena with at least 4,000 seats
- Student Recreation Center
- Student Health Center
- Two additional residence halls, depending on enrollment growth realized in the coming years.

The Master Plan uses these priority projects as a basis for the next 10 years of campus development. Together, they account for a significant amount of new construction and renovation on campus, in line with the growth trajectory established by programs such as UConn 2000 and 21st Century UConn. The plan suggests a strategy for siting and implementation that maximizes the broader impacts of these investments.

	Student Full-Time Equivalent (FTE)	Personnel FTE	Assignable Square Feet (ASF)	ASF / FTE
Existing	20,386	4,620	4,243,651	208
Current Need	20,386	4,620	4,784,713	235
Model 1	21,500	4,824	5,179,006	241
Model 2	25,500	5,748	5,454,599	214

Summary of Enrollment Growth and Space Projections

Accommodating Current and Future Space Needs

Existing Space Inventory

There are 350 buildings comprising roughly 6,262,500 assignable square feet (ASF) on the Storrs Campus. Excluding residential and unclassified space, the campus has 4,243,650 ASF, which reflects core spaces including classrooms, laboratory, offices, library, special and general uses, central facilities, and health care. Considering core academic and support needs alone, the gap between existing space and current need is just over 500,000 ASF. Should enrollment increase by 1,000 undergraduate students, then an additional 400,000 ASF is needed, above and beyond current need. If enrollment were to grow by 5,000 students, then an additional 700,000 ASF is needed. Enrollment growth will also drive a potential future need for almost one million ASF of residential space.

Projected Needs

The following summarizes the space needs by category, should enrollment increase by 5,000 undergraduate students:

- No significant increase in classroom space is required until enrollment rises by 5,000 undergraduate students, although issues such as the distribution and quality of existing space will need to be addressed in the interim. With an addition of 5,000 undergraduates, the need is for almost 14,000 ASF.
- There are some targeted current deficits in class laboratory spaces that will be exacerbated with enrollment growth. The projected need is for 84,000 ASF, assuming current scheduling patterns are maintained.
- Research space analysis projects a future need for 176,000 ASF above and beyond what currently exist.
- Office space needs calculations take into

consideration current “legacy” space assignments. Based on the proposed faculty and staff growth identified in Next Generation Connecticut, there is a projected need of 293,000 ASF.

- Library and Study space needs of 119,000 ASF consist primarily of expanded seating and study space. Core library stack space is predicted to decrease in the future, with a shift to more electronic media.
- The Special Use FICM space category consists of various clusters including Athletics, Field Buildings, and Animal Quarters. The primary driver for space needs is in Athletics. Collectively, this space category requires 133,000 ASF to support current and projected enrollment growth.
- The General Use FICM category includes assembly, exhibition, food service, meeting rooms, and recreational space. It is not until there is an increase of 5,000 undergraduate students that substantial increases in space will be required. Collectively, just over 200,000 additional ASF will be required at that point, with the majority of the need driven by Food Service, followed by Assembly.
- Central Facilities support overall campus operations and include mail, receiving, general storage, and shops space, among others. Based on a percentage of the anticipated overall campus ASF, there is a projected future deficit of 166,000 ASF. The most notable space need is in Shop and Storage space.
- Health Services has been previously programmed. The projected future deficit is 25,000 ASF over existing space.
- Residential space assumes that 70 percent of the full-time undergraduate student population will be accommodated. Currently, the campus has a deficit of 1,200 beds, the equivalent of 255,000 ASF. This deficit will increase to 955,000 ASF with robust enrollment growth, a deficit of over 4,700 beds.

- Unclassified space includes areas that are inactive or unassigned; in the process of being altered, renovated, or converted; or in an unfinished state. Some of this space may offset the overall space needs, but not all is available for potential re-purposing: some is Depot Campus, some is non-campus, and almost 280,000 ASF is being re-classified into the active space categories. This space is not considered in the space program and is maintained separately for future consideration.

Summary

Considering core academic and support needs alone, the gap between existing space and current need is just over 500,000 ASF. If this need is met, then the ASF/FTE calculation for UConn would increase from 208 ASF/FTE to 235 ASF/FTE. This is a typical unit of measure for benchmarking purposes. If additional space needs are accommodated, this would bring UConn more in line with the average of a select group of peer and aspirational institutions.

Existing Space:	4,243,651 NASF
Space Need:	+541,062 NASF
Total, Current Need:	4,784,713 NASF
Projected Growth, Model 1:	+394,293 NASF
Total, Model 1:	5,179,006 NASF
Projected Growth, Model 2:	+669,886 NASF
Total, Model 2:	5,454,599 NASF

Key Considerations for the Master Plan

Extensive analysis of the University's physical plant revealed a number of themes that have help to structure the Master Plan. An outgrowth of the analysis, these considerations or “drivers” will help to address observed deficiencies or needs while meeting the stated goals, principles, and academic vision of the University.

They were developed by the consultant team in a highly interactive process along with the Master Plan Executive Committee, Master Plan Advisory Committee, Working Groups, and Town Hall listening sessions.

1. Enable Enrollment Growth

- Increase Students
- Recruit New Faculty
- Expand STEM Programs

Provide New Facilities to Support Growth:

- Housing
- Classrooms
- Laboratories
- Offices
- Athletics + Recreation
- Amenities
- Student Organizations
- Parking

2. Expand Graduate Education and Research

- Faculty Recruitment
- Graduate Student / Post-Doctoral Scholar Recruitment
- Research Funding
- New Facilities
- Interdisciplinary Partnerships
- Collaboration

3. Create an Intellectual Hub

Campus Community

- Improve Core: Increase Density and Interaction
- Foster Intellectual Exchange, Stimulate Creativity
- Create Gathering Places that Bring People Together

Dynamic Mix of Uses

- Cluster Activity to Create New Campus Hub, Anchors
- Provide Event Spaces for Programmed Activities
- Draw Students, Faculty, Alumni to Campus
- Bring Together Town and Campus

Storrs Center

- New South Campus Center of Gravity
- Increase Activity / Amplify “Town Feeling”

4. Improve the Student, Staff and Faculty Experience

Vibrant Sense of Place

- Cluster Living and Learning Communities
- Activate Gathering Spaces and Circulation
- Provide Food, Social, and Recreation Spaces

Gracious Campus Experience

- Expand Athletics, Recreation and Student Services
- Enable Safety, Security, and Comfort
- Promote Day and Night Campus Activity
- Balance Privacy, Community, and Accessibility

Cost Effective Housing

- Facilitate Expedited Construction
- Enable Maintenance and Durability

5. Celebrate Health and Wellness

Support Life of the Mind and Body

- Promote Comprehensive Health and Wellness
- Locate Recreation and Athletics Prominently
- Use Campus to Embody Total Human Well-Being

Put Campus Vitality and Activity on Display

- Increase Student Activity Visibility
- Better Utilize Open Space for Gathering
- Provide Bikes Paths, Walking Paths, Nature Trails

Reinforce Campus as Arboretum

- Make Landscape Central to Campus Experience
- Optimize Connections to Nature
- Enhance Views and Capitalize on Topography

6. Knit the Campus Together

Enhance Entry Sequence

- Represent UConn Importance
- Define Campus Gateway, Clear Sense of Arrival
- Utilize Technology Park as Entry

Clarify Identity

- Evoke the Future
- Enhance Image, Orientation, Sense of Place
- Clarify Campus Edges

Increase Connectivity

- Engage the Town
- Enhance Circulation and Pedestrian Experience
- Clarify, Link, and Integrate Campus Neighborhoods: Housing, Academic, Technology, Fine Arts

7. Move People Effectively

Transportation

- Enhance Transit and Connections
- Reduce Dependence on Cars
- Provide Effective Parking, Mitigate Traffic Impacts

Circulation

- Strengthen Access and Entry
- Promote Walking and Simplify Wayfinding
- Connect Housing with Core Campus
- Separate Pedestrians and Vehicles

Service

- Reduce Truck Traffic
- Facilitate Emergency Service Access

8. Provide Sustainable Infrastructure

Support Enrollment Growth

- Optimize Energy, Water, Transportation
- Expand Capacity of Systems and Infrastructure
- Enhance Distribution of Utilities

Enable 2050 Carbon-Neutral Goals

- Upgrade Steam and Chilled Water Systems
- Enhance Campus Energy Strategies
- Assess Co-Generation, Renewable Technologies

Integrate Sustainability

- Macro-Regional Strategies
- Net-Zero Water / Energy
- Resiliency / Emergency Preparedness

9. Allow for Flexible Implementation

Optimize Resources

- Define Highest and Best Use for Sites
- Determine Land-Use Guidelines
- Leverage Existing Assets

Prioritize Funding

- Maintain Operations
- Allow for Changing Priorities
- Minimize Construction Disruption

Provide Infrastructure

- Utilities and Systems
- Parking and Transportation
- Civic Structure and Landscape

10. Capitalize on Next Generation Connecticut

- Build Preeminence as a Research University
- Build on UConn 2000/21st Century UConn
- Promote Research, Education, Economic Development
- Support Enrollment Growth
- Enhance Faculty Recognition
- Train and Educate Workforce
- Partner with Industry to Develop New Technologies
- Fuel the Economy in Connecticut
- Leverage State Investment to Create Jobs
- Positively Impact Town and Region

Analysis + Key Findings

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History and Heritage

The place that is now UConn's Storrs campus was once an orphanage for children during the Civil War. After the children grew up and moved on, two brothers – Charles and Augustus Storrs – offered 150 acres of land and \$5,000 to found an agricultural school, which opened in 1881. A dozen years later, following the Yale-Storrs controversy, Connecticut granted funding to Storrs, making it the first state-sponsored, land-grant institution after the national law boosting agricultural education took effect.

The Original Campus

The first structures on campus were wood-framed, shingle and Queen Anne style buildings clustered around the south shore of Swan Lake. Many of these original buildings were destroyed by fire and none remain. The earliest masonry building on campus, Storrs Hall, was constructed in 1906. Shortly thereafter, in 1910, the landscape architect Charles N. Lowrie designed the first Master Plan of the campus. Lowrie's plan envisioned a city on a hill in a park-like setting. Paths meandered between the main buildings tying them together, Mirror Lake became a picturesque retreat and faculty housing was strung around the edge of campus to complete the living-learning community. Remarkably, Lowrie's plan was implemented very closely to how he envisioned it. The plan came of age 25 years later when the final building in his plan, Wilbur Cross, was constructed in 1935.

Campus Growth

The growth of the campus began to accelerate after WWII when many veterans enrolled via the GI Bill. The campus expanded in all directions. Many of the dorms still in use today were constructed at this time, as well as the Student Union, the Field House, and new academic

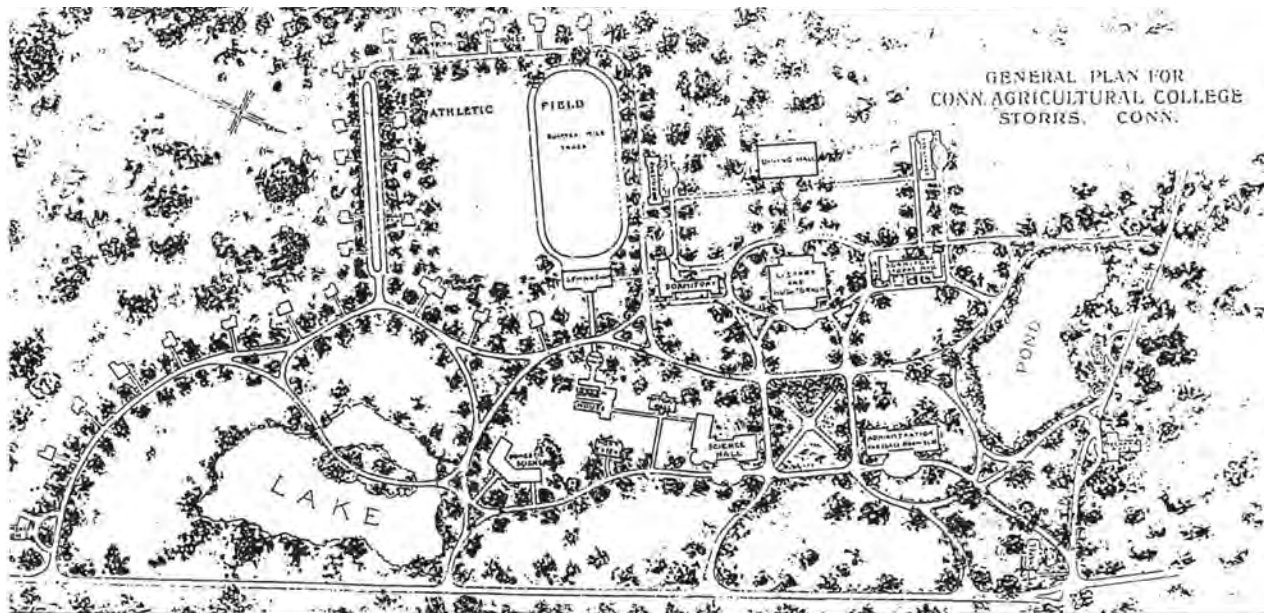
buildings – a result of the diversifying fields of study becoming available at UConn. After the baby boom, the campus saw more moderate growth, but several buildings with a significant impact on the campus were constructed during this era, including the Homer Babbidge Library and the Gant science complex.

UConn 2000 + Ongoing Initiatives

A second wave of major growth for the University started in the 1990s. The past two decades, spurred by the funding for the UConn 2000 Master Plan and 21st Century UConn, have seen the construction of 40% of the buildings standing on campus today, from Gampel Pavilion to the more recent Oak and Laurel Halls.

Planning Considerations

- Understand and respect the history of the campus
- Work within the constraints of the four historic districts in and around the Storrs Campus
- Evaluate the historic significance of buildings and landscapes before removing or replacing them
- Learn from past Master Plans and major periods of campus growth



Charles Lowrie's Plan for the Campus, 1910



Swan Lake, c. 1897



Storrs Road at Mansfield Road, 1949



Storrs Campus, 1899



Student Union, 1952

An Expanding Campus Footprint

UConn's footprint has grown steadily over the past 100 years to encompass a large portion of the current 443-acre main campus. This growth has favored growing outward instead of reinvesting in existing campus areas, resulting in a sprawling academic campus with residential and athletics uses clustered around the periphery.

Planning Considerations

- Preserved land around the campus periphery limits outward growth
- Prioritize reinvestment and renewal over new growth
- Respectful of neighbors and town
- Stormwater / impervious surface coverage requirements must be observed
- Growth related to the sustainability mission of the University



Traditional Growth Model:
Continued peripheral expansion



Reinvestment in Existing Buildings:
Renovation of aging facilities and those in need of repairs or modernization



Densification of the Campus Core:
New buildings are focused on adding vitality to the Main Campus, not expanding outwards



Pre 1900: Connecticut Agricultural College



1900-1920: Charles Lowrie "City on a Hill" Plan



1920-1945: Early Campus Growth



1945-1970: Major Growth After WWII and the GI Bill



1970-1990: A Shifting Center of Gravity as New Academic, Residential, and Athletics Facilities are Built



1990-Present: Growth through UConn 2000 and 21st Century UConn

Aging Buildings and Infrastructure

Although much of the Storrs campus built fabric has been constructed since 1990, a significant number of buildings are aging, in need of renovation, or are approaching the end of their useful life. Deferred maintenance on both newer and older buildings is a constant problem for the University, which has prioritized building new over redevelopment during much of its history.

Building Facts

- There are **9.954 million gross square feet (GSF)** in nearly 440 buildings and other structures on campus
- **65%** buildings on campus (comprising 5.9 million GSF) are over 40 years old
- **58%** of GSF on campus is in buildings over 40 years old
- **32%** of GSF (around 3.2 million GSF) is past useful life or in need of renovation or modernization, based on a conditions assessment of buildings on both the Main and Depot Campus
- There are **42 campus buildings** comprising around **900,000 GSF** contributing to the University of Connecticut Historic District

Planning Considerations

- Uncoordinated planning and investment
- Amount of deferred maintenance to be addressed
- Continuation of aging infrastructure versus new construction
- Many major buildings and complexes are over 40 years old and in need of renovation or replacement
- Older facilities are nearing functional obsolescence, particularly lab and research spaces but also classrooms and residential buildings
- Contributing historic buildings must be assessed for their importance and physical condition



Buildings Constructed Before 1970



Buildings Contributing to Historic District

Circulation & Movement

The existing circulation pattern has evolved over time and includes streets and pathways serving cars, buses, service vehicles, cyclists, and pedestrians. It is a complicated system with clear challenges and opportunities for improvement.

Vehicular Circulation

The UConn campus is linked to two primary arterials – Route 44 and Route 195 – that provide access for the majority of students, faculty, staff, and visitors traveling to campus. Vehicular circulation in and around campus is typically free flowing during much of the day, but volumes spike significantly during morning and evening peak hours, causing delays and queuing at intersections and roadways serving the campus. The combination of high pedestrian activity, motor vehicle activity at parking garages, and the limited number of access routes tends to exacerbate peak hour congestion and contribute to pedestrian/vehicle conflicts on and around the core campus.

Parking

There are approximately 12,800 parking spaces throughout the campus, with primary parking garages located in the campus core. The North Garage, located at one of the busiest intersections on campus, has 1,027 spaces and the South Garage, accessed from Hillside Road, has 1,500 spaces. These are supplemented with considerable surface parking throughout campus, from large commuter lots to on-street parking on campus roads.

Campus Transit

Currently there are 13 buses traveling inter- and intra- the campus, along seven routes serving approximately 1.4 million riders per year. Generally the bus service hours are 7am to 12am and average headways 10-15 minutes during peak day and evenings. Regional bus service is provided by private carriers such as Megabus and Peter Pan, with service to New York City and Boston. The Storrs-Willimantic Bus, operated by the WRTD, runs along 195 between Storrs and Willimantic.

Pedestrian Circulation

Generally, pedestrian and vehicular circulation interfere with each other across the campus, particularly along Storrs Road, N Eagleville Road, and Hillside Road. Improvement of the pedestrian environment both within and beyond the campus core is a critical step in creating a more livable, human-scale, and sustainable campus.

Bicycle Access

The Storrs campus presents an ideal setting for promoting and expanding cycling facilities. Students have, however, expressed concerns with the safety of cycling lanes, inclement weather, storage, and racks. The UConn Cycles bike sharing program has 20 bikes stationed near the library, but they are only available when the library is open.

Service

Service access to buildings is a critical piece of the overall transportation story, but one that also causes significant conflicts. Particularly in the science core along N Eagleville Rd, service vehicles interfere with pedestrian movement, break up open space, add traffic to busy roadways, and diminish the overall aesthetic of campus.

Planning Considerations

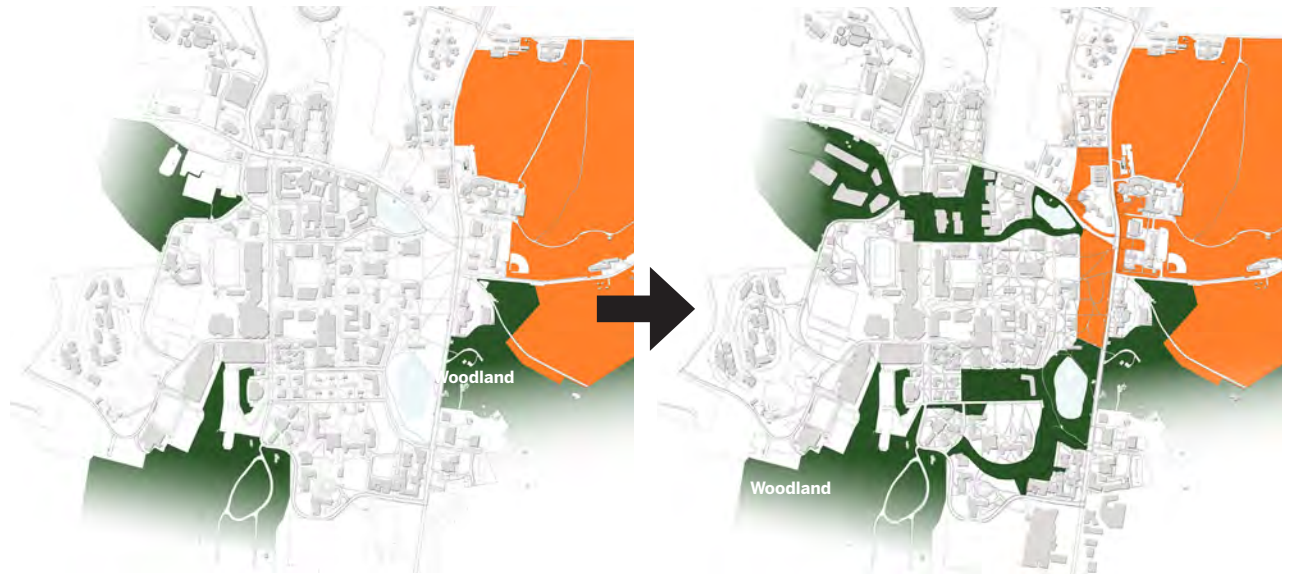
- Address universal accessibility (difficult topography)
- Lack of clarity of streets and pedestrian pathways
- Pedestrian / vehicle conflicts
- Parking in prominent places creates unnecessary congestion
- Opening of N Hillside Road will address some traffic issues, but full impact is unclear
- Increasing importance of bicycles and walkability throughout the year
- Need to stay compact
- Lack of coordination between service vehicles and public access
- Efficient and accessible transit exists on campus
- Lack of coordination with regional transit providers
- Address service needs of buildings while minimizing conflict between vehicles and pedestrians

Landscape Setting

The vegetation of the eastern upland region of Connecticut is largely second-growth forest, punctuated by patches of open agricultural land and wetlands. Within this larger mosaic, the main UConn campus is an anomaly – a vast, continuously open hilltop – containing little habitat diversity and virtually none of the spatial and experiential qualities that characterize the surrounding landscape. The context has been unintentionally marginalized as a result of rapid growth, but it could be reintroduced to strengthen the sense of place and campus identity.

Planning Considerations

- Lack of strong unifying campus landscape
- Re-integrate the campus with its unique natural and cultural setting.
- Rich mosaic of forests, fields, hilltops and ravines that characterize the Connecticut landscape
- More contextual presence in the campus landscape mosaic.



Existing Condition:
Campus Isolated from its Surroundings

Proposed Condition:
Integrated Landscape Setting

Topography & Hydrology

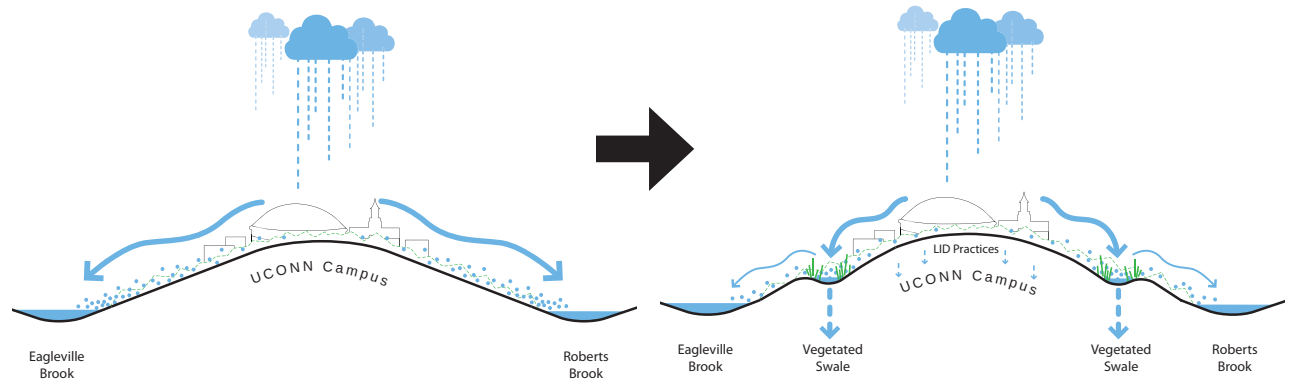
Straddling the Fenton River and Willimantic River watersheds, UConn's campus creates a nearly continuous transect of the ridge. Within this transect is a topographic microcosm of the larger geographic pattern that makes this region unique. While early development of the UConn campus capitalized on its unique natural and cultural setting, the development pattern over much of its subsequent history has tended to conceal the underlying physical structure of the campus and its intrinsic connection to larger ecological patterns.

Regional Context

The Storrs Campus is in the Connecticut Eastern Uplands region, which is composed of glacial drumlin hills divided by river valleys. The campus is surrounded by the Fenton River and the Willimantic River. Landscape and topography are defining features of the UConn campus; together, these systems define the physical and ecological structure of the campus. They also create unique and difficult constraints. The University has legal obligations to limit runoff into nearby Eagleville Brook and Mirror Lake, which both suffer from environmental degradation. These limitations have major impacts on future development of buildings and other impervious surfaces.

Planning Considerations

- Stormwater / impervious surface coverage requirements must be observed
- Impact on larger watershed
- Capturing water and slowing water, maximizing local infiltration
- Understanding the regional hydrological system
- Bringing ecology into view
- Capitalizing on topography to shape the campus and create views



Existing Condition:
Rapid Discharge into Catchment Areas

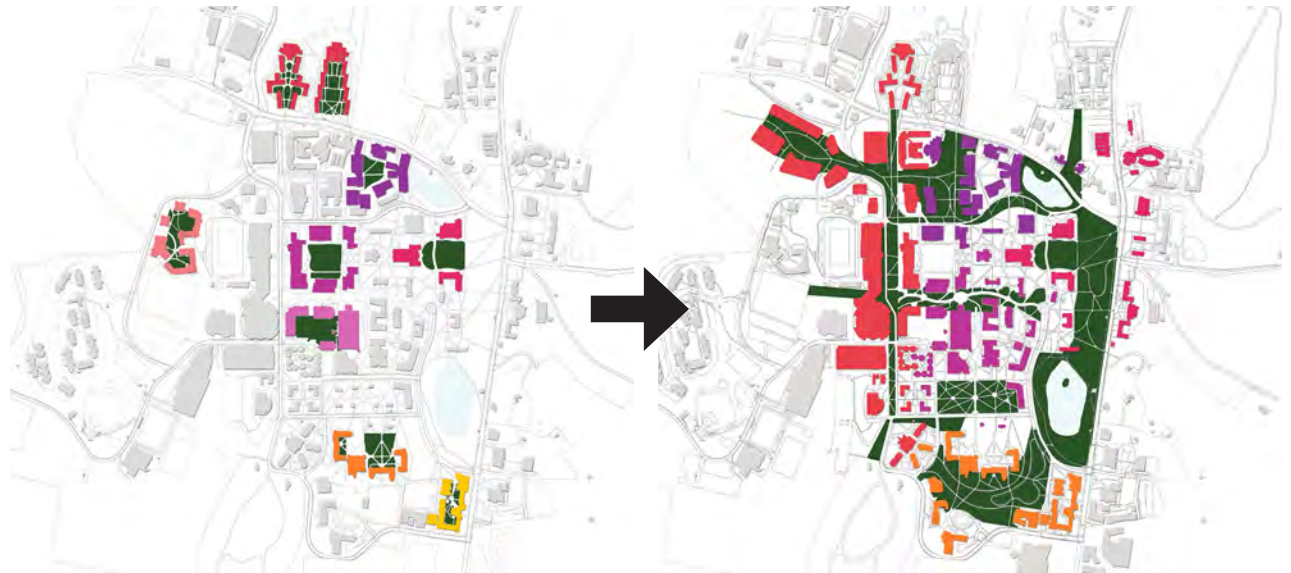
Proposed Condition:
Low Maintenance Working Landscapes

Campus Structure & Identity

The UConn Storrs campus has a variety of green spaces, from quads and the Great Lawn to forest and farmland tracts. These green spaces offer opportunities for recreation and relaxation. They also provide a structure and identity to the campus. While loving attention has been given to landscape spaces that are contained by buildings, large portions of the existing landscape are underutilized and do not contribute to the social vitality or the experience of the campus.

Planning Considerations

- Organic growth has resulted in a lack of clarity
- Develop meaningful and campus-wide open space system
- Need to emphasize placemaking
- Buildings in conversation with one another and with the spaces around them
- Perception of edges
- Sense of arrival and identity of campus
- No deliberate attempt to bring clarity to the organization and structure of the campus – ad hoc, incremental growth



Existing Condition:
Landscapes Contained by Buildings

Proposed Condition:
Neighborhoods Organized by Landscapes

Districts & Land Use

The campus is organized into distinct functional neighborhoods: a strong academic core, flanked to the north by a dense science and research corridor that extends across Route 195 to the east, to the west by a large-scale athletic district, and to the south by a more remote arts district. Residential clusters are distributed around the periphery, with most housing remote from the academic core.

Building Clusters by Primary Use

- Academic Life: most academic functions are integrated into the campus core. Science and research buildings are clustered on the North and East campuses, along N Eagleville Road.
- Student Life: facilities are clustered to the southwest of the campus core. Recreation and Varsity athletics share some spaces, and smaller fields are dispersed throughout the residential clusters.
- Residential Life: multiple clusters at the remote campus edges lead to a campus core that empties out at night and to pedestrian-vehicular conflicts during the day. Dining Halls are associated with most residential clusters.

Planning Considerations

- Traditional growth has segregated uses into different zones
- Very little residential integrated in campus core – this has issues and benefits
- No precedent on campus for “live/learn” concept
- Major functional areas have little room to expand
- Address future use of South Campus, areas east of Storrs Road, and campus gateways



Academic Life: Science + Academics



Residential Life: Residence Halls + Dining Halls



Student Life: Athletics, Recreation + Student Services

A Campus Planning Framework

Summary of the Framework Vision

The Master Plan combines the Goals and Principles, Space Needs Analysis, and key findings about the current campus into a comprehensive development strategy that will be phased in over the course of the next 20 years. The framework plan accommodates current space needs, priority projects, and projected space needs for the next 10 years. The Plan proposes a strategy for maintaining and reusing existing buildings over this time frame as well as proposing new buildings and landscape enhancements. It provides direction for developing and enhancing distinct character in each of the different campus neighborhoods. The Plan is unified with unique and distinctive landscape, a comprehensive sustainability framework, forward-looking infrastructure and utilities, and a comprehensive transportation strategy covering the full range of movement throughout the campus.

Near-Term Campus Plan: 2015-2025

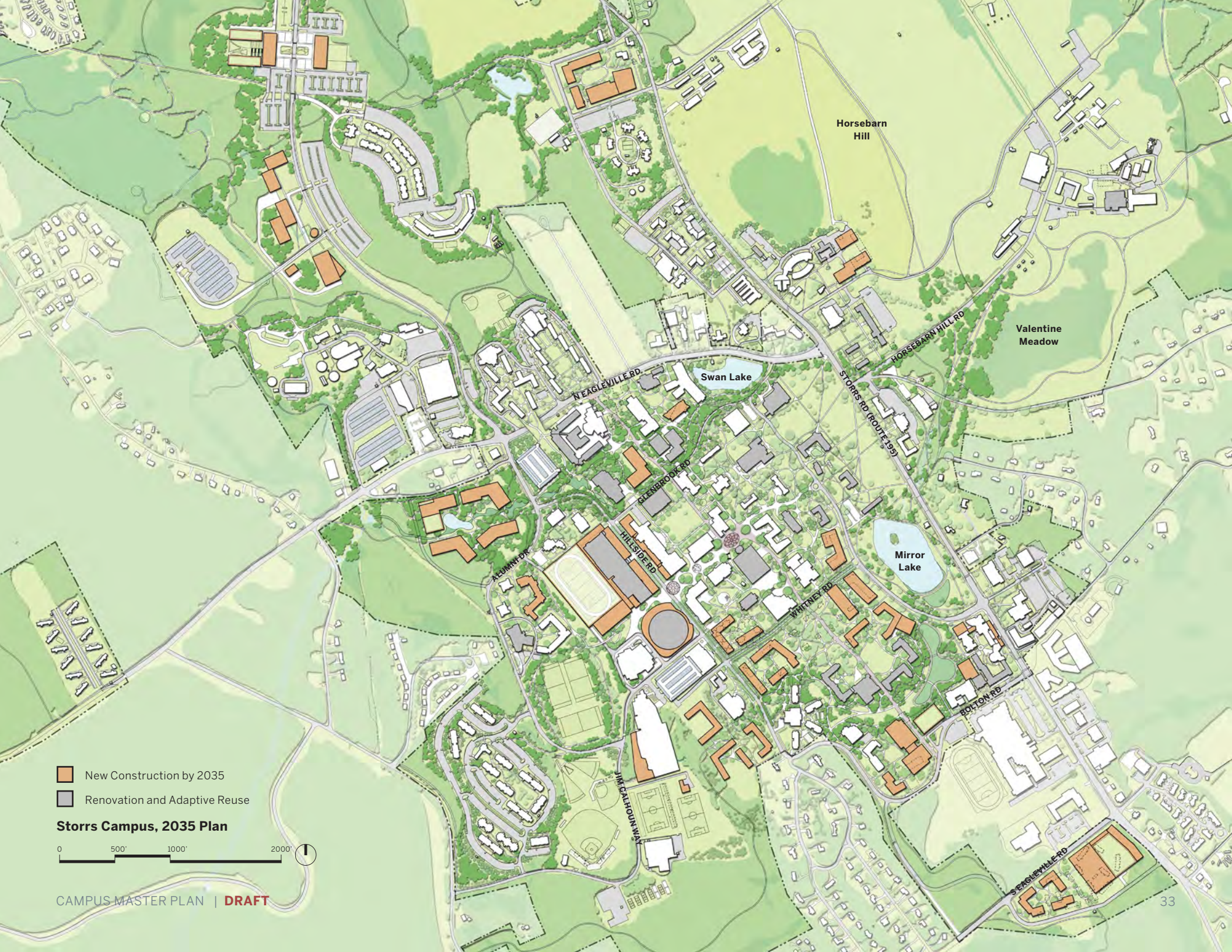
In the next 10 years, growth in the campus will be focused on leveraging investments through Next Generation Connecticut, including two new science buildings, residence halls, parking, and utilities upgrades. The near-term plan will also address priority projects such as major renovations to aging buildings like Gant, removal of buildings that are well past useful life like Torrey, and expansion of athletics programs that need additional space for varsity, intramural, and community functions. Landscape and infrastructure upgrades in the near term will be focused on advancing and augmenting these priority projects, as well as taking steps towards a longer-term vision for a more sustainable UConn campus. Primary goals during this phase of campus growth include the following:

- Efficiently direct projects and funding through Next Generation Connecticut
- Accommodate 1,000 - 5,000 new undergraduate students
- Double research expenditure
- Prioritize implementation of the “Big Ideas”
- Set groundwork for future Implementation

Long-Term Campus Plan: 2025-2035

Building off of near-term growth spurred by Next Generation Connecticut, the following 10-year phase will focus on continued growth in all of the campus' mixed-use neighborhoods, with a particular emphasis on expanding the importance of Hillside and on the two new science districts in the Northwest and South areas of campus. Significant possibilities for both residential and academic or research growth exist in the long-term plan, although the exact trajectory of this growth will be determined based on new student enrollment and addition of faculty. Primary goals during this phase of campus growth include the following:

- Continue growth trajectory established in first 10 years
- Pair major landscape improvements with new buildings
- Address on-campus housing shortfall
- Additional investment in science and research



-  New Construction by 2035
-  Renovation and Adaptive Reuse

Storrs Campus, 2035 Plan



Seven Big Ideas for the Campus

The campus planning framework is based on an understanding of the Academic Plan and collaboration with the University community and other stakeholders. These are manifest in the physical plan through seven overarching concepts – the “big ideas” – that guide the Master Plan:



Creating a Vibrant Student Precinct along Hillside Road

Improvements will be made to the streetscape to reinforce the idea of a campus “Main Street,” bringing active uses to street level and showcasing activity in existing buildings through greater transparency and porosity. Over the next ten years, the Student Union will be further expanded to present an open and vibrant face to Hillside Road. Deferred maintenance of Gampel Pavilion will be completed, and the first phase of a new Recreation, Health, and Wellness Center will supplant the Field House, fundamentally changing the character of Hillside Road. In the long term, a new concourse may be added to Gampel along an extended Fairfield Way connection. New residence halls on the southern end of Hillside will reinforce the character established in early phases.



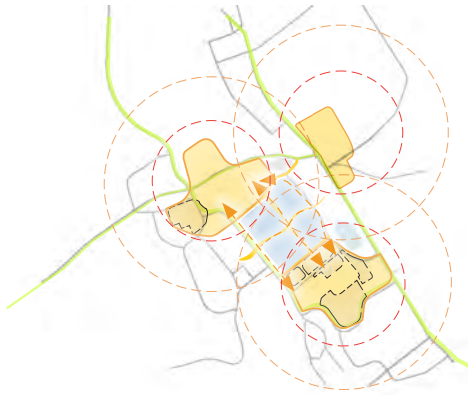
Centralizing Administration in the Heritage District

Wilbur Cross, the historic heart of the campus, will be renovated and repurposed as a central hub for University administration. Improvements will be made to Mansfield Road, extending the enhanced pedestrian experience of Mansfield Way to Whitney Road and unifying the Heritage District. In the long term, most – if not all – of the historic buildings in the district will be renovated or restored, and improvements will be made to the landscape of the Heritage District that will set this precinct apart as a distinct part of campus. Landscape improvements will bring renewed activity to the Heritage Green fronting Wilbur Cross, and updates to the Great Lawn will reinforce it is an asset to all students and a beautiful public face for the University.



Strengthening the Academic Core as an Interactive Knowledge Hub

Over the next ten years, renovations will be made to Homer Babbidge Library. An off-site, climate-controlled archive will be established at Depot Campus to free up space in the library, allowing for its transformation into a collaborative, social and knowledge hub geared towards 21st century needs. In the long term, renovations will be made to upgrade other nearby buildings, like the Whetten Graduate Center and the Dodd Research Center to support the library and create an integrated knowledge precinct. Investments will be made into the expansion of digital resources. The raised hardscape terrace should be reconsidered as a key campus crossroads, with spaces to accommodate both students and faculty in all seasons.



Expanding Multi-Use Districts

Over the next ten years, the existing science precinct will be strengthened with the renovation of the Gant complex and the addition of a new engineering building to complete the Pharmacy Quad. Landscape improvements associated with these projects will clarify the framework for this district. To the south and west, residential precincts will be expanded and strengthened with the addition of up to five new undergraduate residence halls. In the long term, the University will continue to expand the sciences into new precincts in the north, south, and east campuses beyond the initial Next Gen investment. The Tech Park and preserved recreational greenspaces will be completed. South Campus will be strengthened further with the replacement of aging residential halls and the addition of new University housing.



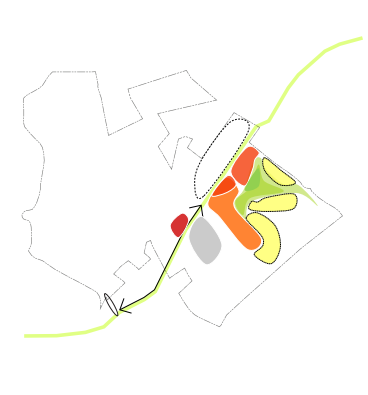
Creating a Memorable Campus Gateway

A memorable gateway experience will be created on all campus approaches to take advantage of UConn's unique setting and historic assets, beginning with the entry sequence at the peripheries of campus and extending to strategic points of arrival in the campus core. Over the next ten years, landscape improvements will be made along the roadway at the North Gateway, renovations will be made to historic structures, and new gateway buildings will frame the entry sequence. A new hockey arena on Storrs Road will fundamentally change the experience of the Southern Gateway. An enhanced connection between Mirror Lake and Valentine Meadow will impact the ceremonial entry, amplifying the University's commitment to sustainable, resilient landscapes. Improvements to Whitney Road will transform this roadway into the University's new front door.



Enhancing a Unique and Distinctive Landscape

Landscape will become the fundamental structural component of the UConn campus over the next twenty years, offering clarity of place and many different experiential qualities. The North Woodland will begin in the science precinct and continue down through X Lot to Eagleville Brook. The South Woodland will be targeted to repair environmental conditions at Mirror Lake and enhance the ceremonial entry sequence. A new South Campus Commons will be established with the removal of existing Faculty Row houses and preservation of historic trees. Clear north-south and east-west axes will be clarified; major improvements to campus pathways will strengthen the pedestrian experience; and the "campus Arboretum" concept will be expanded to enliven the landscape in all seasons and enhance species diversity.



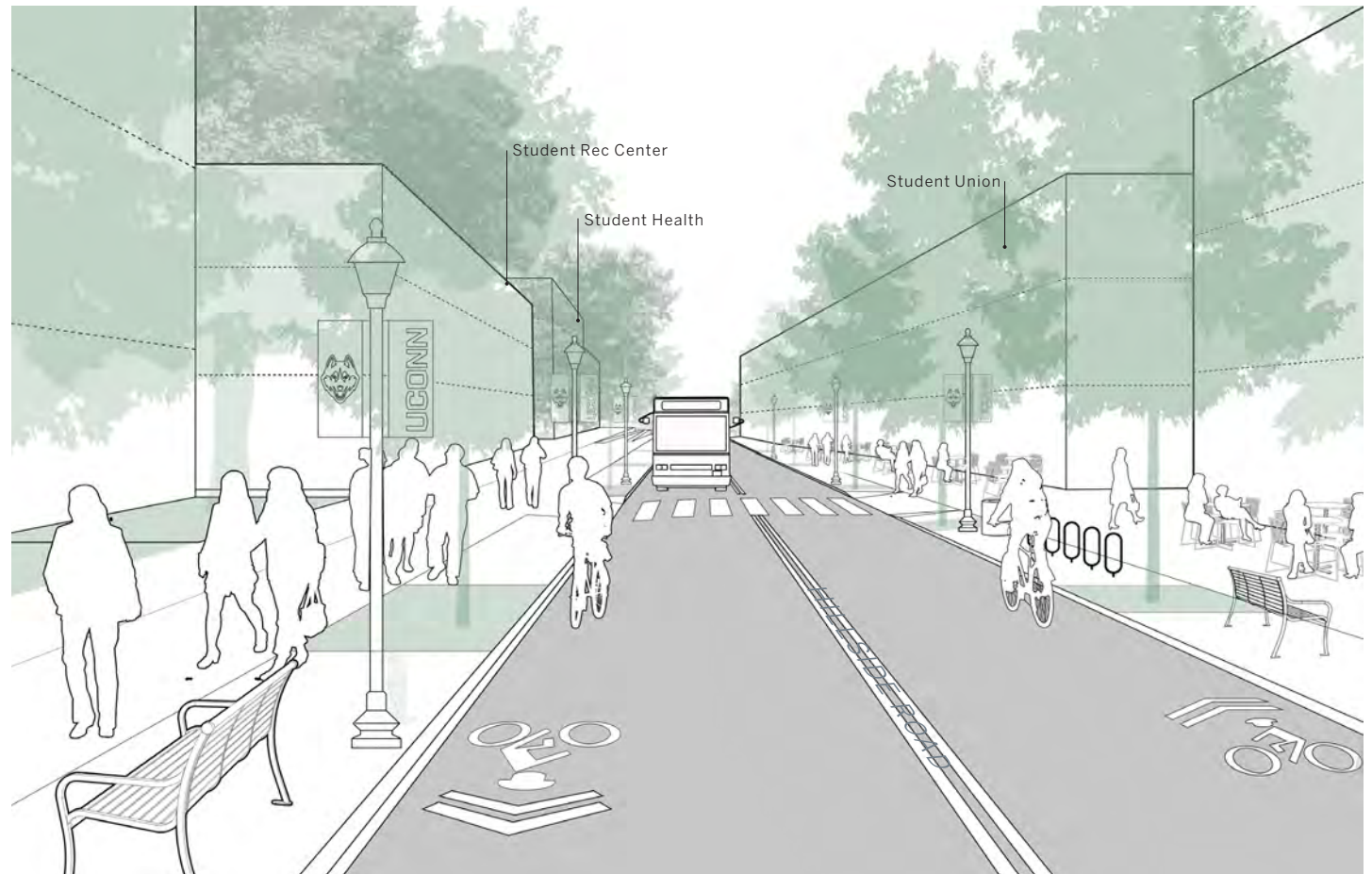
Exploring Depot Campus Opportunities

Over the next ten years, measures will be taken to protect buildings contributing to the historic district from further deterioration. Historic buildings will be restored and repurposed, with renovations paired with the documentation and demolition of selected buildings as needed to make way for new development. A market feasibility study will be undertaken to explore long-term, public-private partnerships for development of the site. Recreational Trail improvements will be made at Spring Manor Farm to enhance the Willimantic River Greenway. In the long term, a neighborhood of graduate student, family, and faculty housing will be developed as a part of a sustainable village, driven by public-private partnership. The exact details of this neighborhood remain to be defined.

Building the Vision: A New Campus Main Street

View Looking North on Hillside

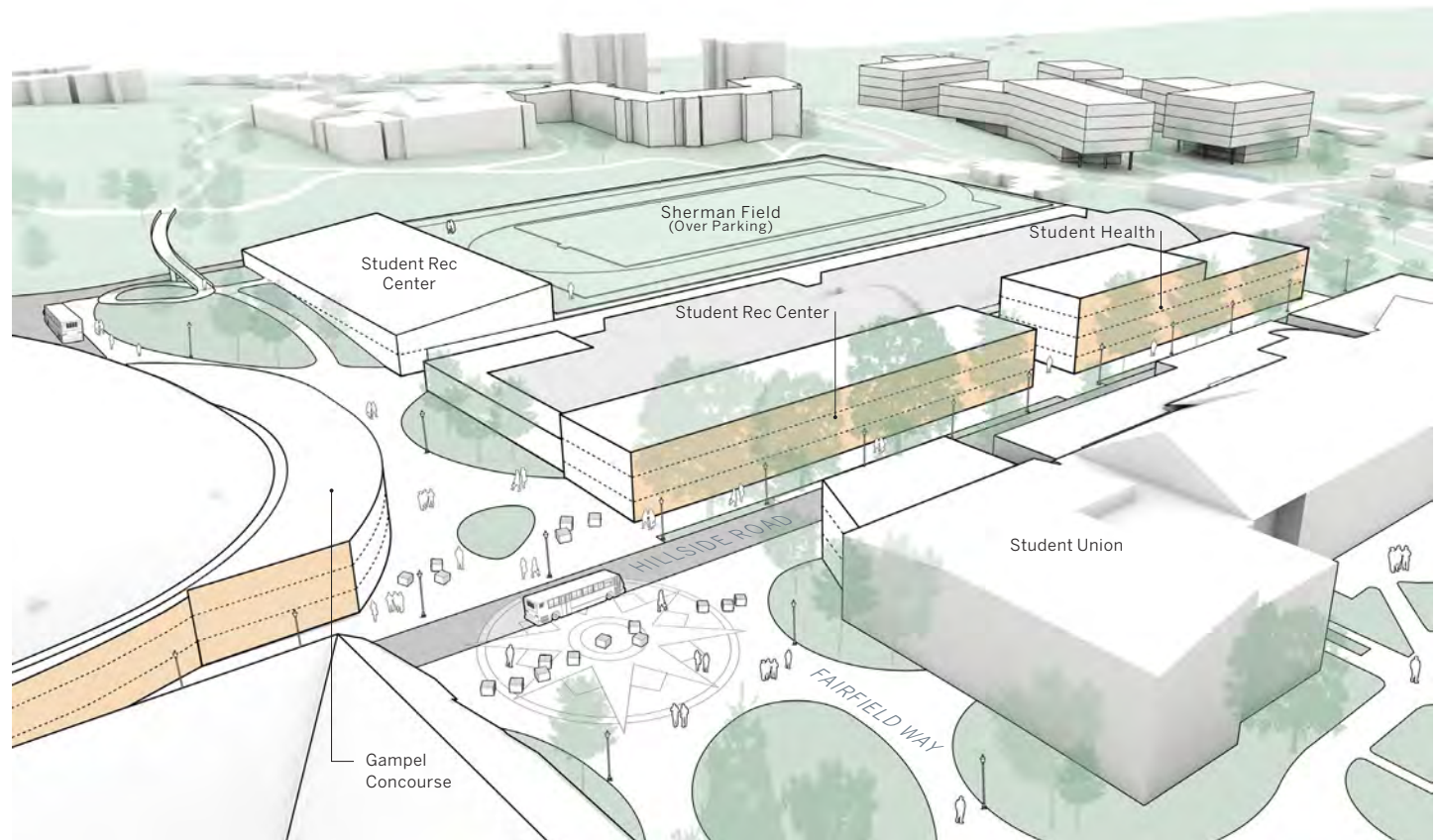
Hillside Road will be re-envisioned to become the University community's Main Street. Consolidation of student activities and services here will be a catalyst to transform Hillside Road into an interactive center for student life. Car traffic will be minimized and usable open space created, activated by a new Recreation Center, Student Health Center, and Student Union expansion.



Building the Vision: A Vibrant Student Hub on Hillside Road

View Above the Student Union and New Student Rec Center

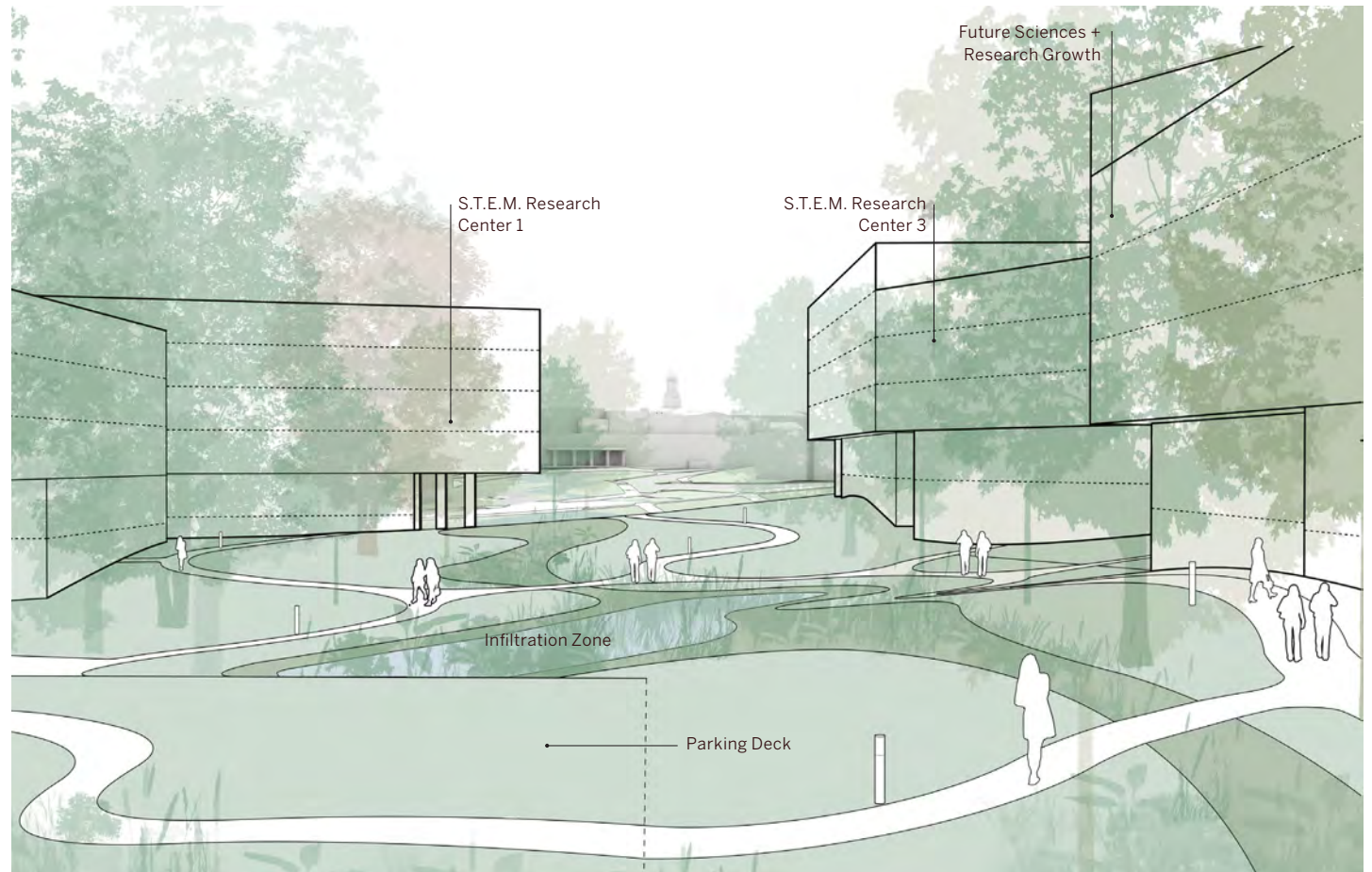
Permeability between indoor and outdoor spaces will create opportunities for buildings on either side of the street to have a dialogue with each other. This will be the heart of undergraduate life and a nexus of campus activity – a true linear gathering place and campus “Main Street” that puts activity on display and supports a total mind and body focus on health and wellness.



Building the Vision: A New Science and Research Quad

View of the NW Science Quad, Looking Towards Wilbur Cross

An outgrowth of major STEM investments through Next Generation Connecticut, this collection of mixed lab and office spaces will occupy the prominent corner of N Eagleville Road and Hillside Road, which is currently one of the largest surface parking lots on campus. The buildings will include space devoted to translational research, teaching, and administration, as well as significant landscape improvements to mitigate local stormwater impacts. This new quad – in both its indoor and outdoor spaces – will create opportunities for socialization, foster collaboration, and facilitate interdisciplinary research.

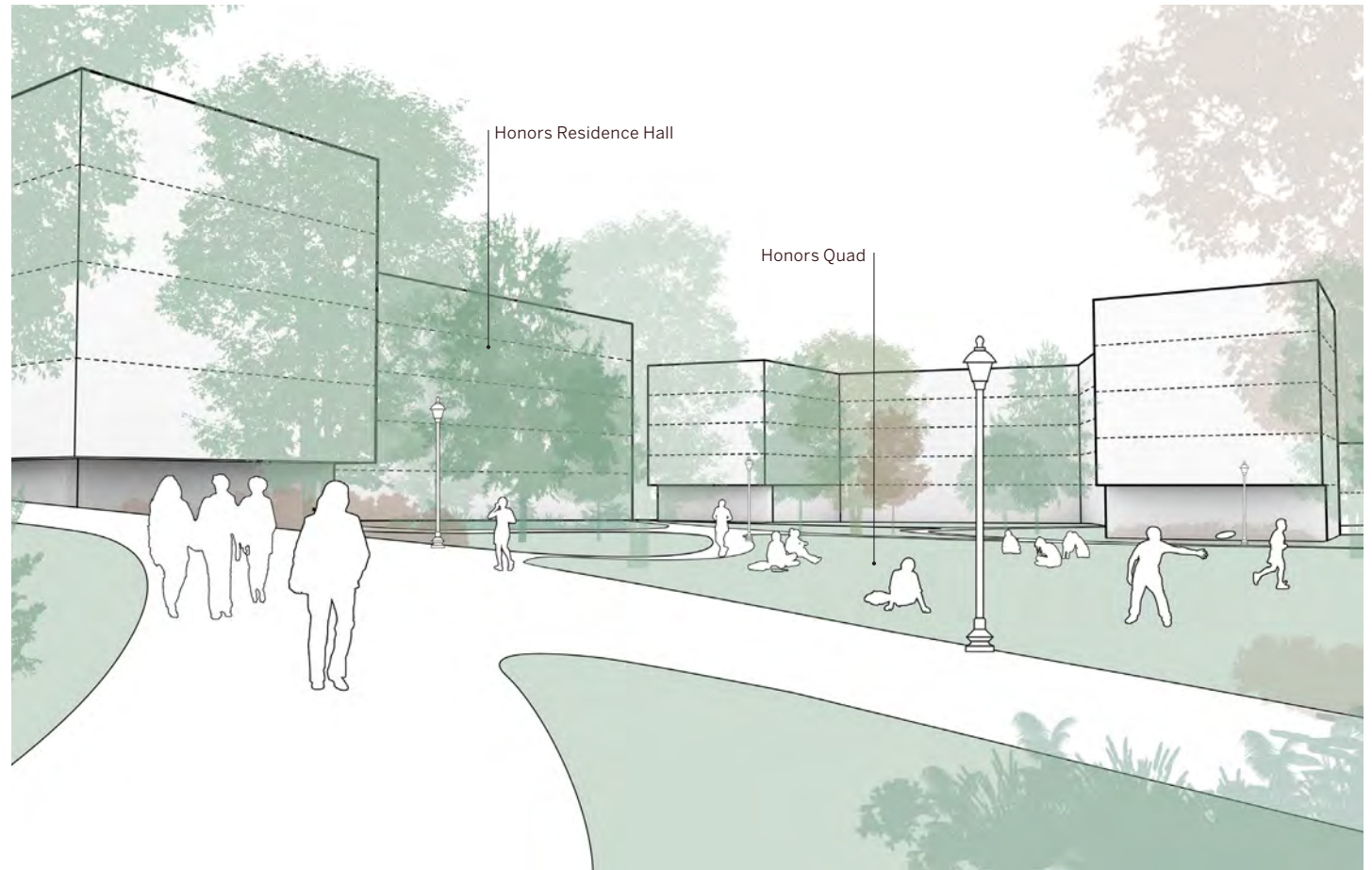


Building the Vision:

Expanded Residential and Live/Learn Communities

View of the Honors Residence Area

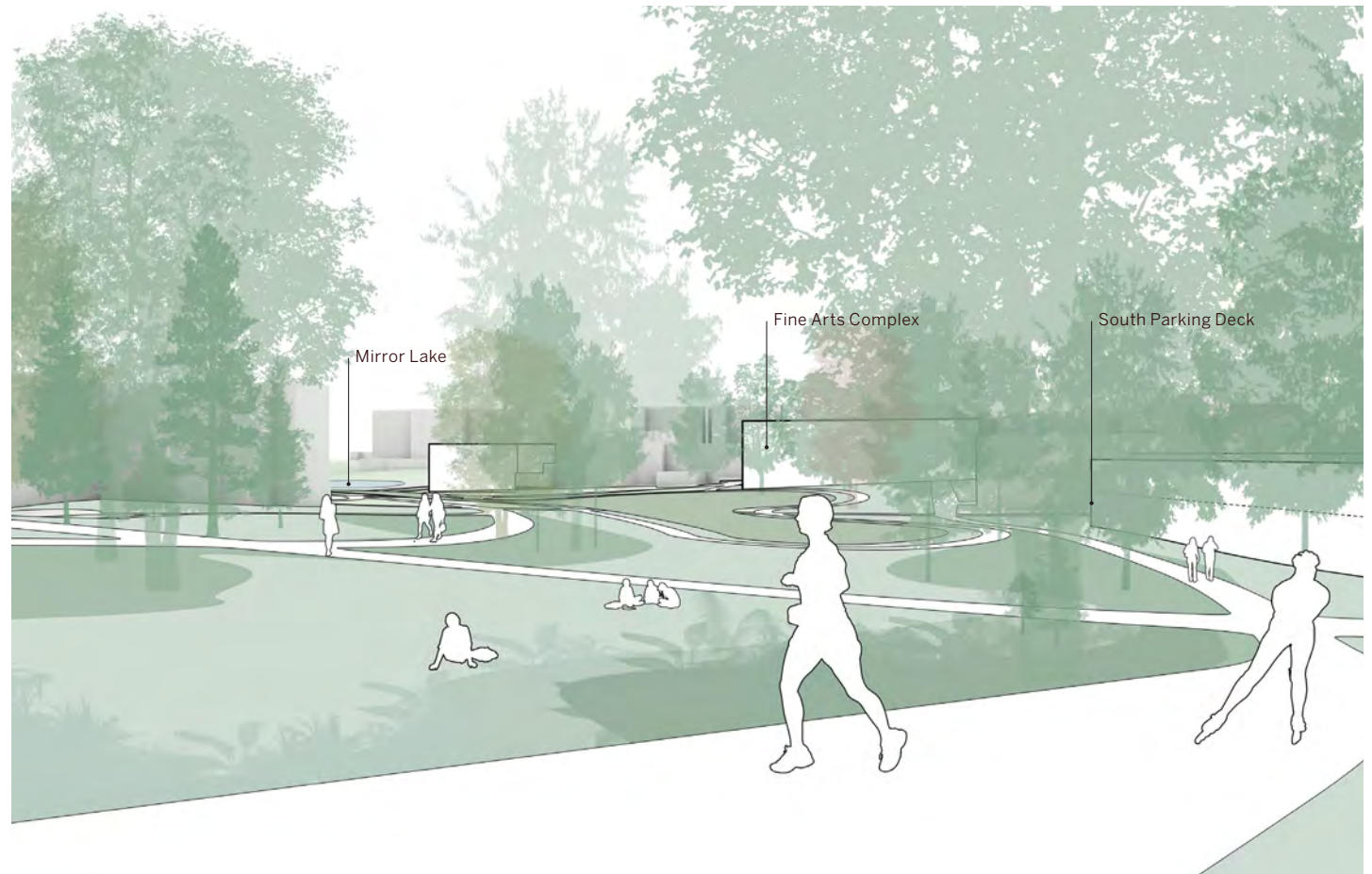
The University's goal to broaden the definition of living and learning communities to achieve a campus that promotes deep and meaningful student engagement – where active students experience the entire campus as a place of living, learning, and discovering – will be manifested in the physical plan. New districts will create an integrated live-work-play environment. Research facilities will be expanded to enable interdisciplinary initiatives and collaborations. The physical plan will support future modes of teaching and learning. Most critically, on-campus housing options will expand significantly to support enrollment growth targets. One priority project for the University to achieve these targets, – the Honors Residence Hall – will provide new undergraduate beds along with high-quality quad and playfield spaces.



Building the Vision: Campus Woodland Corridors

View Looking North Towards Mirror Lake

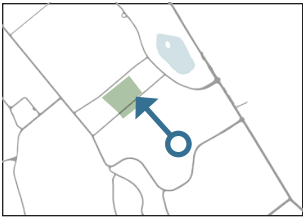
The vegetation of the eastern upland region of Connecticut is largely second-growth forest, punctuated by patches of open agricultural land and wetlands. Within this larger mosaic, the main UConn campus is an anomaly – a vast, continuously open hilltop – containing little habitat diversity and virtually none of the spatial and experiential qualities that characterize the surrounding landscape. In order to better integrate the campus into its context and improve the day-to-day experience of moving through the campus, a series of woodland corridors are proposed. Larger stormwater management features would be embedded within these corridors, providing both ecological and experiential benefits and opportunities for outdoor learning.



Building the Vision: The South Campus Commons

View Looking North along the Academic Way

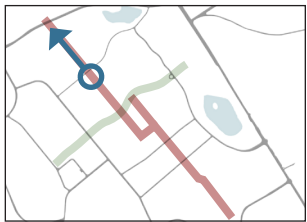
One of the largest concentrations of mature canopy trees on campus occurs in an underutilized remnant of the Connecticut Agricultural College formerly known as Faculty Row. Situated along the Academic Way and surrounded by potential building sites, this space is ready-made to become an honorific yard similar to those found at many other elite institutions of higher learning. Improvements to the Walk, selective planting of new trees, and new buildings that frame and amplify the space will make this area a new heart of the South Campus.



Building the Vision: Formalizing the Academic Way

View Looking North Towards the Residential Quads

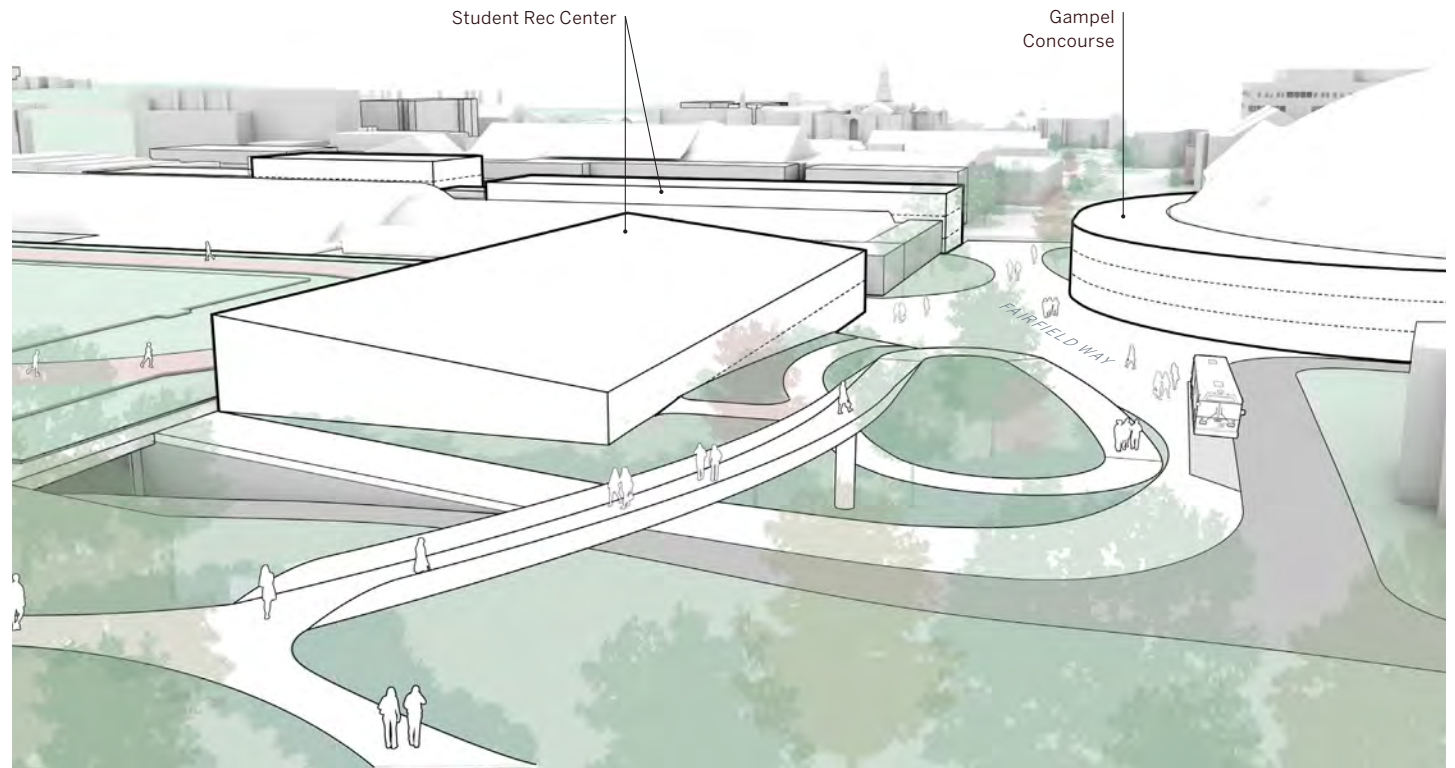
The Academic Way – which, in many places today, is fragmented or missing completely – will be transformed to become a true central artery of campus pedestrian movement. A formal promenade as counterpoint to Fairfield Way's curvilinear garden, the Academic Way will link residence halls, academic buildings, fine arts facilities, and key campus destinations along the primary north-south axis of campus.



Building the Vision: Extending the Importance of Fairfield Way

View Looking East from the Hilltop

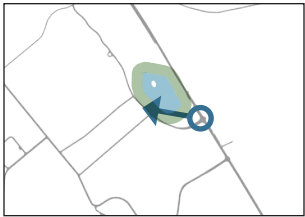
Building upon the latent potential for Fairfield Way and the Academic Way to become places for both movement and respite in the heart of the academic core, a horticultural overlay will transform these corridors into linear gardens. Complementing the proposed woodland corridors, these garden corridors will display a broader range of plant species adapted to the local climate. At the same time, Fairfield Way will also be extended west up to the hilltop, creating a seamless east-west axis across the entire campus as a way of simplifying pedestrian movement and wayfinding. This new extension will tie into growth of recreation and other active student uses behind the existing Field House.



Building the Vision: Improved Mirror Lake and a New Ceremonial Entry

View Looking West along the South Side of Mirror Lake

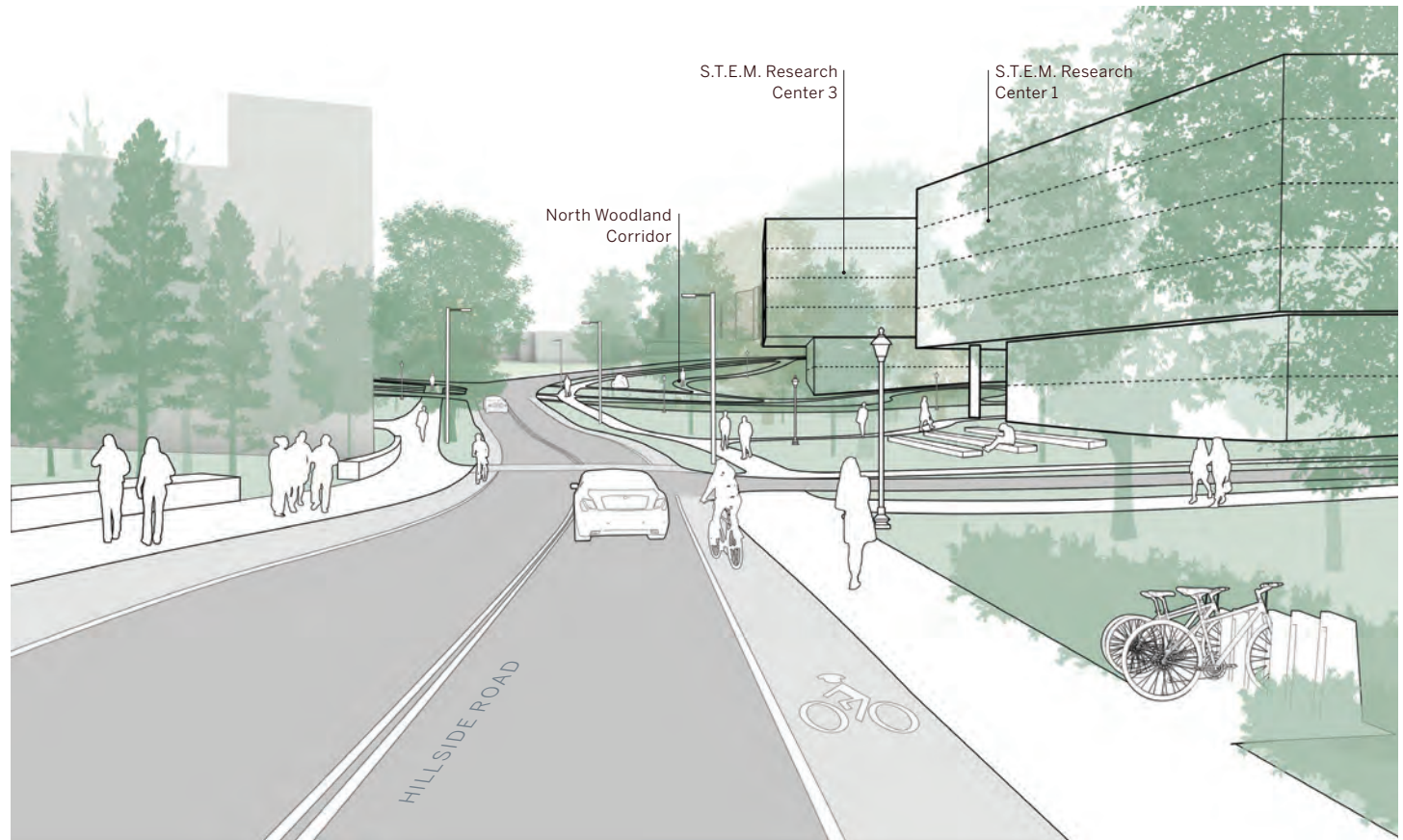
Part of the original 1910 campus master plan, the lake today is an iconic part of UConn's image, creating the foreground to campus buildings from Storrs Road. The lake does, however, suffer from environmental degradation that must be addressed in the coming years. While improving the health of the lake, the University should take the opportunity to improve the overall hydrological performance of South Campus, better connect under Storrs Road to other storage areas, improve plantings, expand access to the water's edge, and celebrate the lake as a key component of a new visitor entry sequence. New buildings will leverage this great asset while creating a new public edge to the campus.



Building the Vision: Balanced Streets and Circulation

View Looking South from the Intersection of Hillside and N Eagleville Roads

Improvements to campus transportation and parking elements seek to limit and even reverse current congestion problems while encouraging alternate mode choices. The University can simultaneously address congestion issues, work towards its sustainability goals, and build a revitalized 21st century campus by creating balanced, safe, aesthetically pleasing streets and pathways through campus. Streets should accommodate all users and mode types, including pedestrians, bikes, cars, service vehicles, and buses.



The Natural Landscape

Capitalizing on UConn's unique setting in rural Connecticut, the landscape framework challenges the status quo by re-asserting the primacy of larger topographical, hydrological, and ecological patterns in shaping future development.

Corridors currently dominated by wide roadways and expansive parking lots will be transformed into pedestrian-oriented spaces that evoke the natural landscape and allow stormwater runoff to be re-absorbed into the ground. These green corridors will serve as unifying elements for the north and south districts of campus, they will contribute to mitigating the campus' stormwater runoff in a sustainable working landscape, and they will serve as gateways to the region's parks and recreational

areas, supporting the goal of promoting health and wellness. Benefits will be both ecological and experiential and provide additional opportunities for outdoor learning.

The landscape framework seeks to transform the Storrs campus over the next two decades into a place that is uniquely Connecticut, embraces its history and its future, is adaptable to changing circumstances, and is a source of pride for the UConn community.

Master Plan Strategies

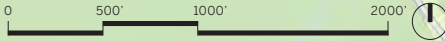
- Coordinate topography with stormwater capture
- Employ low impact development (LID) strategies such as green roofs and rain gardens at the building scale
- Use larger stormwater management infiltration areas to capture and convey water to downstream basins
- Introduce the north and south Woodland Corridors to better integrate the campus into its context and improve the day-to-day experience of moving through the campus
- Expand the diversity of planting types on campus and enhance the experiential qualities and educational value of the campus arboretum.
- Expand connections to the University's larger trail system and regional recreation corridors
- Identify and protect existing significant trees





- 1 North Woodland Corridor
- 2 South Woodland Corridor
- 3 Eagleville Brook Connection
- 4 Roberts Brook Connection
- 5 Trail System Connections
- 6 Gateway Landscape Improvements

Storrs Campus Natural Landscapes



Formal Landscapes & Placemaking

UConn is blessed with a series of landscape spaces and features that have become an integral part of its identity, from icons like the Great Lawn and Mirror Lake to more intimate gardens, groves, terraces, and courtyards that provide the setting for meeting, gathering, play, and relaxation. By making the creation of a unique and distinctive landscape one of the central ideas of the Master Plan, the opportunity exists to enhance these open space assets and link them to one another with new landscapes that will enrich the daily campus experience.

The function and character of existing courtyards and quads will be improved and new spaces for movement and gathering created. Faculty Row is re-imagined as an honorific landscape commons amongst a grove of mature canopy trees. A new system of walkways that better serve the way pedestrians and bicycles move through the campus is proposed in areas of the campus where the existing system is inadequate at best.

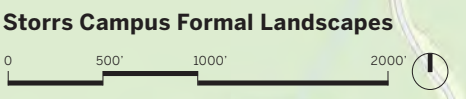
Master Plan Strategies

- Particularize courtyards to respond to their immediate adjacencies and surrounding buildings' activities
- Use buildings to frame new spaces and create a dialogue between buildings and landscape
- Create strongly identifiable places through variation in topography, vegetation, and materials.
- Create a new South Campus Commons by removing the Faculty Row Houses and associated surface parking lots
- Cluster new science growth around a major new quad space at X Lot
- Improve the functionality of the Wilbur Cross lawn for both day-to-day use and special events.
- Use existing and introduced topography to support seamlessly accessible landscape connections over major roadways and to all outlying residential areas
- Provide year-round comfort by responding to the particular microclimate of each space.
- Activate the winter landscape with evergreen plantings and cold-weather programming, such as a seasonal skating rink in the Main Quad
- Integrate high-quality, permanent or temporary art installations





- Formal Quad Spaces
- 1 Northwest Science Quad
- 2 Great Lawn Improvements
- 3 South Campus Commons
- 4 Academic Way Improvements
- 5 Fairfield Way Extension
- 6 Mirror Lake / Edge Improvements



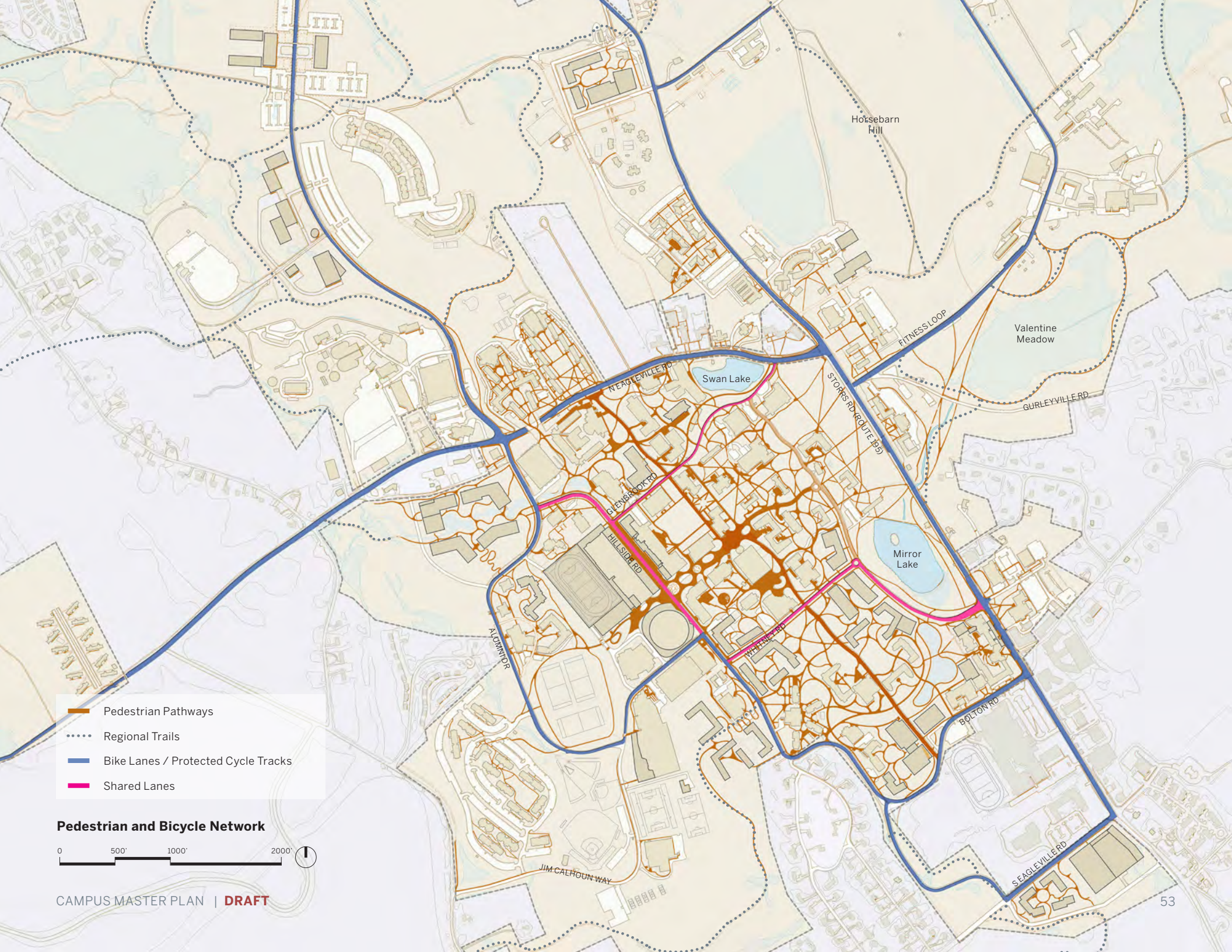
A Pedestrian-Focused Campus

A unique aspect of the campus experience is achieved through the pathways and trails of differing characters that connect the campus together. The campus walking environment will be improved through clear pedestrian corridors, enhanced pedestrian trails, and upgraded pedestrian crossings at major roads. Bicycle facilities throughout campus should be enhanced and expanded. These strategies will simultaneously improve campus transportation efficiency through decreased auto congestion.

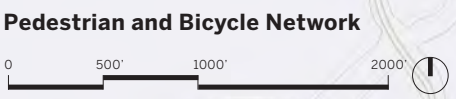
Master Plan Strategies

- Establish pedestrian sovereignty in the campus core by pushing cars to a primary campus loop road, with access to parking
- Enhance and extend the Academic Way to reinforce its primacy as the main north/south pedestrian spine for the campus
- Reduce the perceived distance across campus by providing experiential variety along walkways
- Upgrade to ADA compliant routes through the Heritage Campus
- Install high-visibility crosswalks on major roads such as Storrs Road and N Eagleville Road
- Provide leading pedestrian intervals along major roads, allowing crossings before vehicles are provided with green lights
- Add bulbouts and neckdowns to shorten crossing distances across major roads
- Convert Hillside Road into an active street designed for pedestrians and limited to only occasional transit and maintenance vehicles
- Clarify wayfinding signage for pedestrians, to direct users to desirable routes and on-campus pathways
- Install street trees and planters along sidewalks adjacent to major roadways, such as Storrs Road and N Eagleville Road, in order to beautify the area and provide a more pleasant walking environment
- Provide creative incentives for students, faculty, and staff to choose walking as a mode of transport for all short trips around campus under one mile
- Clarify the campus bicycle plan with a simple, interconnected system of dedicated and shared lanes
- Improve bike network and facilities, including possible development of campus bikeshare system





- Pedestrian Pathways
- Regional Trails
- Bike Lanes / Protected Cycle Tracks
- Shared Lanes

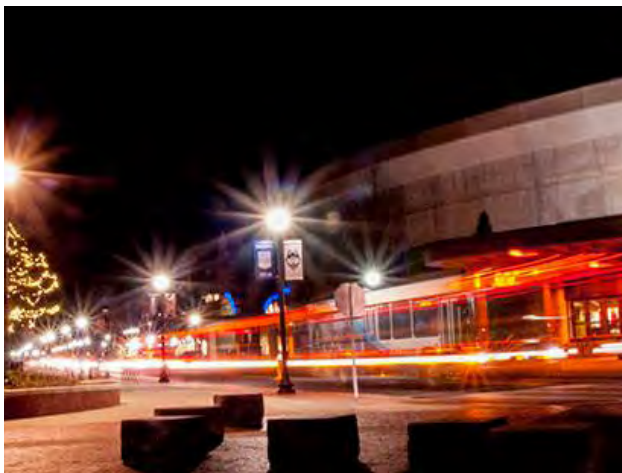


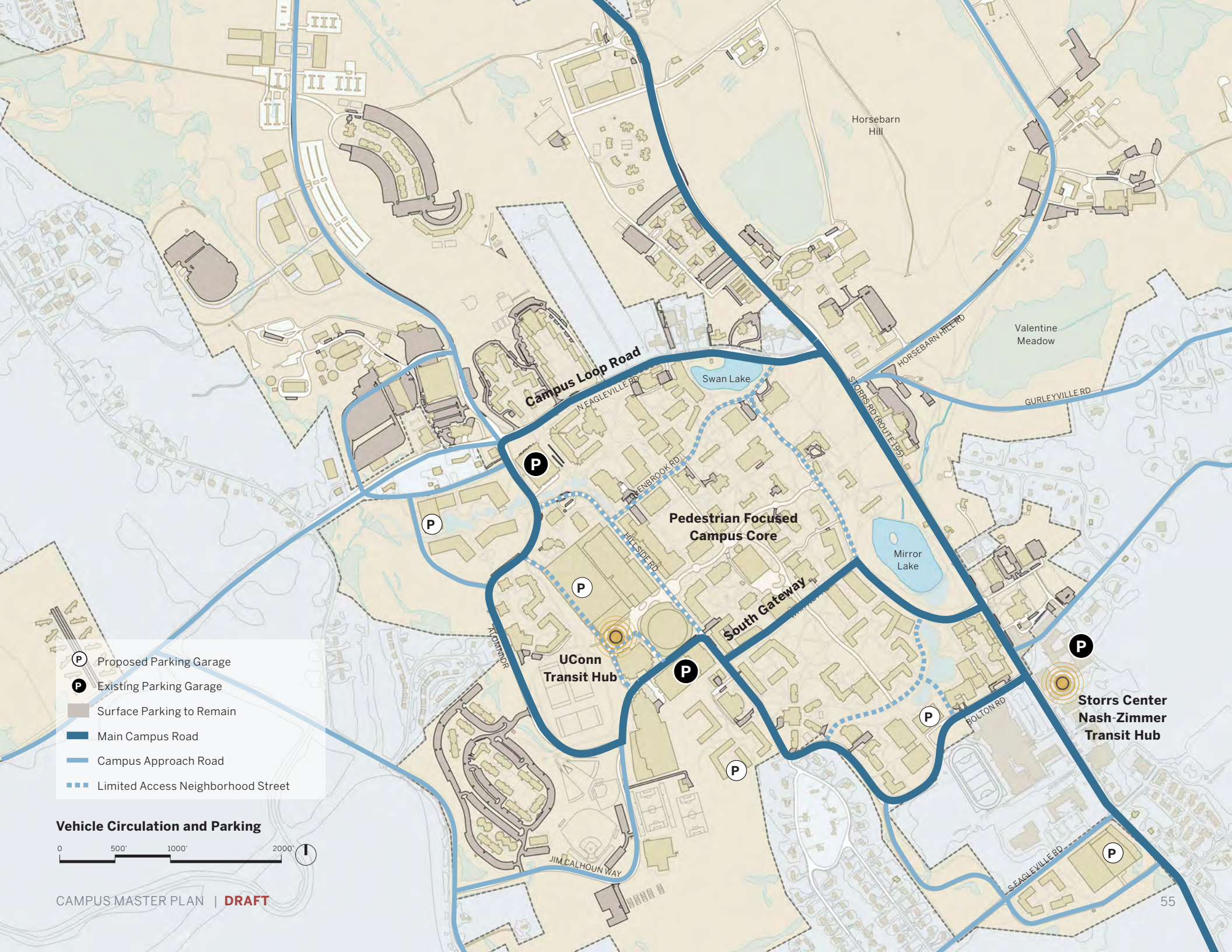
Vehicle Circulation and Parking

Recommendations for improvements to campus transportation and parking elements seek to limit and even reverse current congestion problems while encouraging alternate mode choices. Through various strategies, the University can simultaneously address the congestion issue and work towards its sustainability goals and a revitalized 21st century campus.

Master Plan Strategies

- Limit vehicular access on certain corridors, such as Hillside Road, to reduce vehicle/pedestrian conflict
- Invest in congestion relief through targeted roadway upgrades, such as the Hillside Road extension to Route 44 and a link from Bolton Road to S Eagleville Road
- Implement Transportation Demand Management (TDM) measures to suppress overall auto demand
- Better define gateways, with redesigns at problem intersections
- Review signalization and timing
- Add parking facilities along the campus perimeter to reduce the number of vehicles entering the core
- Invest in a Smart Parking system to evaluate current parking utilization, reduce congestion and idling, and plan for future parking needs
- Improve campus transit shuttle bus service by simplifying routes, guaranteeing headways of less than 10 minutes, and enhancing bus stops with shelters and real-time bus tracking information
- Define a clear visitor entry sequence from Mansfield Road to Whitney Road to the South Garage. Consider possible removal of Gilbert Road.





Campus Loop Road

Pedestrian Focused
Campus Core

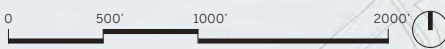
South Gateway

UConn
Transit Hub

Storrs Center
Nash-Zimmer
Transit Hub

-  Proposed Parking Garage
-  Existing Parking Garage
-  Surface Parking to Remain
-  Main Campus Road
-  Campus Approach Road
-  Limited Access Neighborhood Street

Vehicle Circulation and Parking



Campus Buildings

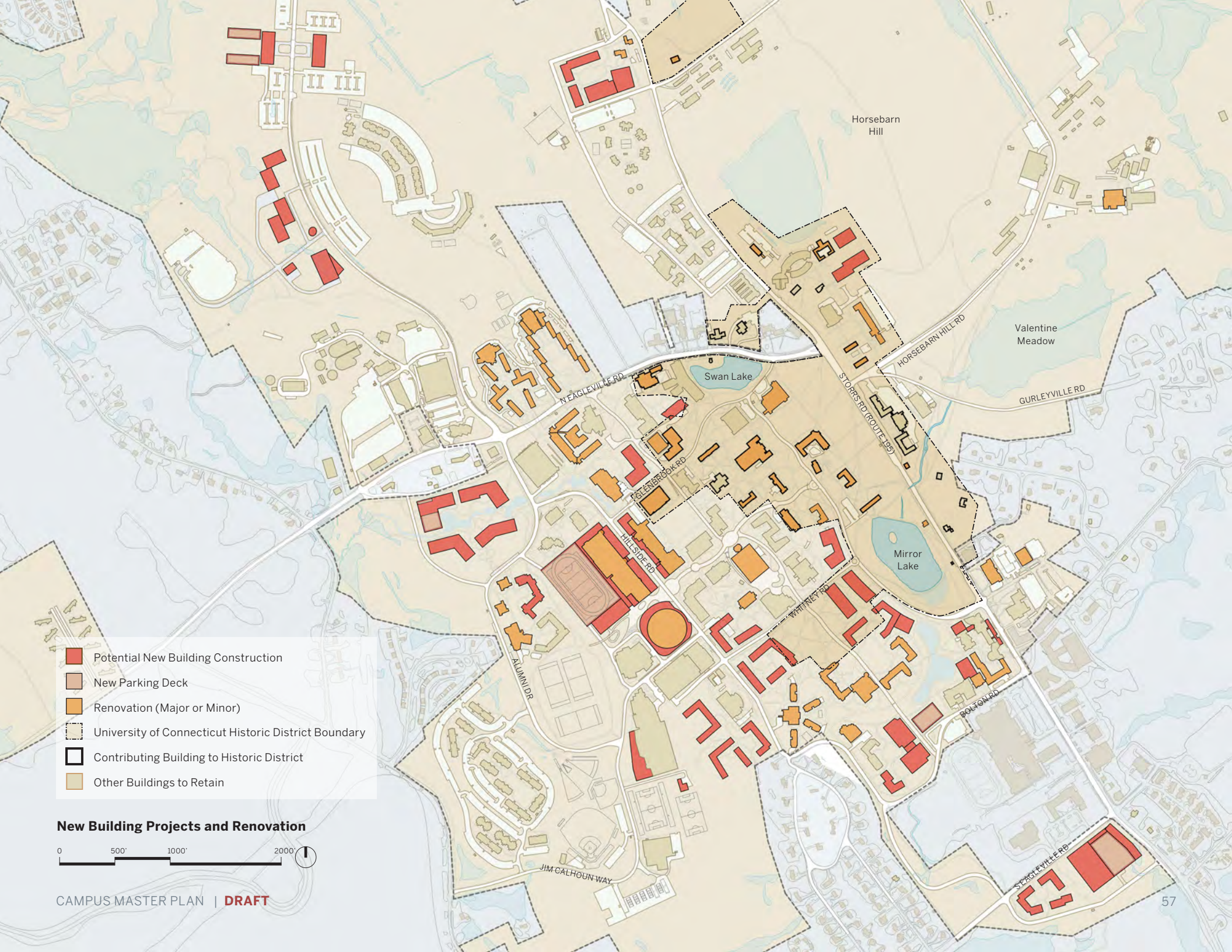
While the 20 year vision for the campus calls for a significant amount of new construction, many of the building blocks for the 2034 campus are already in place in the form of existing buildings. In recent years the University has made major investments in the Storrs campus through the UConn 2000 and 21st Century UConn initiatives. These new and renovated buildings are expected to be retained with regular maintenance throughout the 20 year span of this Master Plan and beyond. Not all buildings that are expected to be retained beyond the 20 year scope of the plan are new, however. Legacy buildings contributing to the historic districts on campus are the physical manifestation of the University's heritage. The historic buildings on the Main Campus are expected to be maintained, restored and adaptively reused well into the future.

Within this framework, significant new construction will fill in many of the remaining vacant parcels and large surface parking lots on campus, as well as sites not hosting their highest-and-best use.

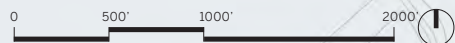
Master Plan Strategies

- Densify and upgrade in-place where possible, to avoid campus expansion and limit deferred maintenance needs
- Focus residential on low-barrier sites to limit displacement and swing space requirements
- Maintain and restore campus heritage buildings
- Consider selective removal of houses contributing to historic district: Faculty Row, Esten, Blake, and Phelps
- Adopt rigorous sustainability standards for new and renovated buildings that address energy use, water use, materials, and overall carbon footprint
- Phase demolition, renovation, and new construction to cause the least possible amount of disruption to individuals and departments

	Renovation + Adaptive Reuse		New Building Projects	
Next Generation Connecticut	Gant Complex	270,000 GSF	STEM Research Center 1	200,000 GSF
	Monteith	68,300 GSF	STEM Research Center 2	145,000 GSF
	Atwater (Envelope)		Greenhouses	15,000 GSF
	Central Utility Plant Upgrades		STEM Residence Hall	180,000 GSF
			Honors Residence Hall	210,000 GSF
Priority Projects			Supplemental Utility Plant (SUP)	15,000 GSF
			Parking Garage(s)	2,000 spaces
	Putnam Refectory	41,000 GSF	Student Rec Center	200,000 GSF
	South Residences (Envelope)		Engineering and Science Building	97,000 GSF
	Young Building (Envelope)		Fine Arts Production Facility	34,000 GSF
Other Early Projects (Not Funded)			Main Accumulation Area (MAA)	
			Tech Park IPB	114,000 GSF
			Soccer / Morrone Stadium	5,000 seats
	Gampel Interior / Roof Repairs		Hockey Arena	4,000 seats
	Babbidge Library Upgrades		Public Safety Expansion	40,000 GSF
Future Projects (Not Funded)	Wilbur Cross		Residence Hall 3	180,000 GSF
	Priority Heritage Campus Buildings		Residence Hall 4	180,000 GSF
	Dairy Barn		New Student Health Pavilion	50,000 GSF
			Student Union Expansion	100,000 GSF
			Baseball / Christian Field	
Future Projects (Not Funded)	Remaining Heritage Campus Buildings		Fine Arts Black Box Theater	
	Von der Mehden Recital Hall		Y Lot Residence Halls	
	Jorgensen		Future STEM Research Center Expansion	
	North Campus Residence Halls		East Campus Science Quad	
	Northwest Quad Residence Halls		Engineering Complex Replacement	
	Other Residence Halls (to be identified)		Arjona + Monteith Replacement	
			Tech Park Phase 2 + 3	
			New Performing Arts Center	
			UConn Discovery Center	
			Burton Expansion	



New Building Projects and Renovation



Land + Building Use

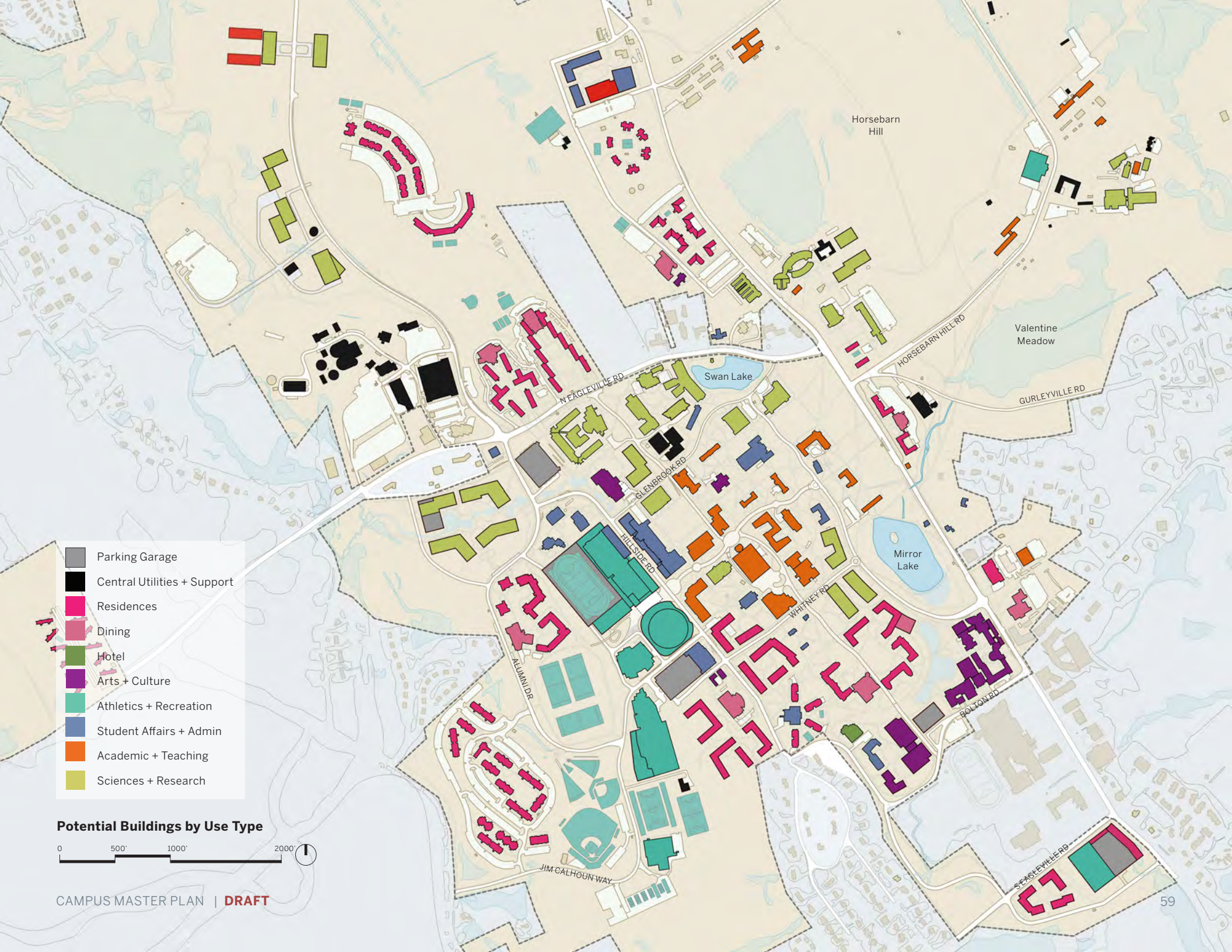
Although a great number of buildings on a University campus serve multiple functions, primary uses were established for new and existing buildings that help reinforce the goals and big ideas of this Master Plan.

Academic uses will continue to be clustered in the Core area of campus as well as along the North Eagleville Corridor, where primary science and research expansion will go. Administrative uses will cluster in the Heritage District around Wilbur Cross. Student services growth will be concentrated around Hillside Road. Most residential growth will occur just outside this core area but still within short walking distance, in areas to the south, east, and west. Where possible, however, residential and academic or other uses will be intermingled to foster “live-learn” communities.

Master Plan Strategies

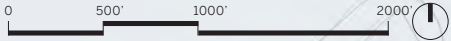
- Cluster core academic uses in the center of campus
- Centralize administration in the Heritage District, around Wilbur Cross
- Bring active student uses to Hillside Road
- Expand the existing science core and seed a second cluster of science buildings on South Campus – perhaps with a unique area of focus
- Expand residential options significantly on South Campus, with connections to a diverse mix of other uses
- Focus on shared uses around the campus-community interface at the gateways





- Parking Garage
- Central Utilities + Support
- Residences
- Dining
- Hotel
- Arts + Culture
- Athletics + Recreation
- Student Affairs + Admin
- Academic + Teaching
- Sciences + Research

Potential Buildings by Use Type



Campus Sustainability



This summary includes key recommendations from the Sustainability Framework Plan, grouped under the five areas of focus for sustainability in this Master Plan. These areas of focus help structure the overall framework for sustainability at UConn, bringing myriad diverse initiatives under simple umbrellas to help support its development and implementation. All development encapsulated within this Master Plan must adopt this lens of sustainability. This type of holistic, system-wide environmental performance can only be achieved if it becomes a focus at all levels of design, from landscape and utilities to buildings and interiors.

Energy

- Focusing on energy use is crucial for UConn to serve its Climate Action Plan and its carbon neutrality goals. The University will need to immediately move toward carbon neutral buildings, especially given anticipated growth
- All new construction targets LEED Gold. LEED Platinum and the Living Building Challenge serve as stretch goals to meet carbon neutrality by 2050
- Elimination of fossil fuel use in buildings and transportation reduces carbon emissions and yields energy independence
- STEM labs and residence halls with higher energy use intensity (EUI) may benefit from ground source/air source heat pump hybrid systems; less energy intensive buildings may benefit from variable refrigerant flow technology
- Careful siting and orientation of buildings mitigates heat island effect and improves thermal comfort and energy performance
- On-site renewable energy systems will be required. The UConn Renewable Energy Preliminary Feasibility Study and Strategic Plan (RESP) studied renewable energy on campus and is intended to encourage the proliferation of these energy sources. Particularly viable technologies for the region are photovoltaics and solar hot water systems (useful for residence halls with significant domestic hot water demands). For wind to be cost-effective, it must be installed at a larger scale and located optimally. Geothermal and ground source heat pumps are also potentially viable but require further evaluation on a building-specific basis.



Water

- Water conservation is a key part of the University's sustainability program and usage minimization, reclamation, and reuse will need to continue
- With new connections to the water main extension, water supply is expected to meet or exceed demand through the next 20 years, but potable water use reductions are still necessary to meet sustainability goals
- UConn targets a potable water use reduction of 40%. This typically requires aerators, ultra-low flow fixtures, and process water reductions. "Net-zero" water consumption for new buildings is recommended
- Greywater or stormwater reuse systems will mitigate potable water use for sewage conveyance. Rainwater becomes a harvestable, useful resource
- Water reclamation facility can reduce peak potable water demand by 20% when operating properly, but must be seasonally optimized to address inconsistent water quality
- Reducing irrigation needs by planting drought-tolerant species decreases the peak demand loads
- Addressing stormwater quality, quantity, and drainage issues on the site are priorities
- UConn is currently targeting volume reduction by 2021, but these calculations do not consider NextGen and STEM development on the campus. It will be necessary to implement green infrastructure and low impact development (LID) strategies.



Land

- Proper land management, especially when coordinated with utility projects, contributes to resilience during significant weather events
- UConn provides research to the State to inform the Stormwise Management Practices program
- Providing human-scaled, walkable pathways improves movement through campus and provides unique opportunities for well distributed and maintainable utility infrastructure. Underground electric utilities are an aspiration of the University and are pursued to promote climate resilience, public safety, and maintain valuable viewsheds
- Sustainable Sites Initiative benchmarking system is adopted for major site developments, which complements LEED certification
- Continue to revitalize brownfields and landfills, such as Depot Campus and Hillside Environmental Education Park as a preferred alternative to developing greenfields
- Deficits of prime farmland are restored. UConn has an agricultural past and this history should be engaged to further promote and develop sustainable farming and scalable food production
- Water quality issues are addressed through land area modifications – vegetated swales, roofs, and walls reduce and treat runoff, and impervious areas are disconnected from water bodies.
- Landscape is used to impact building energy use, where green roofs and appropriately located plantings provide insulation and shading to buildings which may otherwise have significant solar loads



Materials

- Vendor code of conduct is reviewed and revised regularly to accommodate changes in vendor products and policies. Lifecycle assessments guide UConn's purchasing decisions. Material is biodegradable, recycled, and non-volatile whenever possible
- Buildings are evaluated to determine if demolition or renovation is more appropriate, and waste is salvaged for reuse on campus to reduce virgin material demand, or otherwise diverted from landfills. Embodied carbon of new buildings is balanced carefully against potential insurmountable energy challenges for existing building retrofits
- Food served is healthful and grown on or near campus. This promotes freshness and seasonality, and reduces food cost /carbon footprint
- UConn expands current food related programs, evaluates current composting practices, and composts all biodegradable food waste by 2034
- Recycling programs are maintained, but UConn develops comprehensive strategies for addressing initial waste reduction, packaging, and composting. Minimally packaged products are purchased.
- The Sustainable Design Guidelines and associated policies are revised to incorporate more stringent benchmarking targets. UConn adopts LEED Gold as standard practice – similar to its peers.
- Living Building Challenge and other progressive benchmarking systems are implemented for some development projects.



Movement

- Future growth necessitates measures to avoid heightened parking demand and worsened traffic congestion. Solutions must contribute to carbon neutrality goals
- Reducing single occupancy vehicles is critical. Shuttle and bus services are accepted as desirable, reliable alternatives to driving. Routes are streamlined, there are plentiful covered waiting areas, and electronic tracking access is available
- UConn is integrated with local and regional transit
- Parking is located on the perimeter, covered, and vertically stacked. A comprehensive plan to assign proper value to parking establishes a graduated rate structure and electronic parking management system that leverages peak demand and proximity to the campus core
- UConn's fleet is alternatively-fueled, hybrid, or electric. Fuel costs and air/noise pollution decrease. Fleet vehicles are sized for purpose, small buses make frequent loops to promote convenience, deliveries are centralized and shuttled to their final destination
- Prioritized pedestrians foster a culture of carbon-responsible campus travel. Walking is safe and connects users to nature, while campus walks are connected to a larger trail network. Photovoltaic and full-cutoff site lighting reduce energy consumption and address light pollution
- UConn is a League of American Bicyclists Bicycle Friendly University. Bicycle sharing is improved via more convenience and availability.

Campus Neighborhoods

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South Campus District	70
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Academic Core District	78
Heritage District	82
East Campus District	86
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Depot Campus	94

Vibrant Campus Neighborhoods

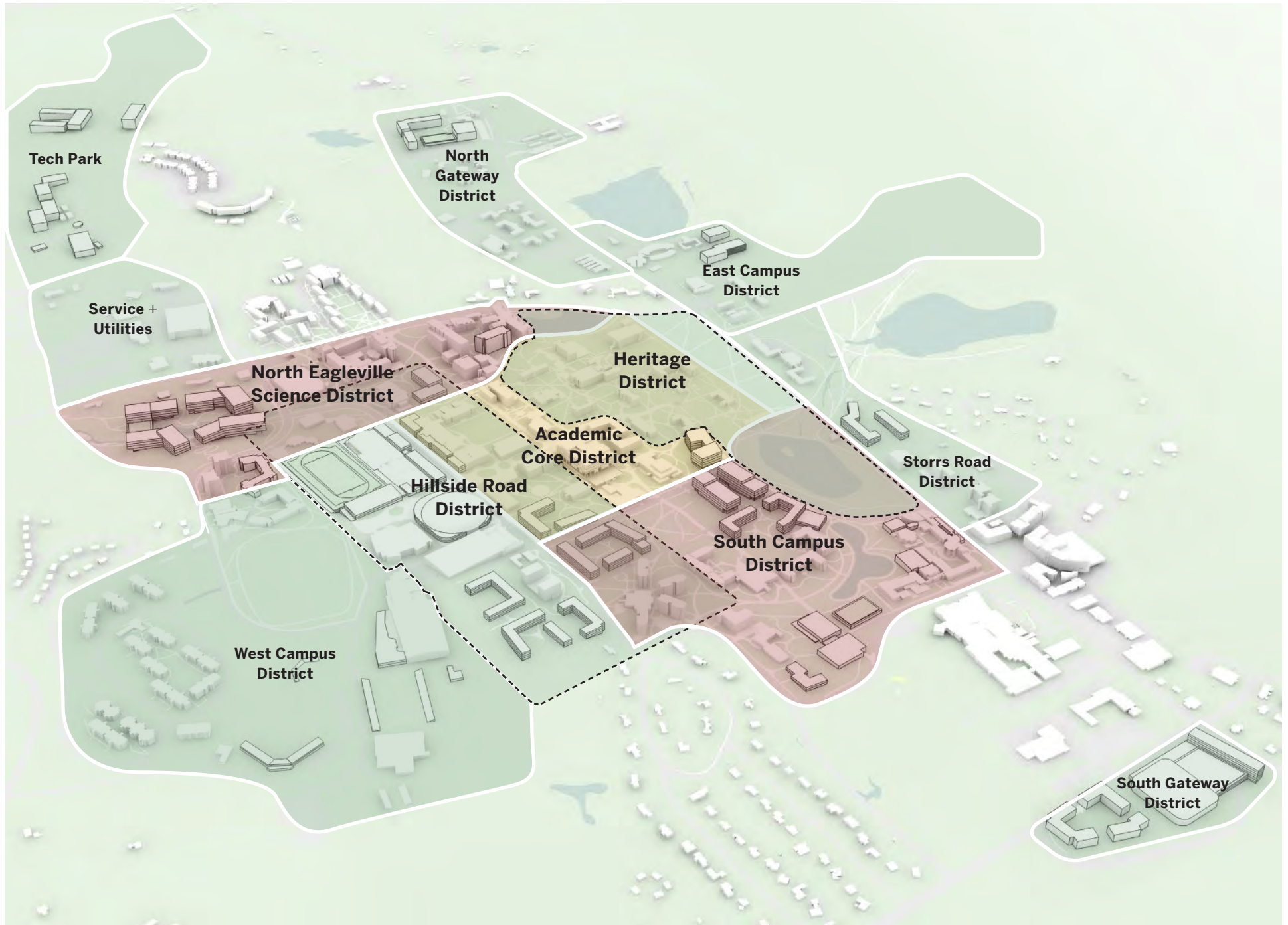
The framework for UConn relies on investing in existing campus districts and creating new multi-use precincts, which bring together spaces for living, learning, and discovery into vibrant student and faculty areas.

At the heart of the campus, a core academic district features central amenities, services, and classroom spaces that are shared by the entire campus. This academic core includes a portion of UConn's historic campus, which will gradually transition into a centralized area for campus administration and services. The western portion of the campus is devoted to Athletics and Recreation, including facilities for varsity, intramural, and club sports.

Beyond this core area, in districts to the north, south, and east, more mixed-use districts contain both residential and academic or research functions. These are intended as living laboratories where students become fully engaged in the academic experience, as well as interesting places that provide space for creativity, recreation, and socializing. New investments in these districts will break from the traditional mold of single-use areas where residences and academic spaces are kept separated.

Finally, two districts overlay multiple other areas on campus. The Heritage District will become a hub of administrative functions that have some interaction with the academic core. It will put UConn's historic buildings on display and serve as a key gateway for visitors to the campus. Hillside Road, which connects directly to the North and South neighborhoods and to the east via Fairfield Way, will become a central spine of student services, an active new main street for campus.





North Eagleville Science District

Research and Innovation Core

The North Eagleville District will build on the dense concentration of science programs already present on the north part of campus, where engineering, physical sciences, and life sciences all have teaching and lab spaces today. In this existing core area, the plan proposes to remove buildings that are past useful life or no longer suitable for modern laboratory space – such as Torrey and Williams Health Services – and renovate others that could be repurposed or improved without full replacement – such as Gant, Storrs Hall, and Atwater. The removal of Torrey also decompresses a very dense collection of buildings, allowing for improved pedestrian and landscape connections even with potential new replacement buildings.

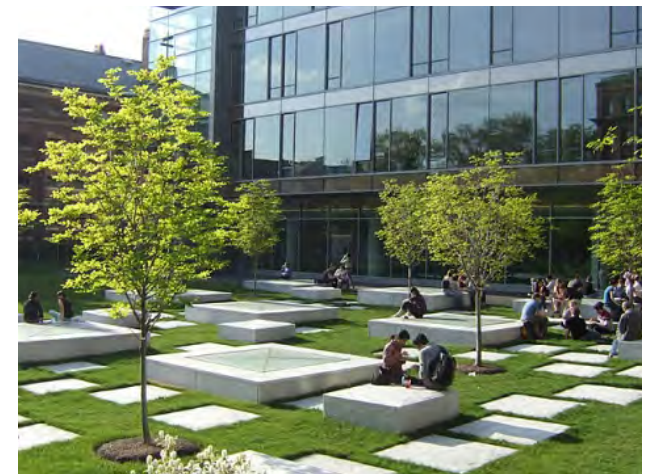
New investments, primarily through NextGen funding, will extend this sciences core to the west to create a connected series of research areas clustered around the North Woodland Corridor. This corridor will begin in a new Northwest Science Quad occupying the existing X Lot, which will consist of both research buildings and STEM-oriented residence halls to create a dynamic environment for living, learning, and discovery. It will run through a re-invigorated science core to Swan Lake, before linking with an enhanced agricultural research and academic quad on the eastern side of Storrs Road. Unifying the campus districts most focused on the sciences across this shared green corridor will create opportunities for socialization, foster collaboration, and facilitate interdisciplinary research.



A Modern Research Buildings
Genome Science Lab, University of North Carolina



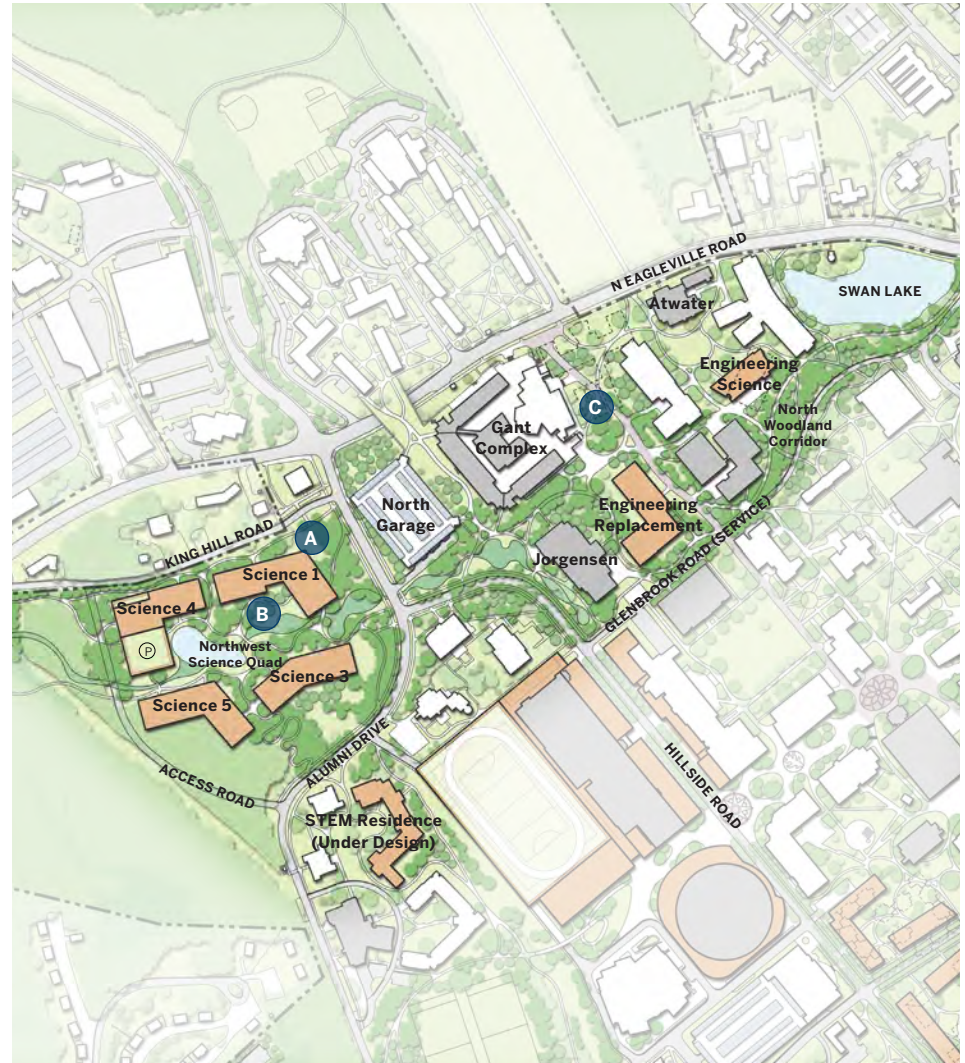
B Performative Landscapes for Stormwater
Alumnae Valley, Wellesley College



C Dynamic Public Spaces
Northwest Science Quad, Harvard



North Eagleville Science District Existing Plan



Proposed Long-Term Plan



North Eagleville Science District

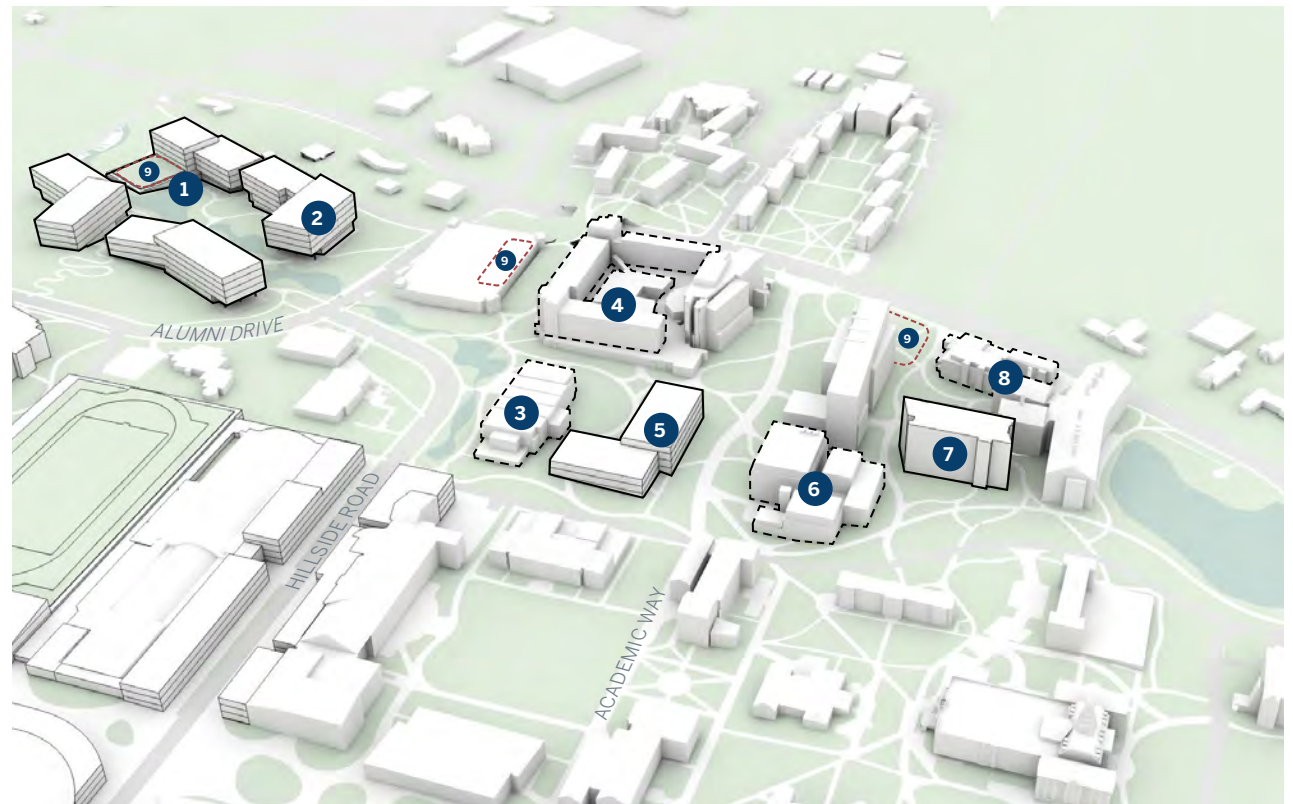
Research and Innovation Core

Planning Objectives

- Knit the Science Core with the rest of the campus both physically and visually through clear connections.
- Decompress the existing core by removing buildings which are past their useful life
- Establish a prominent gateway on North Eagleville and Hillside Road that links the core campus with the Tech Park
- Introduce performative landscapes as central to campus experience while addressing stormwater management requirements
- Enable flexibility and future growth of science, research, high tech, and other related programs
- Improve North Eagleville Road streetscape, including burying the overhead electrical lines
- Consolidate crossing areas at key points and introduce traffic calming strategies to increase pedestrian safety

Key Projects

1. X Lot Parking Deck: ±600 Spaces
2. Science Complex: ±840,000 GSF (Science 1 ±200,000 GSF)
3. Jorgensen Renovation: ±95,000 GSF
4. Gant Renovation: ±270,000 GSF
5. Engineering Replacement: ±200,000 GSF
6. CUP Upgrades: 2,000 tons chiller capacity
7. Engineering and Science Building: ±97,000 GSF
8. Atwater Renovation: ±44,000 GSF
9. Greenhouse Replacement (Options): ±15,000 GSF





South Campus District

Live/Learn Community

The southern part of campus, roughly between Whitney Road and Bolton Road, has enormous potential to transform into a great new live/learn neighborhood. This area of campus today includes a wide array of uses that feel somewhat incongruous from one another, including residence halls, a very large fine arts complex, the Nathan Hall Inn, and various student services buildings. It also features the historic Faculty Row houses – the “brown houses” – as well as wide swaths of surface parking lots. These uses create disconnects in the district and prevent it from achieving the unique sense of place that exists in other areas of campus.

A renewed South Campus will be built around the district’s major landscape features: a new South Campus Commons will replace the Faculty Row houses (but not the trees), serving as an honorific front door for new science and residential buildings; Mirror Lake will serve as the foreground for a clarified campus gateway at Mansfield and Whitney Roads; and the new South Woodland Corridor will eliminate major impermeable surfaces and improve campus hydrology, while also providing connections to other parts of campus and context for new residential and fine arts growth. A clarified main entry sequence will feature a new Honors Residence Hall – with dining and active student uses facing Mirror Lake – as well as the eventual redevelopment of Arjona and Montieth as part of a

Collaborative Science and Academic Center. This will preserve the ceremonial importance and symmetry of these two gateway buildings framing Whitney Road.

An abundance of available parcels will allow for rapid and creative development of science and residential buildings, with room for growth into a dynamic live, work, and play neighborhood in the future.



A Residential Quads
Princeton University



B Honorific Quad
Harvard Yard



C Public Areas on Display
Honors College Dorms, UMASS Amherst



South Campus District Existing Plan



Proposed Long-Term Plan



South Campus District

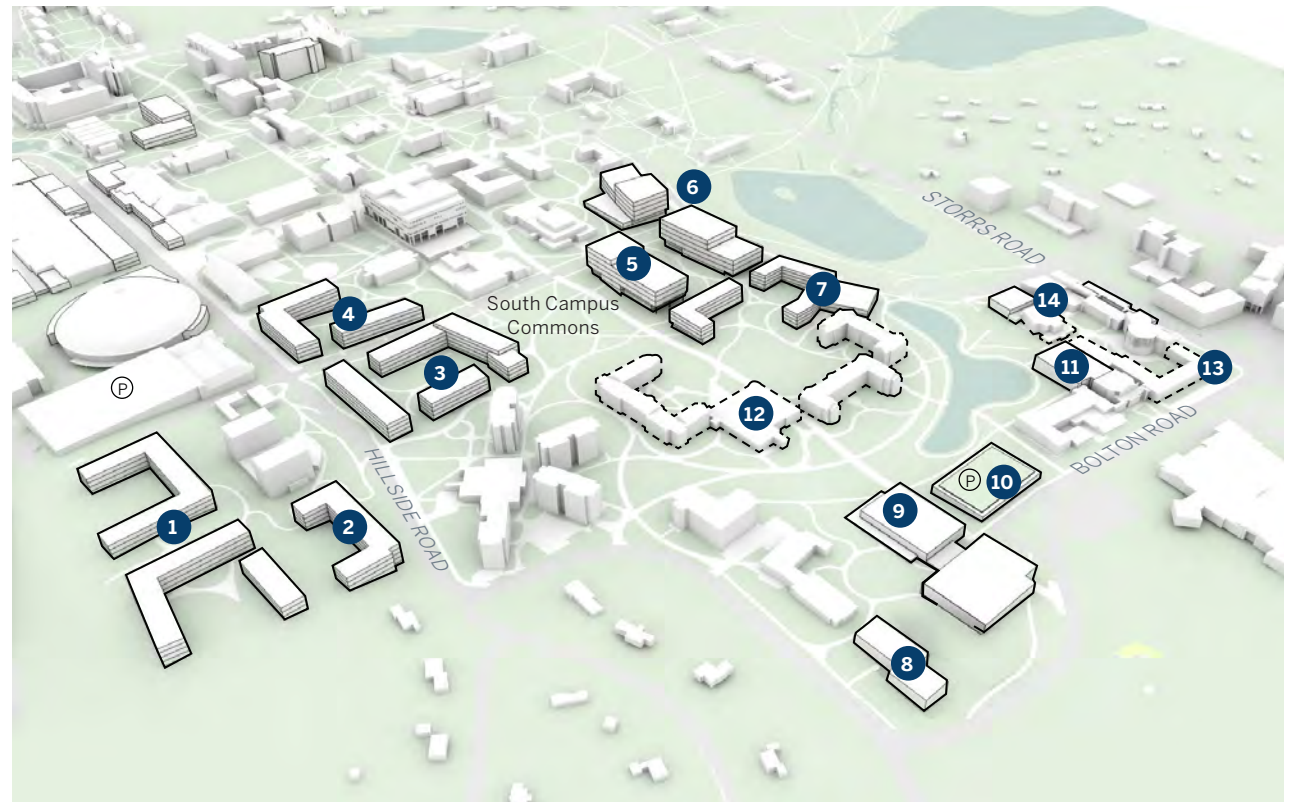
Live/Learn Community

Planning Objectives

- Hold the ceremonial entry edge along Mansfield Road
- Respect north-south alignment of Academic Way
- Frame the new South Campus Commons
- Take advantage of views to Mirror Lake and new landscape spaces
- Complete the south residential quad, including areas for play fields
- Resolve vehicle circulation and screen service/loading from important views
- Target high performance buildings in terms of energy, water, and waste
- Introduce a Woodland Corridor along with best storm management practices to mitigate increase in runoff associated with site development and improve quality of runoff entering Mirror Lake

Key Projects

1. Y Lot Residence Halls: 300,000 GSF (1,000 beds)
2. Hillside Residence Hall: ±150,000 GSF (500 beds)
3. Residence Hall 3: ±210,000 GSF (700 beds)
4. Residence Hall 4: ±180,000 GSF (600 beds)
5. Science 2: ±145,000 GSF
6. Collaborative Sciences Center: ±345,000 GSF
7. Honors Residence Hall: ±210,000 GSF (700 beds)
8. Public Safety: ±40,000 GSF
9. Performing Arts: ±105,000 GSF
10. South Parking Deck: ±400 Spaces
11. Fine Arts: ± 70,000 GSF
12. South Residence Halls Facade Repair
13. Drama Music Building Renovation: 45,000 GSF
14. Von der Mehden Recital Hall Renovation: 15,000 GSF





Hillside Road District

Vibrant Student Hub

Currently the central stretch of Hillside Road is bounded by the Student Union and the Field House, which both present inactive faces to the street. In front of these buildings are undefined fragments of lawn that are not attractive spaces for the campus community to gather. All movement and activity is limited to the busy sidewalks on either side of the road. Hillside Road itself is often congested with vehicular and bus traffic.

This plan proposes to re-think Hillside Road by inverting the spaces: activating the building facades and the spaces in front of them; creating a central, pedestrian-oriented space with attractive gathering areas; and creating a narrower, transit-focused roadway. By activating the building facades and giving people places

to linger, the character of this streetscape will transform to feel like the Main Street of campus. Traffic will be limited, potentially only to buses and service vehicles, in order to reduce pedestrian-vehicle conflicts and make this a safer place to walk.

The Student Union is already a destination for dining, clubs and organizations, and other services. Currently, however, the building opens onto patios in the central Forum, but the original building façade on the south side does not hint at the activities and amenities provided inside. More transparency and gathering spaces outside the south façade and clearer navigation inside the building through to the quad will create a 360 degree face to the Student Union, activating the street and linking it

to the campus Forum. Active uses, from restaurants and cafes to creative spaces and potentially a new outpost of the Dairy Bar, will cluster along this “urban” stretch of Hillside.

Facing the Student Union will be a new Recreation Center and Student Health and Wellness Center, occupying the existing 65'-80' setback between the sidewalk and the Field House. These will “put health and wellness on display” by bringing activity right up to the street through, for example, offering a glimpse of workout facilities directly from Hillside. As other new buildings are infilled along Hillside Road, whether residence halls, academic buildings, or offices, they should also strive to include active student spaces at ground level.



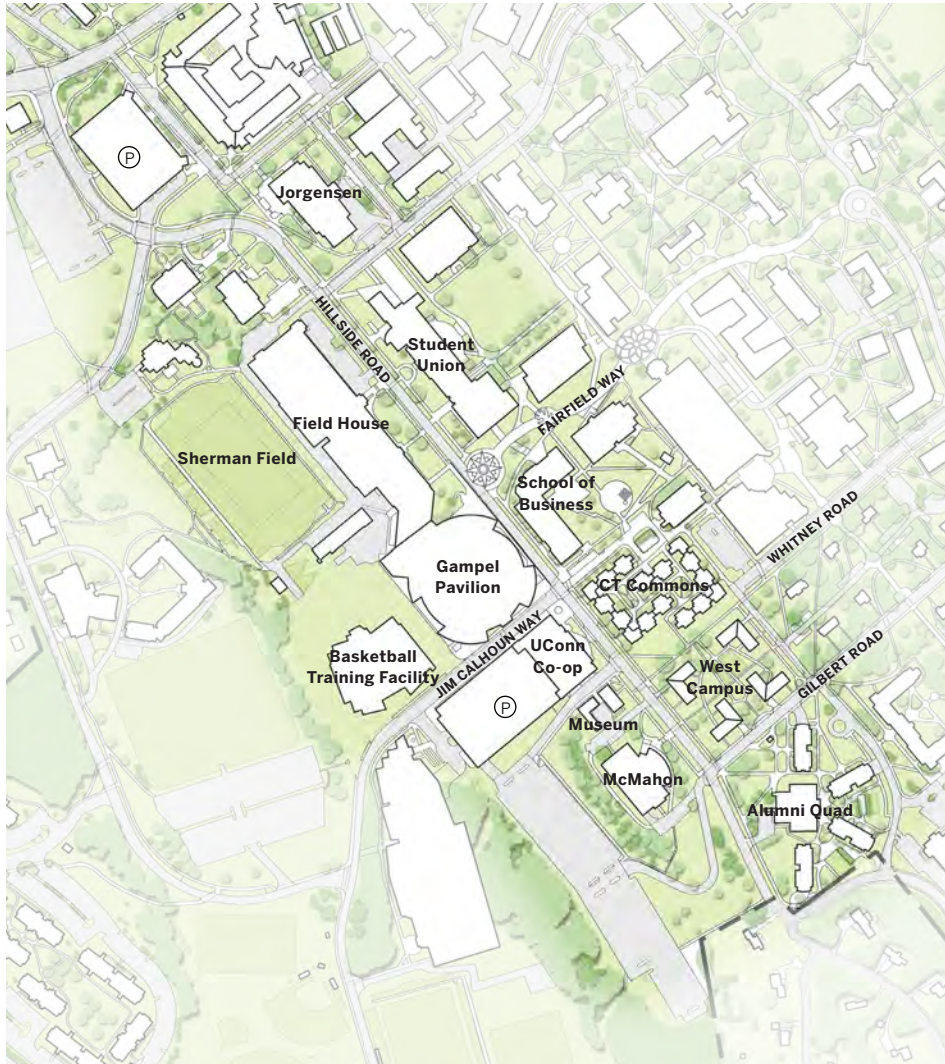
A Student Rec Center on Display
Drexel University, Philadelphia



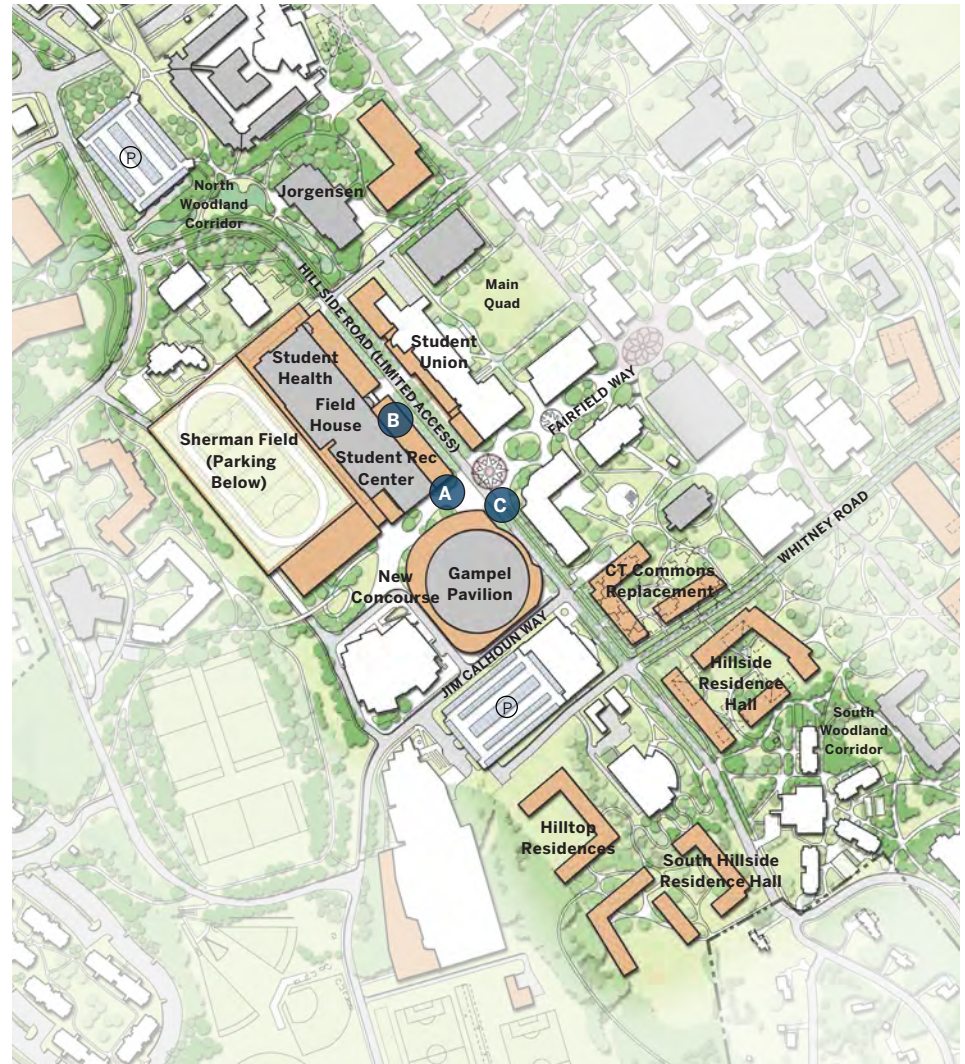
B Streets Activated by Student Life
University of Washington, Seattle



C Campus Main Street with Transit
University of Washington, Seattle



Hillside Road District Existing Plan



Proposed Long-Term Plan



Hillside Road District

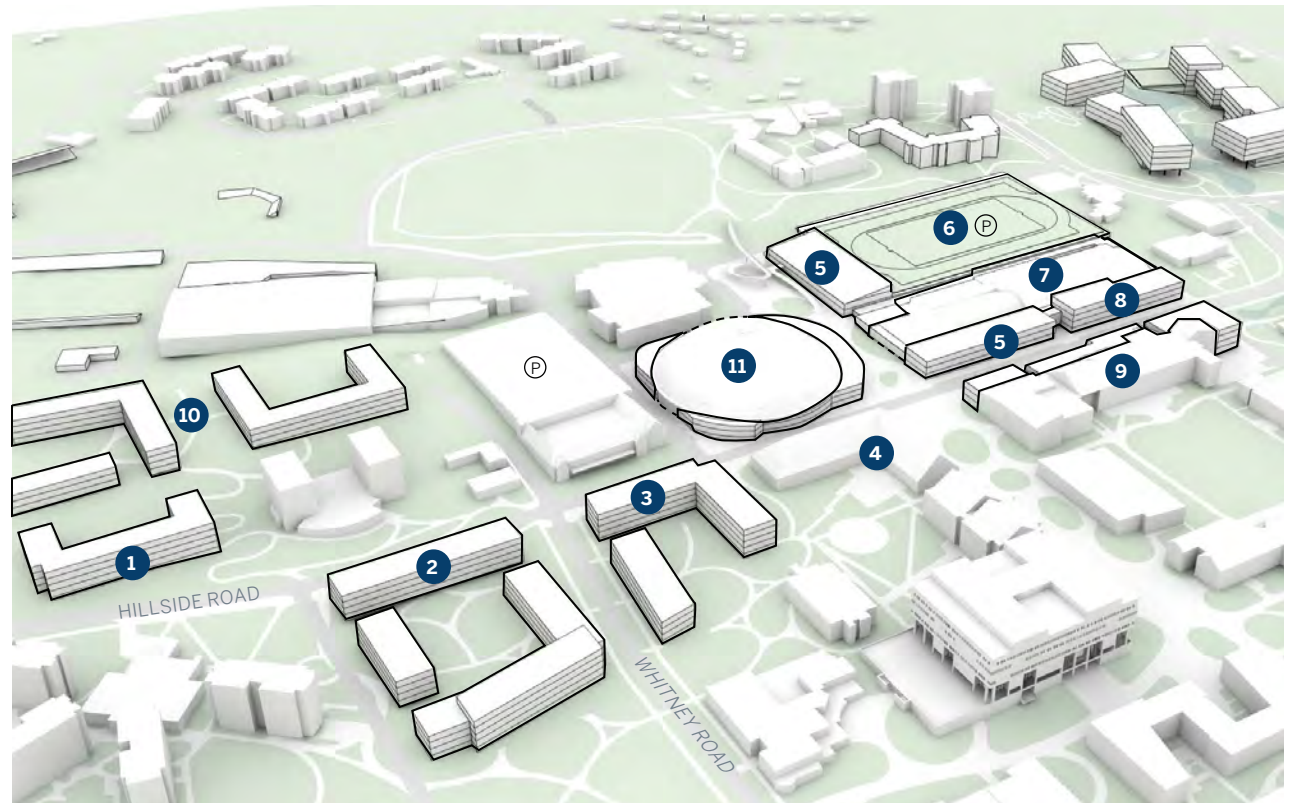
Vibrant Student Hub

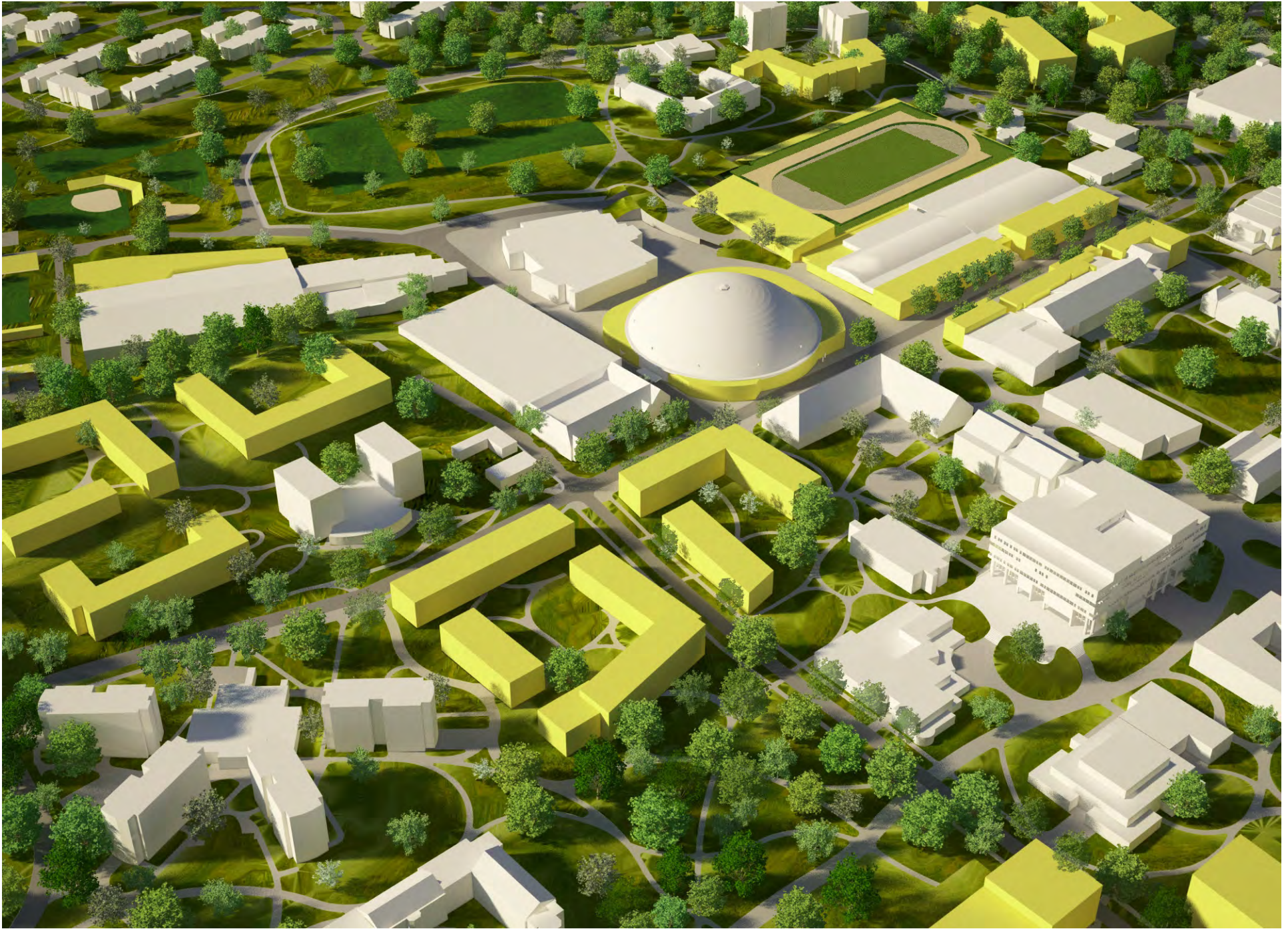
Planning Objectives

- Transform Hillside Road into an active, pedestrian-oriented and transit-focused street
- Cluster student services and activity to create a new campus hub
- Locate recreation and athletics prominently: put health and wellness on display
- Facilitate a mix of student-focused uses
- Reduce the importance of the street for vehicle and service traffic, potentially restricting access
- Build a new parking deck under Sherman Field to add additional capacity within the core of campus
- Introduce a new service road between Alumni Drive and Jim Calhoun Way to help divert local traffic from Hillside
- Redevelop low-density residential halls along Hillside to increase number of beds and provide active street-level uses
- Extend Fairfield Way to improve pedestrian connectivity between the Core Campus and the hilltop residential areas
- Carefully consider massing of buildings to reduce shadows and maximize pedestrian comfort in all seasons

Key Projects

1. Hillside Residence Hall: ±150,000 GSF (500 beds)
2. Residence Hall 3: ±210,000 GSF (700 beds)
3. Residence Hall 4: ±180,000 GSF (600 beds)
4. Gampel Concourse: ±40,000 GSF
5. Student Rec Center: ±200,000 GSF
6. Sherman Field Above Parking: ±325,000 GSF (±1,000 spaces)
7. Field House Renovation: ±135,000 GSF
8. Student Health: ±50,000 GSF
9. Student Union Expansion: ±100,000 GSF
10. Y Lot Residence Halls: 300,000 GSF (1,000 beds)
11. Gampel Roof Renovations





Academic Core District

Interactive Knowledge Hub

The core of campus today includes major administrative and academic buildings straddling the primary crossroads of student and faculty movement. Both traditional and recent campus growth have emphasized these crossroads, either with connections to Fairfield Way (the new Oak Hall), frontage on the Main Quad (the renovated Student Union), or both (Laurel Hall). An eventual redevelopment of the Connecticut Commons Residences could “complete” this core area, forming a second academic quad that also opens up onto the library, across from the existing Main Quad and fronting Fairfield Way.

The Homer Babbidge Library will be reinvented to respond to the needs of the future, transforming it into a place of engagement and scholarship that integrates study, services, and student/faculty interaction. An off-site, climate-controlled archive will be established at Depot Campus to free up space in the library, allowing for its transformation into a collaborative, social and knowledge hub. Amplified technology, creative group work spaces, tutoring, and career services will be centered at this campus hub, strengthened by the recent additions of nearby Laurel and Oak Halls. These interdisciplinary spaces draw students and faculty from all parts of campus, and the plan will be structured around this movement.

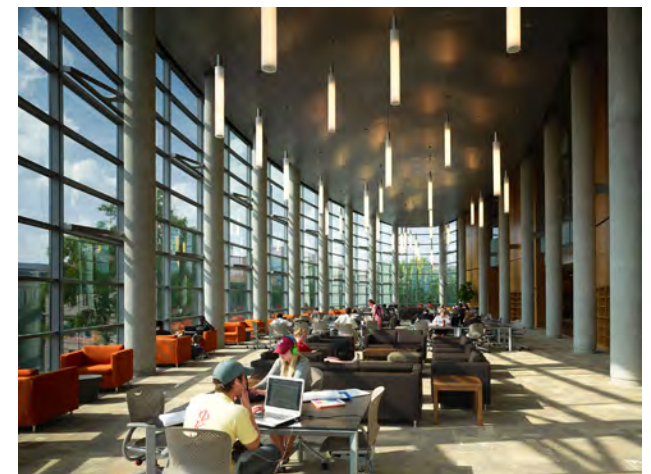
The spaces around the library and adjacent buildings will be transformed to attract the campus community and energize the space as a knowledge and gathering center. The northern facade of the library will welcome people from Fairfield Way with a new front entry, which signals the library’s place as the crossroads of campus. The southern terrace of the library will be amplified and activated, making it a space for gathering in winter as well as summer. The complicated series of steps and ramps in this area will be replaced with landform to better integrate the space with the surrounding landscape. All changes – interior and exterior – will be geared towards making the library the center of intellectual endeavors on campus and a hub for interaction and creativity.



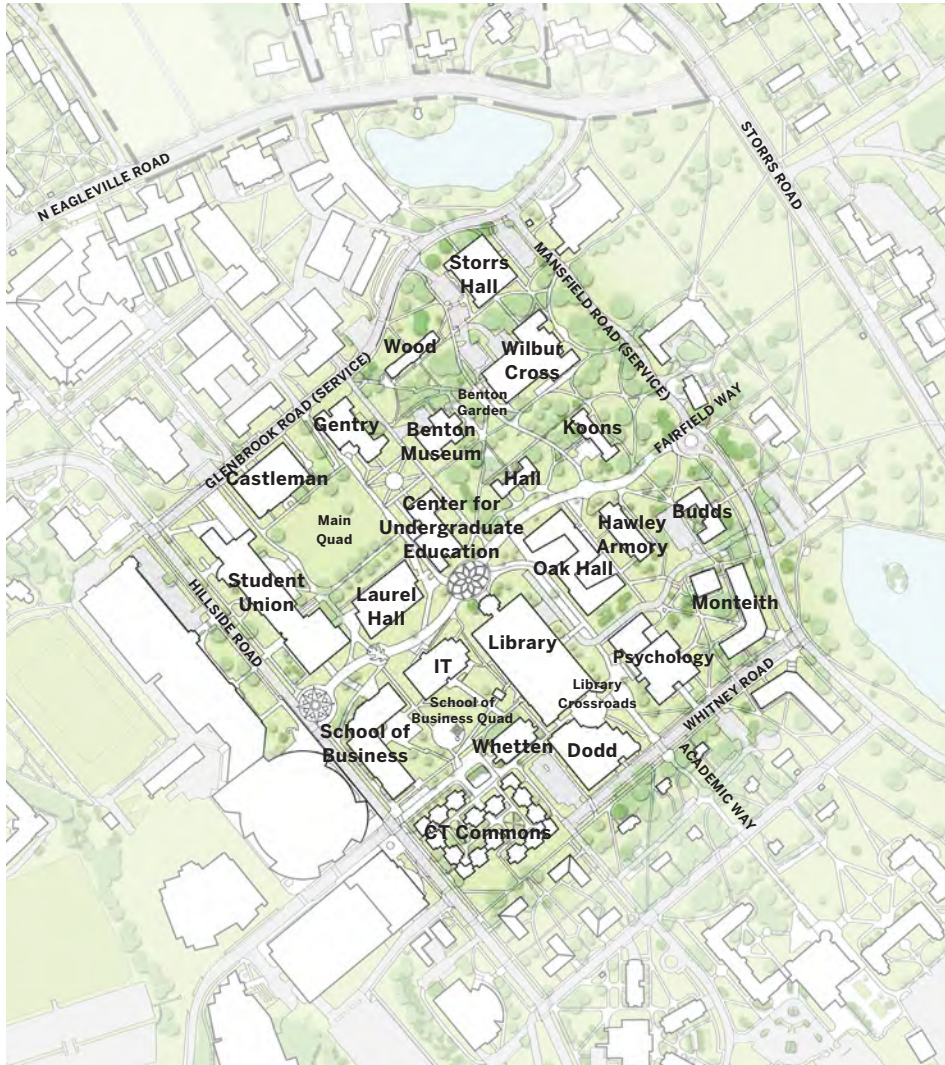
A **Bailey Plaza**
Cornell University



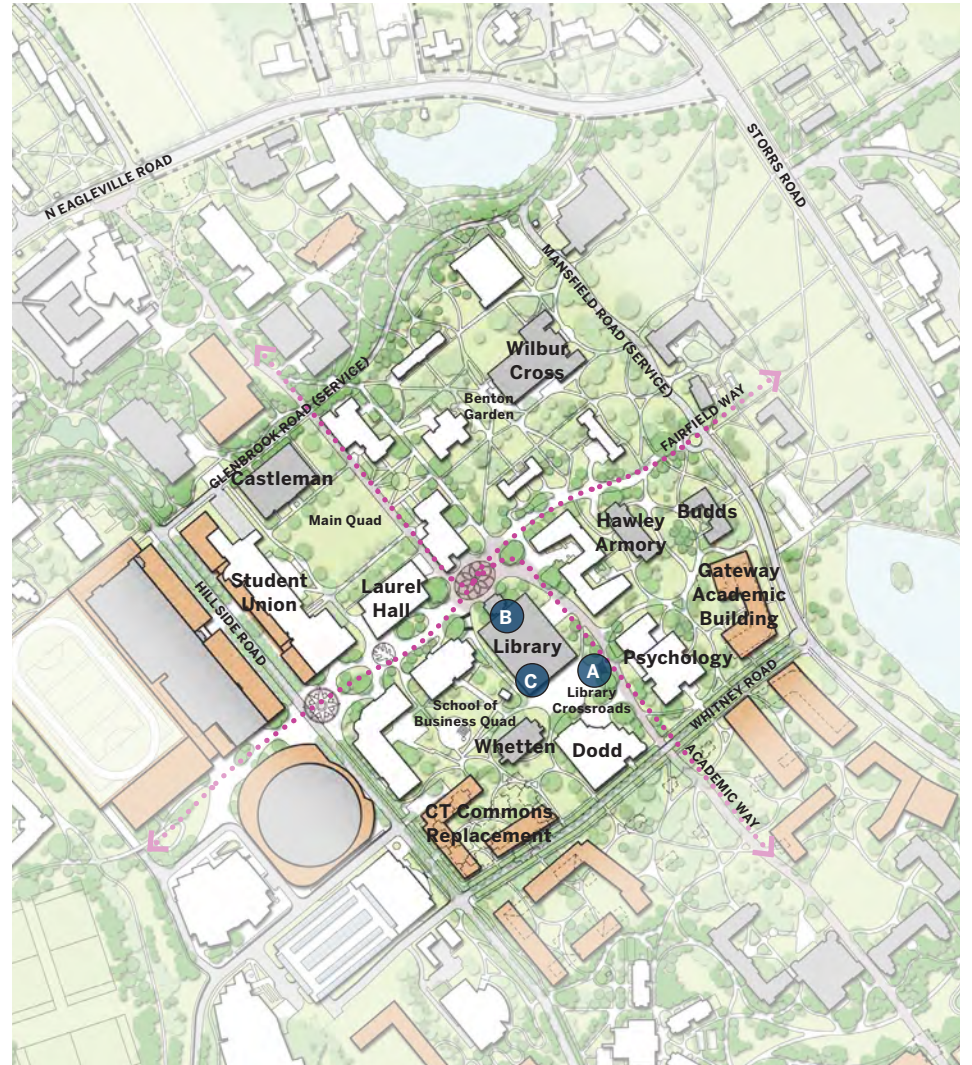
B **William Oxley Thompson Memorial Library**
The Ohio State University



C **William Oxley Thompson Memorial Library**
The Ohio State University



Academic Core District Existing Plan



Proposed Long-Term Plan



Academic Core District

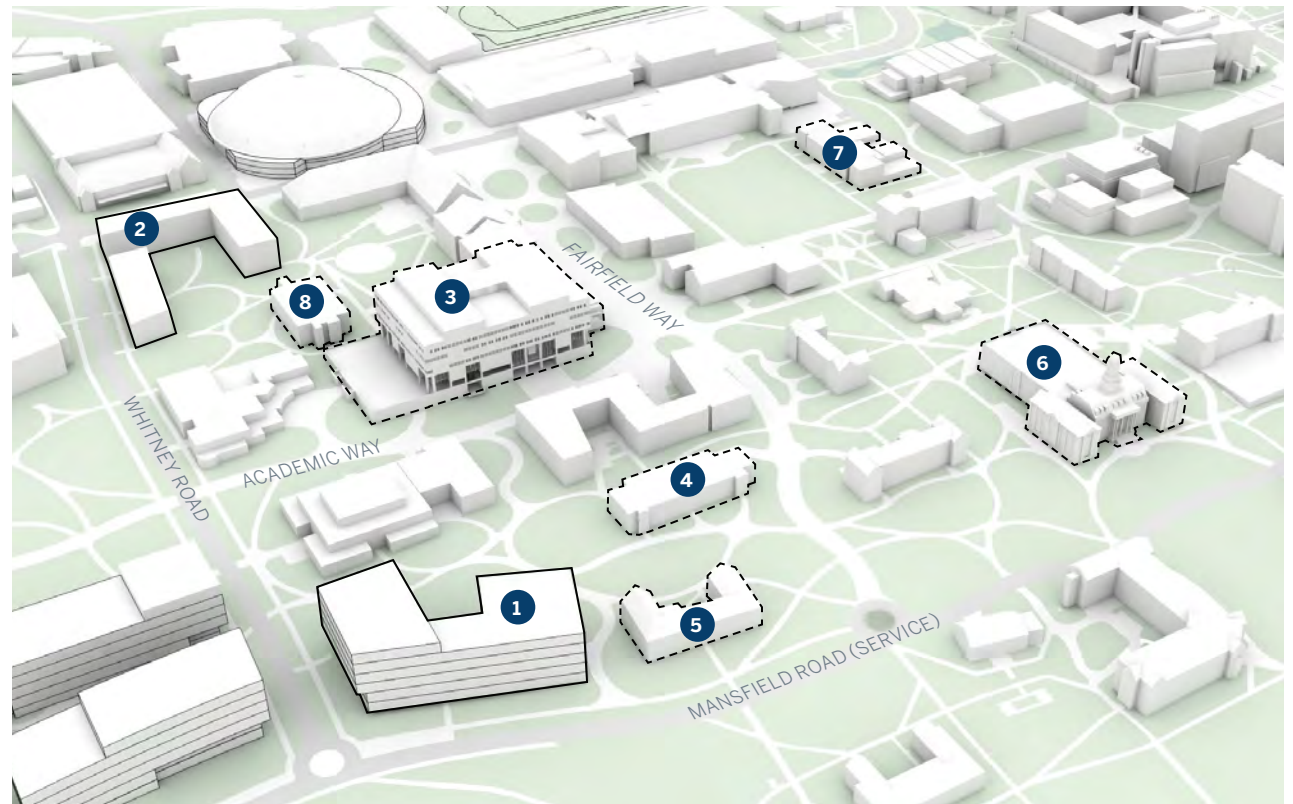
Interactive Knowledge Hub

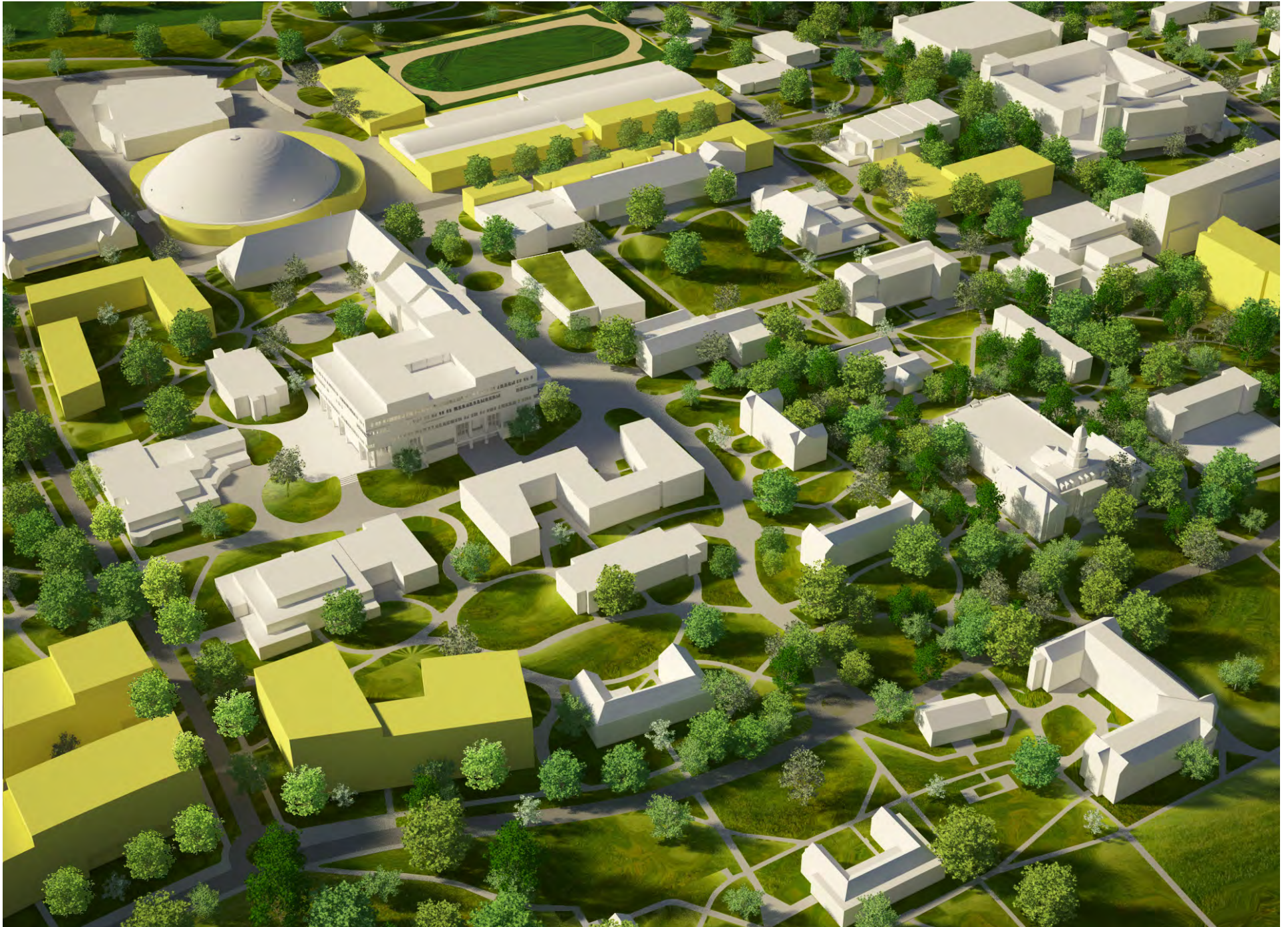
Planning Objectives

- Transform the library and adjacent buildings into a dynamic knowledge and gathering hub: a Campus Crossroads
- Amplify and activate Babbidge plaza and loggias as spaces for gathering in winter as well as summer
- Strengthen north-south pedestrian connectivity through a stronger pedestrian route
- Reinforce sense of entry into the campus from Whitney Road
- Clarify building entrances and relationships between buildings and the landscape to front the new Academic Way and Fairfield Way

Key Projects

1. New Academic Building: $\pm 175,000$ GSF
2. Residence Hall 3: $\pm 195,000$ GSF
3. Babbidge Library Renovation and Terrace Upgrades: $\pm 387,500$ GSF
4. Hawley Armory Renovation: $\pm 59,000$ GSF
5. Budds Building Renovation: $\pm 26,500$ GSF
6. Wilbur Cross Renovation: $\pm 112,000$ GSF
7. Castleman Building Renovation: $\pm 59,000$ GSF
8. Whetten Renovation: $\pm 40,100$ GSF





Heritage District

Administrative Hub

U Text Update

Wilbur Cross occupies the most prominent position on campus. It is the centerpiece of the legacy campus and yet is positioned at the edge of the modern core. Many student services already occur in this building, but so do many administrative functions. Wilbur Cross should be re-envisioned as the iconic centerpiece of the campus. The plan proposes to consolidate University leadership in the Wilbur Cross building as well as an Innovation Showcase of the arts, humanities, and sciences. In this way, its physical and functional importance on campus will be mutually reinforced, representing the status and importance of UConn to visitors, prospective students and potential faculty recruits. If student services move to a new student hub along Hillside Road, the vacated space within Wilbur Cross can be renovated and repurposed.

Beyond just Wilbur Cross, the Plan proposes identifying and formalizing a broader Heritage District that will include the existing historic structures as well as the landscape which was an important part of the original 1910 Campus Master Plan. The character of the historic district will be reinforced and better defined through landscape improvements, memorable signage, lighting, and improved pedestrian access. More gradual, comfortable, and ADA-compliant routes will be explored through the district, particularly those traversing the Great Lawn. Successful places such as the Benton Garden in Art Woods should be a model for restoring and amplifying the park-like nature of this part of campus. The Heritage District will be the historic heart of campus and a place of pride for the entire UConn community.



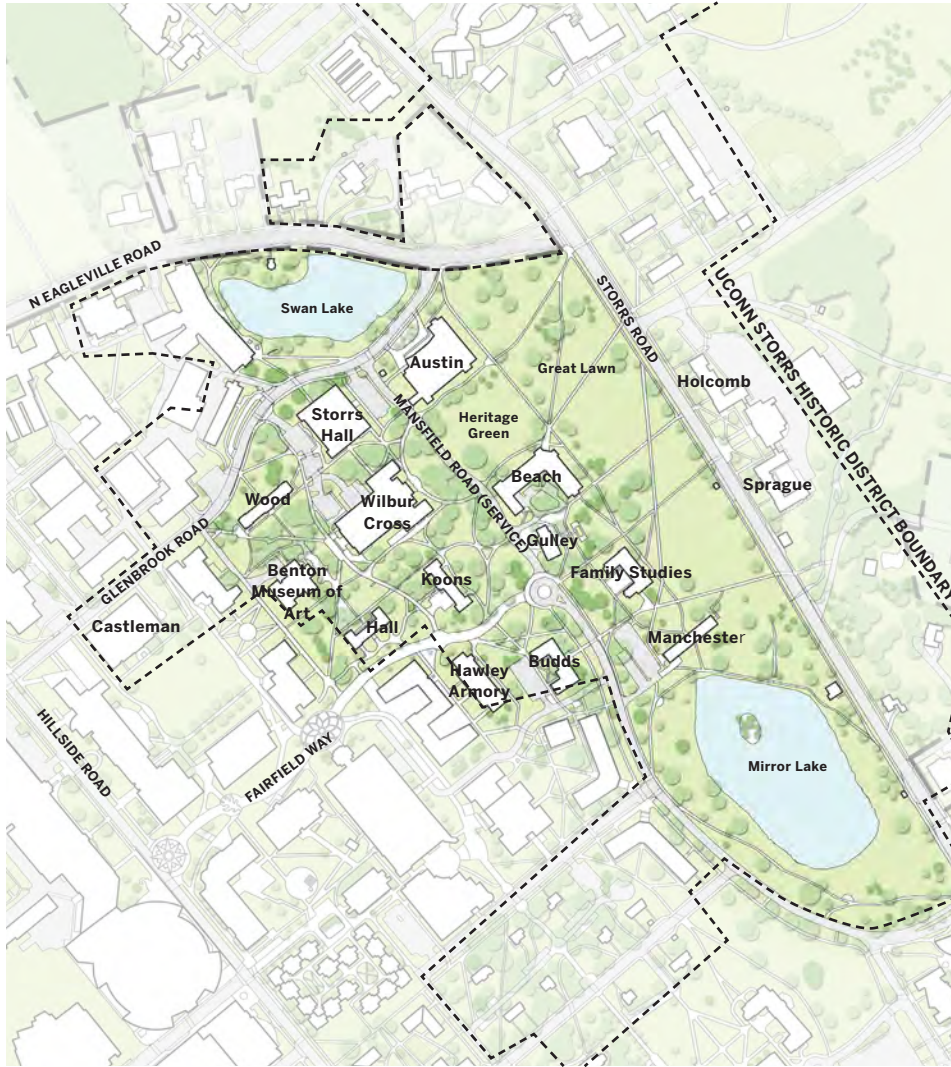
A Iconic Heritage Building
Wilbur Cross



B Intimate Public Spaces
Benton Museum Garden



C Heritage Building as Administrative Hub
Tech Tower, Georgia Tech



Heritage District Existing Plan



Proposed Long-Term Plan



Heritage District

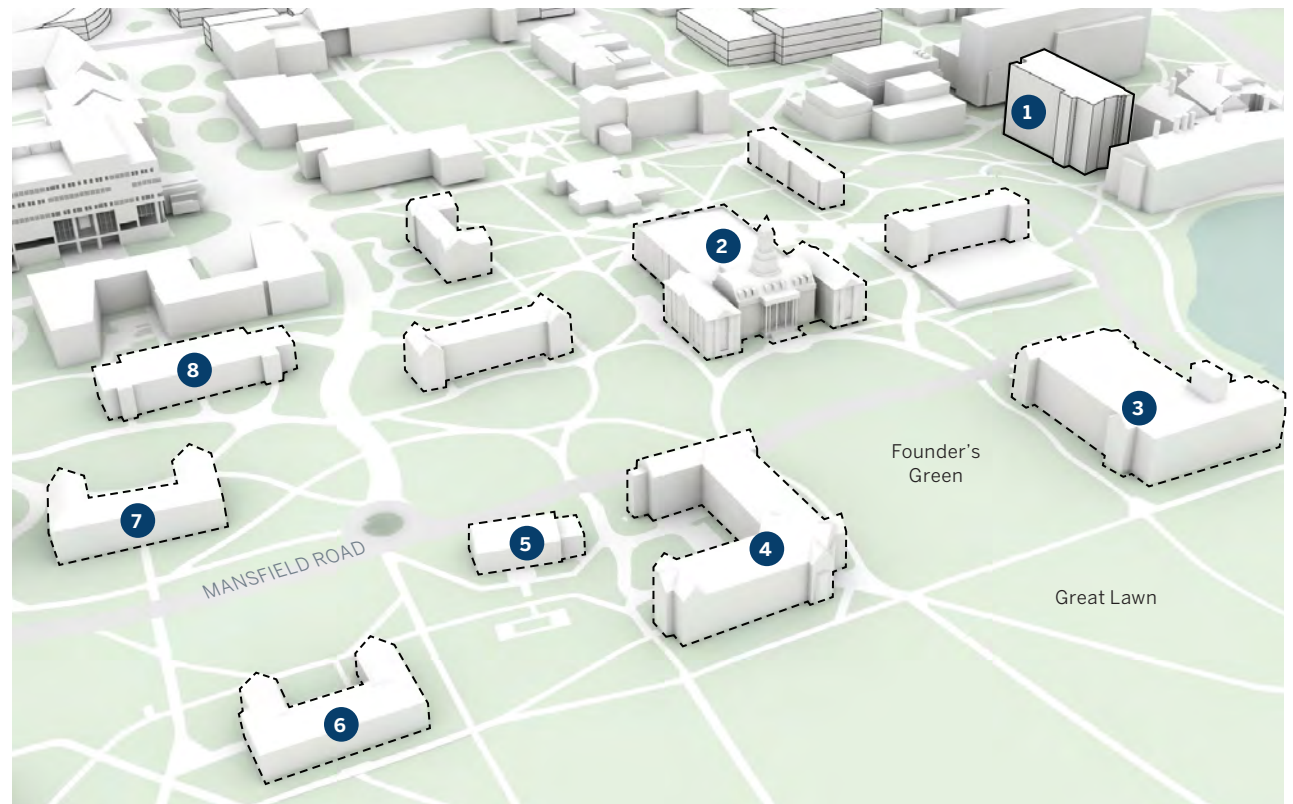
Administrative Hub

Planning Objectives

- Re-envision Wilbur Cross as an innovation showcase and iconic centerpiece of the campus
- Improve the functionality of the Wilbur Cross lawn as a ceremonial space for both day-to-day use and special events.
- Wherever possible, improve paths to create more gradual, comfortable, and ADA compliant routes
- Preserve and renovate existing historic structures
- Maintain and enhance views across the Great Lawn, Swan Lake, and Wilbur Cross
- Use landscape, paving, and lighting to better delineate the district
- Incorporate interpretative signs for buildings and landscape, including walking tours and other opportunities for interaction
- Renovate all buildings contributing to the historic district

Key Projects

1. New Engineering and Science Building: $\pm 96,000$ GSF
2. Wilbur Cross Renovation: $\pm 112,000$ GSF
3. Austin Building Renovation: $\pm 121,000$ GSF
4. Beach Hall Renovation: $\pm 104,000$ GSF
5. Gulley Hall Renovation: $\pm 15,400$ GSF
6. Family Studies Building Renovation: $\pm 36,000$ GSF
7. Budds Building Renovation: $\pm 26,500$ GSF
8. Hawley Armory Renovation: $\pm 59,000$ GSF





East Campus District

Agricultural Campus and Storrs Road

East of Storrs Road, the plan calls for limited development of new science and residential program, mostly as an expansion and augmentation of existing uses in the district. Replacing the outdated Jones and Whitney Buildings, new research buildings will create an Academic Quad with connections east to Horsebarn Hill and west back to the main sciences core. The Dairy Bar could be potentially relocated from its current location in the Jones Building to a renovated historic Dairy Barn, creating an important visitor destination at the gateway.

All development should be of appropriate scale and character to be compatible with the historic Agricultural Campus and should consult applicable State of Connecticut guidelines for aquifer, watershed, and conservation zones. Existing views from Horsebarn Hill, Horsebarn Hill Road, and Gurleyville Road should be enhanced and preserved. To that end, the plan will observe the recommendations of the East Campus Plan of Conservation and Development (2004), avoiding development in certain areas and keeping buildings low-scale and contextual where they are developed.



A Preservation of Key Views

Horsebarn Hill



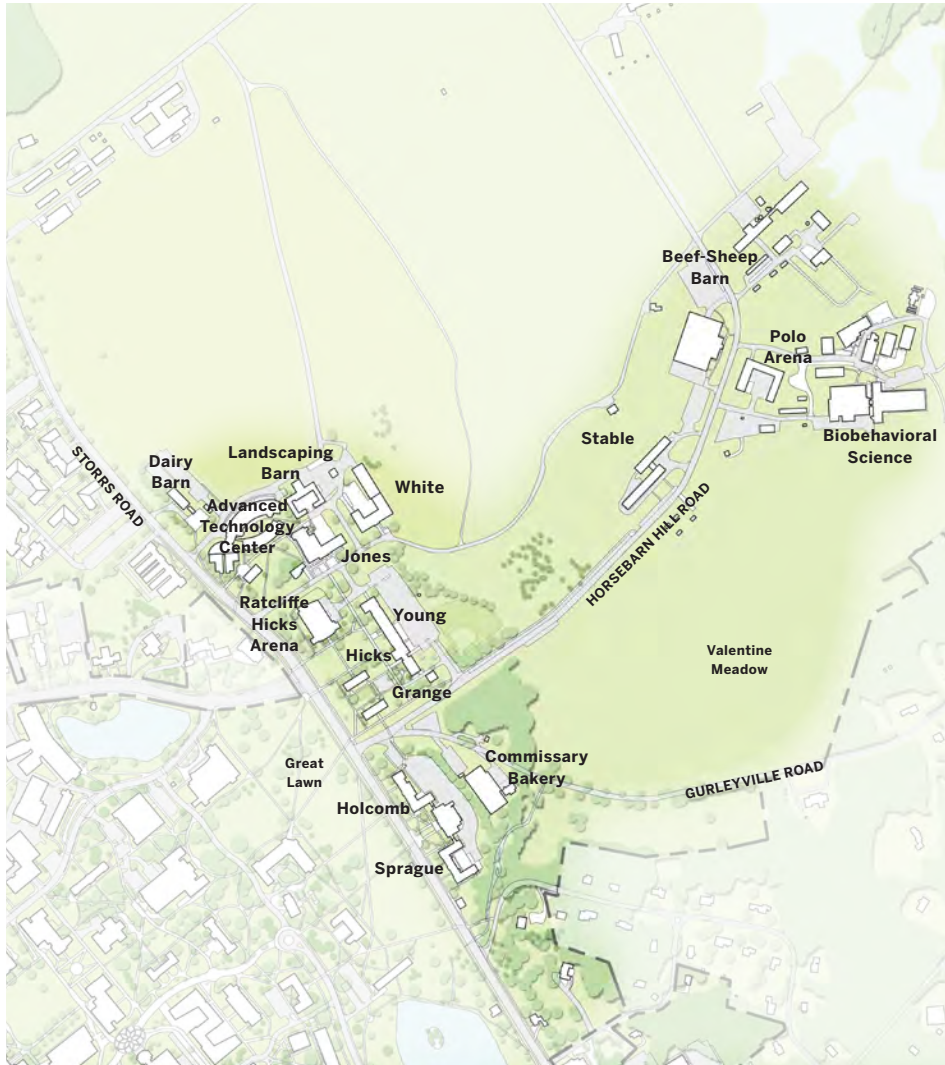
B A Place for Healthy Living

Hillside Hall, William Paterson University, RI



C New Green Corridors

Wellesley College, MA



East Campus District Existing Plan



Proposed Long-Term Plan



East Campus District

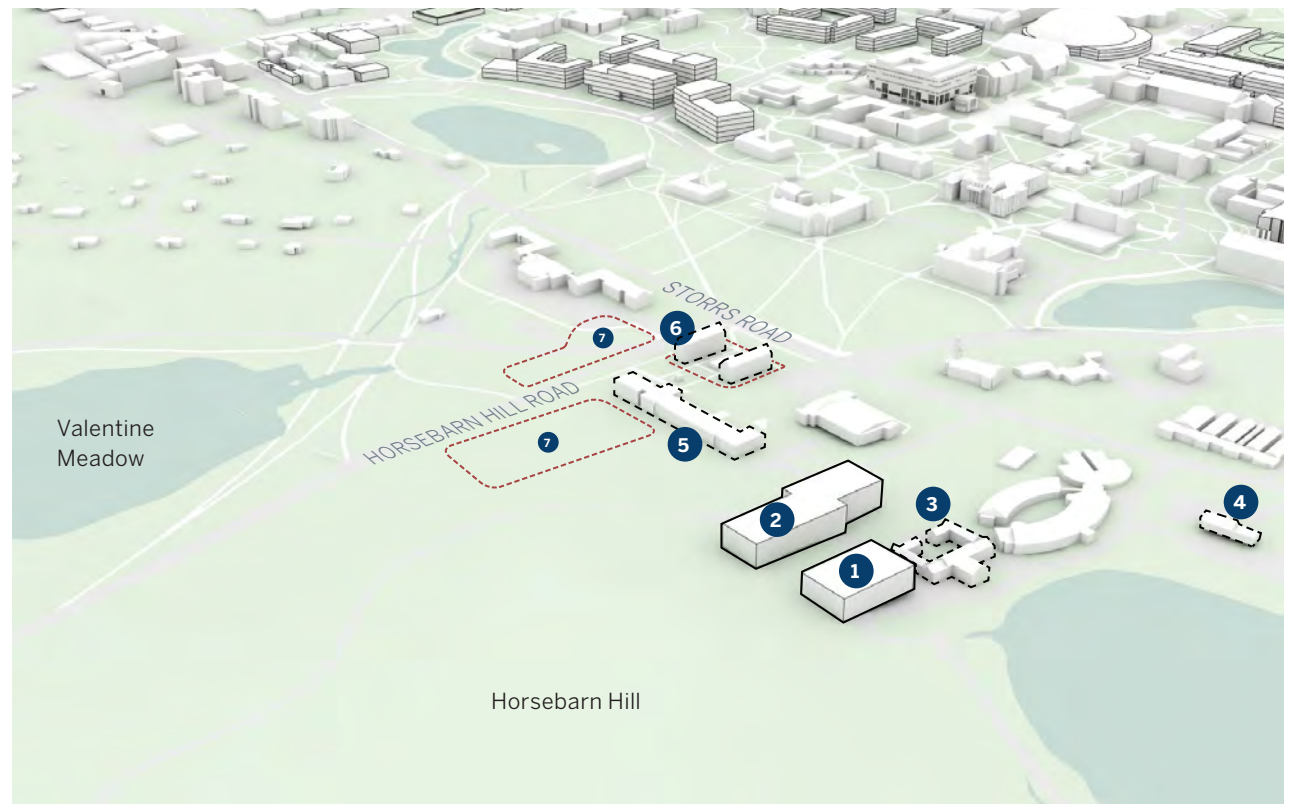
Agricultural Campus and Storrs Road

Planning Objectives

- Redefine and strengthen the existing science quad through renovation or replacement of existing facilities
- Improve connections across North Eagleville Road to the science core
- Preserve and frame views towards Horsebarn Hill and the Agricultural Campus
- New development should respond to the character, materials and height of existing buildings
- Renovate and adapt the Landscape and Dairy Barns for future uses, while preserving their historic character.
- Reduce the impact of stormwater runoff from new development.
- Formalize a fitness trail with facilities for both runners and bicyclists around Horsebarn Hill

Key Projects

1. New Science Building: $\pm 180,000$ GSF
2. New Science Building: $\pm 66,000$ GSF
3. Landscaping Barn Renovation: $\pm 10,300$ GSF
4. Dairy Barn Renovation: $\pm 9,400$ GSF
5. Young Building Facade Repairs
6. Hickes and Grange Renovation or Replacement: $\pm 32,400$ GSF
7. Future Opportunities for New Student Housing





West Campus District

Athletics, Recreation, and Campus Housing

The area of campus west of Hillside Road along Jim Calhoun Way is devoted chiefly to athletics and recreation, serving the needs of varsity, club, and intramural sports, as well as general student recreation. Currently, major facilities for nearly every program exist on-site, including track and field, lacrosse, soccer, football, volleyball, basketball, baseball, softball, hockey, and swimming and diving. Many of UConn's varsity sports programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand event seating capacity, offer new amenities, or provide more desirable space to attract top athletic talent to the University.

Building off of the idea for a vibrant student hub along Hillside, this new Athletics framework envisions a dedicated Student Recreation Center and Health and Wellness Center fronting the street. To do that, a new building would occupy the existing setback from Hillside Road and, potentially, a replacement of the area now occupied by the Guyer Gym. It could also include an additional wing behind the current Field House, integrating all three buildings into a larger, upgraded athletics complex.

Behind the Field House, Sherman Field would be temporarily relocated – perhaps sharing facilities with nearby E.O. Smith High School in the interim – and “raised up” on a plinth with parking, utilities, and a bus drop-off below. A new Sherman Field would then occupy the top of this plinth, creating a similar stadium with connections directly into the Student Recreation

Center while providing sorely-needed parking in this part of campus. This new facility will complete a student services corridor along the historic axis that extends west from Wilbur Cross, through the Student Union, and beyond to the West Hill residential cluster.

The existing baseball and softball complex will be upgraded to include additional seating, press facilities, concession areas, and lockers. The existing 5,100-seat soccer and lacrosse complex will be upgraded to a stadium with greater seating capacity, press facilities, and locker rooms. Football practice fields will be upgraded in place, with the adjacent D Lot transitioning to use for student recreation. Additional coaches offices and locker facilities could be augmented by adding an annex to the new Burton building when additional space is needed.



A Expanding Existing Facilities
Clark University, Bickman Fitness Center



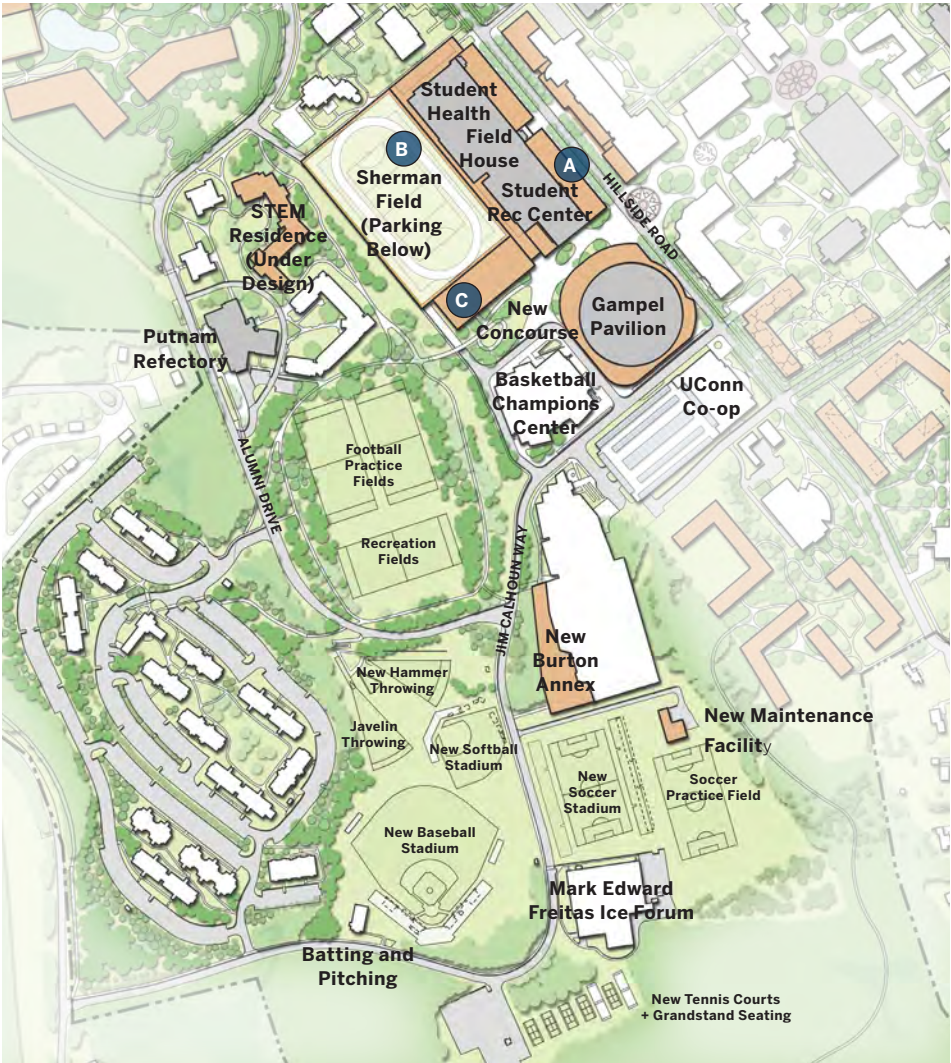
B Sport Fields Over Parking
Alberta Institute of Technology



C New Basketball Pavilion
McCamish Pavilion, Georgia Tech



West Campus District Existing Plan



Proposed Long-Term Plan



West Campus District

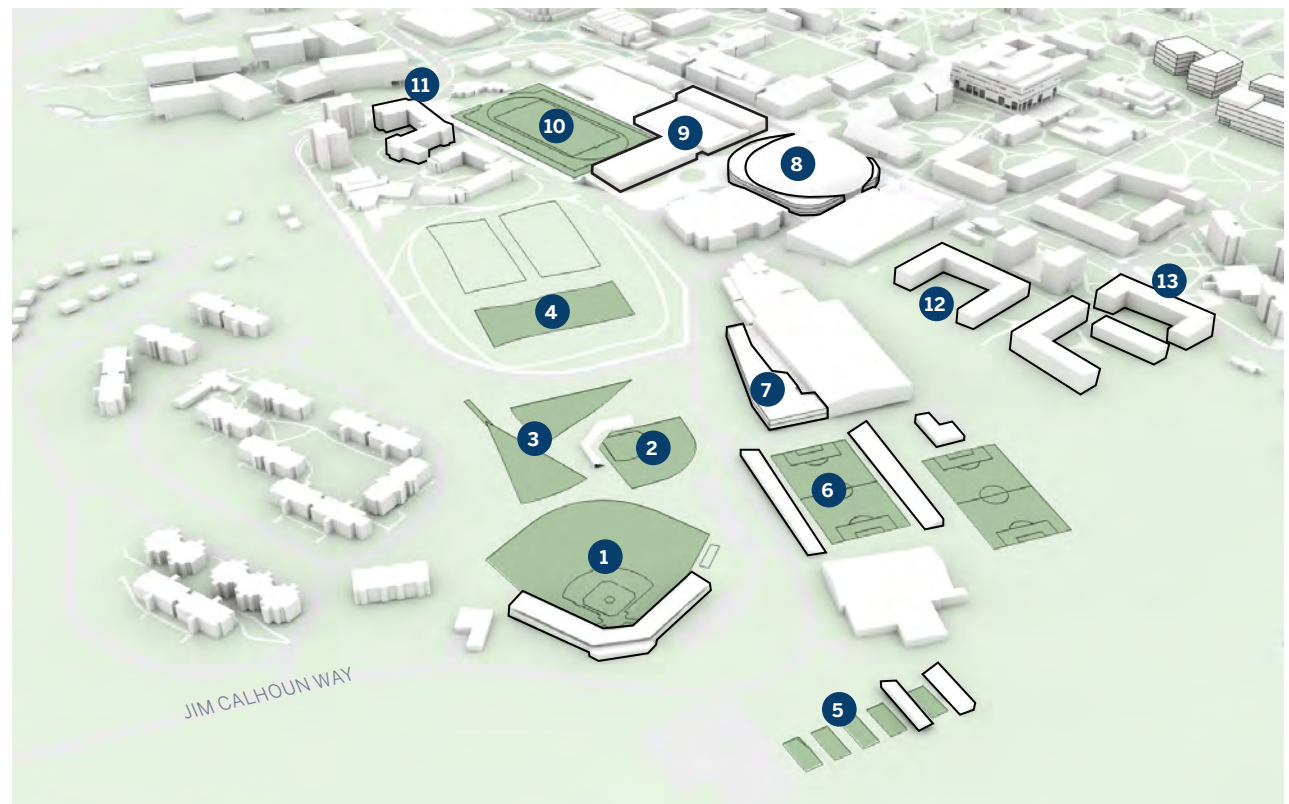
Athletics, Recreation, and Campus Housing

Planning Objectives

- Extend Fairfield Way to the west as a primary campus pedestrian axis
- Keep varsity sports and recreational or club sports separate from each other
- Create new connections from the hilltop to the campus core
- Lay out new recreational facilities with careful consideration of sunlight and wind
- New residential development should be respectful of shadows cast on adjacent sports fields
- Incorporate the University's health and wellness mission into the overall circulation framework, with space for bicycles, pedestrians, and fitness trails
- Where possible, keep like sports facilities together, focusing on key programmatic adjacencies

Key Projects

1. Baseball Stadium / Christian Field
2. Softball Stadium / Burrill Field
3. Hammer / Discus Relocation
4. Recreational Field
5. Tennis Complex Relocation
6. Morrone Stadium / Soccer Field
7. Burton Office Annex: $\pm 75,000$ GSF
8. Gampel Concourse: $\pm 75,000$ GSF
9. Student Rec Center: $\pm 200,000$ GSF
10. Sherman Field Above Parking: $\pm 325,000$ GSF ($\pm 1,000$ spaces)
11. STEM Residence Hall: $\pm 210,000$ GSF (720 beds)
12. Y Lot Residence Halls: 300,000 GSF (1,000 beds)
13. Hillside Residence Hall: $\pm 150,000$ GSF (500 beds)





Depot Campus

Private Partnership University Village

The Mansfield Training School and Hospital was originally designed to be in harmony with the landscape so that the environment could contribute to the healing of patients. Despite the high vacancy rate of the current holdings, the campus landscape still conveys a welcoming scale where a sense of community could once again thrive. By restoring selected portions of the historic building fabric and constructing new housing and community amenities, the Depot Campus will become home to faculty, staff and graduate students as the University population grows.

The campus can provide an alternative neighborhood to attract those more interested in living in the Connecticut countryside rather than the urban-feeling Storrs

Center. The Mansfield Training School and Hospital's historic connection to Spring Manor Farm enhance the possibilities for creating a sustainable community with a direct connection to agriculture. This Village could spur enhancements at the Spring Valley Organic Farm; development of recreational trails connecting to the Main Campus; and extension of the Willimantic River Greenway to reach a community dedicated to living sustainably.

Although there is a stated desire to target new university investment in the consolidated area of the Storrs Campus, the Depot Campus presents clear opportunities for possible public/private development partnerships.

It could also include support or swing space to handle overcrowding of various University functions, particularly during construction. These uses may include but are not limited to:

- Graduate / Family / Faculty Housing
- Lab Surge Space / Office Space
- Arts Expansion (Theater)
- Retail and Community Amenities
- Retreat Center
- Climate-Controlled Library Archives
- Utilities and Support Services
- Renewable Energy Demonstration Facilities
- Fields for Recreational or Club Use



A Preserving History
Sledding at Lamoure Hall, 1960



B Sustainable Village
Jackson Meadow, Marine on St. Croix, Minnesota



C Sustainable Student Housing
Swarthmore College, PA



Depot Campus Existing Plan



Proposed Long-Term Plan



Development Strategy

2015-2020 Plan	98
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2015-2020 Plan

Near Term

In the next five years, growth in the campus will be focused on leveraging investments through Next Generation Connecticut, including two new science buildings, residence halls, parking, and utilities upgrades. The near-term plan will also address priority projects such as major renovations to aging buildings like Gant, decanting of buildings that are well past useful life like Torrey, and expansion of athletics programs that need additional space. Landscape and infrastructure upgrades in the near term will be focused on advancing and augmenting these priority projects, as well as taking steps towards a longer-term vision for a more sustainable UConn campus.

Total New Construction:	1,638,000 GSF
Total Demolition:	140,000 GSF
Net New Construction:	1,498,000 GSF
Total Renovation:	458,000 GSF

Building Projects

- NextGen Buildings
- Other New Campus Buildings
 - B1 Student Recreation Center
 - B2 Student Health Services
 - B3 Engineering and Science Building
 - B4 STEM Research Center 1
 - B5 STEM Research Center 2
 - B6 STEM Residence Hall
 - B7 Honors Residence Hall
 - B8 Fine Arts Production Facility
 - B9 4,000 Seat Hockey Arena
 - B10 Mixed-Use Redevelopment
 - B11 Tech Park IPB
 - B12 Main Accumulation Area
- Buildings Targeted for Renovation
 - R1 Gant Complex
 - R2 Putnam Refectory
 - R3 South Campus Residences (Envelope)
 - R4 Gampel Pavilion (Roof)
 - R5 Monteith Building
 - R6 Nafe Katter Theatre
 - R7 Young Building (Envelope)
 - R8 Field House (Interior)
- Demolition
 - D1 Faculty Row Houses
 - D2 Mansfield Apartments
- New Parking Decks
- New Parking Lots
 - P1 Sherman Field Parking Deck
 - P2 Science Quad Parking Deck
 - P3 Hockey Parking Deck
 - P4 Temporary Parking on Tech Park Sites

Athletic Facilities

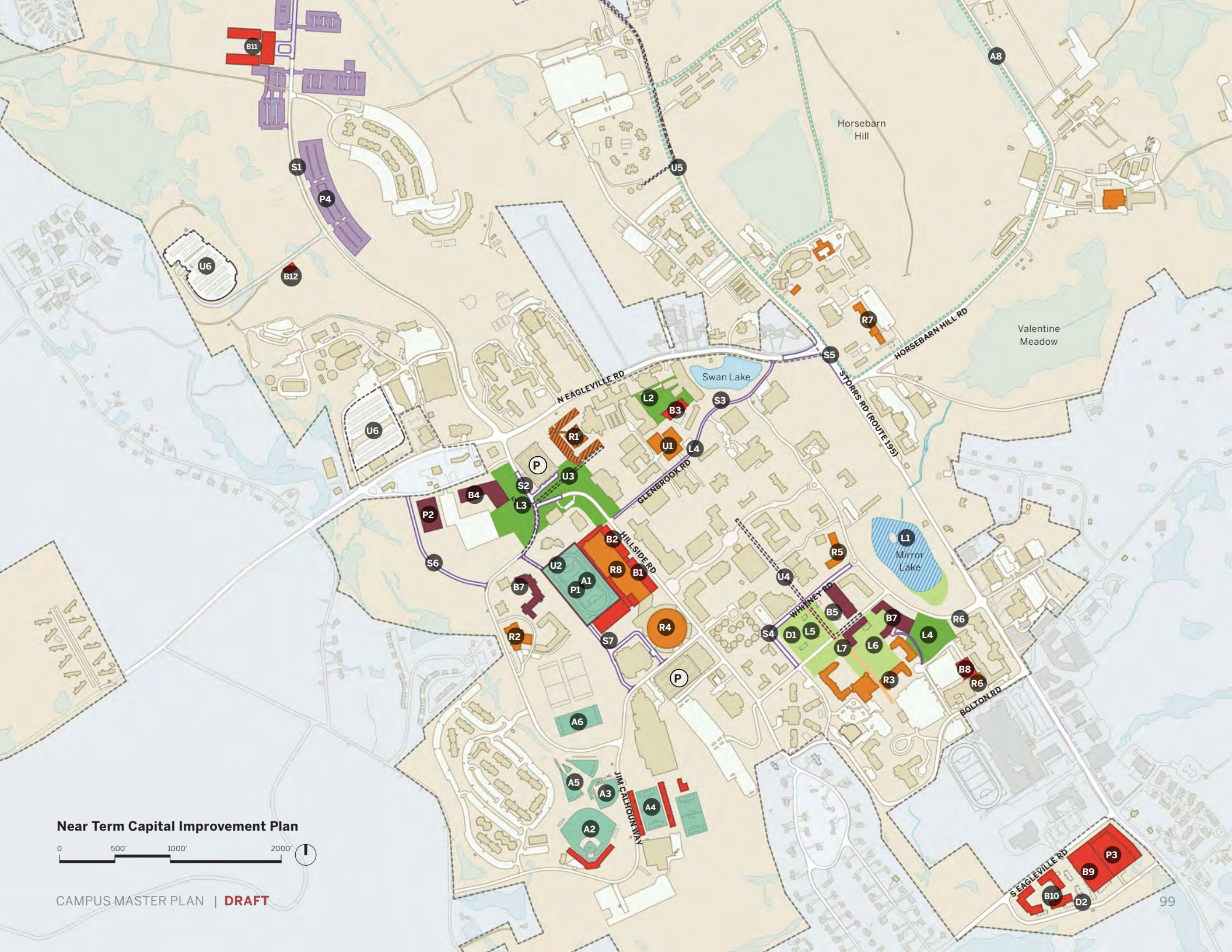
- Athletic Field Site Areas
 - A1 Sherman Field Replacement
 - A2 Baseball Stadium / Christian Field
 - A3 Softball Stadium / Burrill Field
 - A4 Morrone Stadium / Soccer Field
 - A5 Hammer/Discus Area
 - A6 New Rec Fields (D Lot)
 - A8 Horsebarn Hill Fitness Loop

Landscape Projects

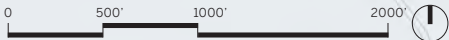
- Major Pathways
- Woodland Corridors
- Landscape Improvement Areas
 - L1 Mirror Lake Improvements
 - L2 Pharmacy Quad
 - L3 North Woodland Phase 1
 - L4 South Woodland Phase 1
 - L5 South Campus Commons
 - L6 Honors Quad / Playfield
 - L7 Academic Way Improvements

Infrastructure Projects

- Street Improvements
 - S1 North Hillside Road Extension
 - S2 Hillside Road Realignment
 - S3 Glenbrook Road Improvements
 - S4 Whitney Road Improvements
 - S5 North Eagleville / 195 Intersection
 - S6 New Access Drive
 - S7 Transit Hub / Covered Bus Drop-Off
- Utilities
 - U1 Central Plant Chilled Water Expansion
 - U2 Supplemental Utility Plant
 - U3 Utility Tunnel Extension: Science 1
 - U4 Utility Tunnel Extension: Science 2
 - U5 Water Line Extension (CT Water)
 - U6 Solar Shade Deployment



Near Term Capital Improvement Plan



2020-2025 Plan

Mid Term

Building off of near-term growth spurred by Next Generation Connecticut, the following five-year phase will focus on continued growth in all of the campus' mixed-use neighborhoods, with a particular emphasis on expanding the importance of Hillside and on the two new districts in the Northwest and South areas of campus. This phase will also begin to address the shortfall of on-campus housing with significant new and upgraded residential areas.

Total New Construction:	1,856,000 GSF
Total Demolition:	527,000 GSF
Net New Construction:	1,329,000 GSF
Total Renovation:	645,000 GSF

Building Projects

- NextGen Buildings
- New Buildings in Previous Phase
- Other New Campus Buildings
- B14 Greenhouse Replacement
- B15 Student Union Expansion
- B16 STEM Research Center 3
- B17 CT Commons Replacement
- B18 West Residences Replacement
- B20 South Hillside Residence Hall
- B21 Gampel Pavilion Concourse
- B22 Fine Arts Recital Hall
- B24 Northwoods Expansion
- B25 Tech Park Phase 2
- B26 Public Safety Expansion
- B27 Burton Complex Expansion
- Buildings Targeted for Renovation
- R9 Wilbur Cross
- R10 Babbidge Library
- R11 Beach Hall
- R12 Budds Building
- R13 Gulley Hall
- R14 Whetten Graduate Center
- R15 Castleman Building
- R16 Hawley Armory
- R17 Atwater (Envelope)
- R18 Von der Mehden Recital Hall
- Demolition
- D3 Torrey Life Sciences
- D4 Greenhouses
- D5 Infirmary
- D6 Connecticut Commons
- D7 West Campus Residences
- D9 Natatorium

- New Parking Decks
- P5 South Parking Deck

Athletic Facilities

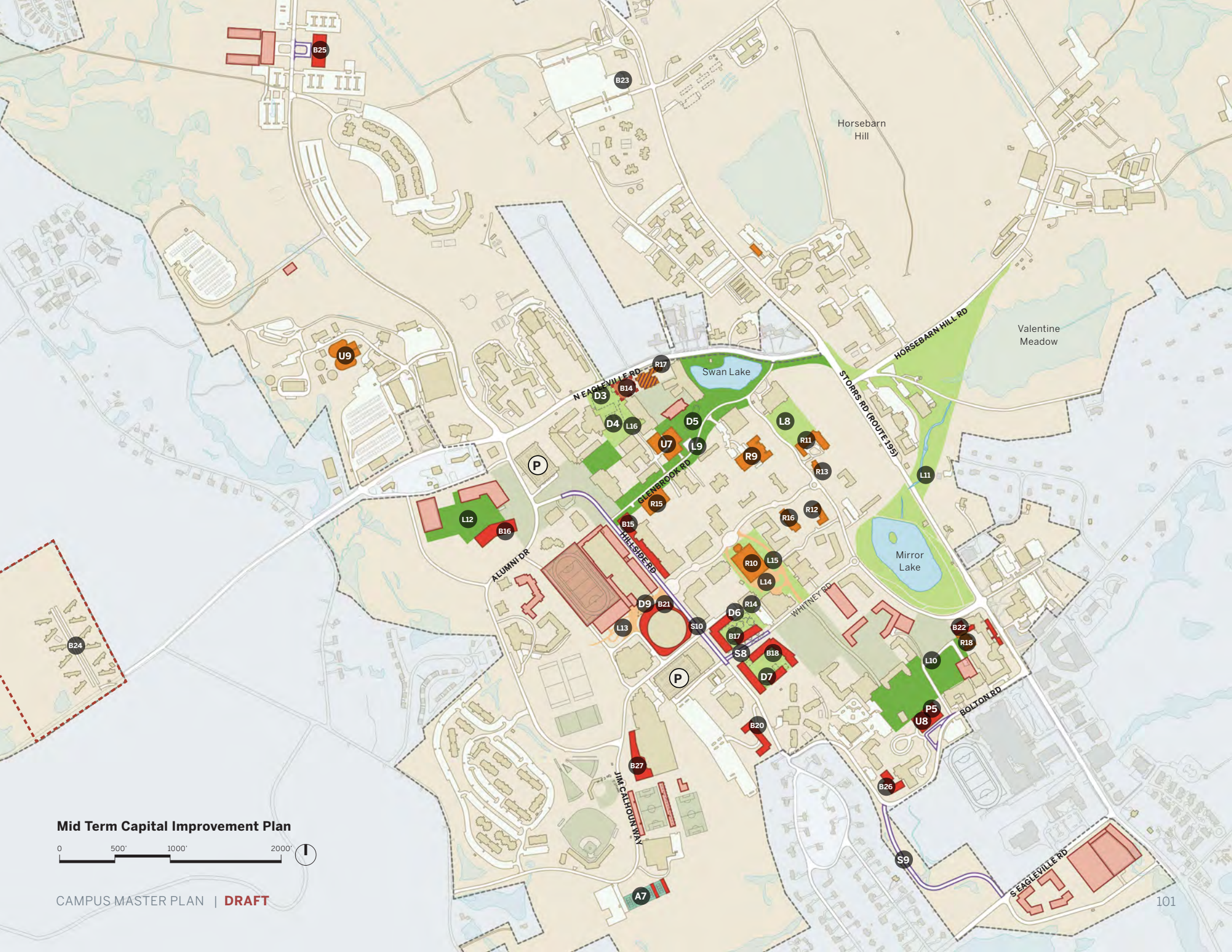
- Athletic Field Site Areas
- A7 Tennis Complex Relocation

Landscape Projects

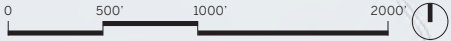
- Major Pathways
- Woodland Corridors
- Landscape Improvement Areas
- L8 Founders Green Improvements
- L9 North Woodland Phase 2
- L10 South Woodland Phase 2
- L11 Mirror Lake / Valentine Meadow Link
- L12 NW Science Quad
- L13 Fairfield Way Extension
- L14 Library Terrace Improvements
- L15 Academic Way Improvements
- L16 Academic Way Improvements

Infrastructure Projects

- Street Improvements
- S8 Whitney Road Extension
- S9 South Access Road
- S10 Hillside Road Improvements
- Utilities
- U7 Central Plant Upgrades
- U8 South Chiller Plant Expansion
- U9 Sewage Treatment Plant Repairs



Mid Term Capital Improvement Plan



2025-2035 Plan

Long Term (Subject to New Funding Sources)

Significant possibilities for both residential and academic or research growth exist in the long-term plan, although the exact trajectory of this growth will be determined based on new student enrollment and addition of faculty. Primary growth will be focused on additional science and research buildings in both the Northwest and South districts, as well as potential growth on the East Campus. Reinvestment will continue to be required in the Heritage District, and major landscape features will continue to take shape.

Total New Construction:	1,817,000 GSF
Total Demolition:	331,000 GSF
Net New Construction:	1,486,000 GSF
Total Renovation:	1,206,000 GSF

Building Projects

- NextGen Buildings
- New Buildings in Previous Phase
- Other New Campus Buildings
- B28 STEM Research Center 4
- B29 STEM Research Center 5
- B30 Engineering Complex Replacement
- B31 Collaborative Science Center 1
- B32 Collaborative Science Center 2
- B33 CAHNR Campus Research Quad
- B34 Y Lot Residence Halls
- B35 Performing Arts Center
- B36 Tech Park Orientation Center
- B37 Tech Park South
- Buildings Targeted for Renovation
- R19 Jorgensen
- R20 Wood Hall
- R21 Austin Building
- R22 Hall Building
- R23 Koons Hall
- R24 Family Studies Building
- R25 Manchester Hall
- R28 Nathan Hale Inn
- R29 Drama Music Building
- R30 Hicks and Grange Halls
- R31 Alumni Quad
- R32 Ellsworth and Hale Halls
- R33 Northwest Quad
- R34 North Quad
- R35 East Campus Residences
- R36 Shippee Hall
- R37 Buckley Hall
- R38 Jacobson Barn

- Demolition
- D12 Monteith
- D13 Arjona
- D14 Human Development Center
- D15 White
- D16 Jones
- D17 Commissary Bakery Warehouse
- D18 Chicken Coops
- D19 Engineering Complex

Landscape Projects

- Major Pathways
- Woodland Corridors
- Landscape Improvement Areas
- L17 Eagleville Brook Connection
- L18 North Campus Quad Improvements
- L19 North Academic Way
- L20 South Academic Way
- L21 Complete South Woodland Corridor
- L22 CAHNR Campus Quad
- L23 Tech Park Woodland Corridor
- L24 Great Lawn ADA Upgrades

Infrastructure Projects

- Utilities
- U10 Central Plant Upgrades
- U11 Utility Tunnel Extensions

Future Development Reserves

Additional areas for growth exist at the Storrs Campus, but have not been specifically addressed in this Master Plan, either because they were not necessary to achieve the overall planning vision, did not yet require upgrades because of their age, were too important to take offline in the near-term, or could not be adequately replaced – like the major residence halls at North and Northwest Quads – but could be redeveloped in the future. Beyond the 20-year purview of this plan, the campus may see additional growth and renewal in any or all of the following areas. Most are outside of the campus core, although a few parcels in this area remain for reconsideration beyond the Master Plan purview.

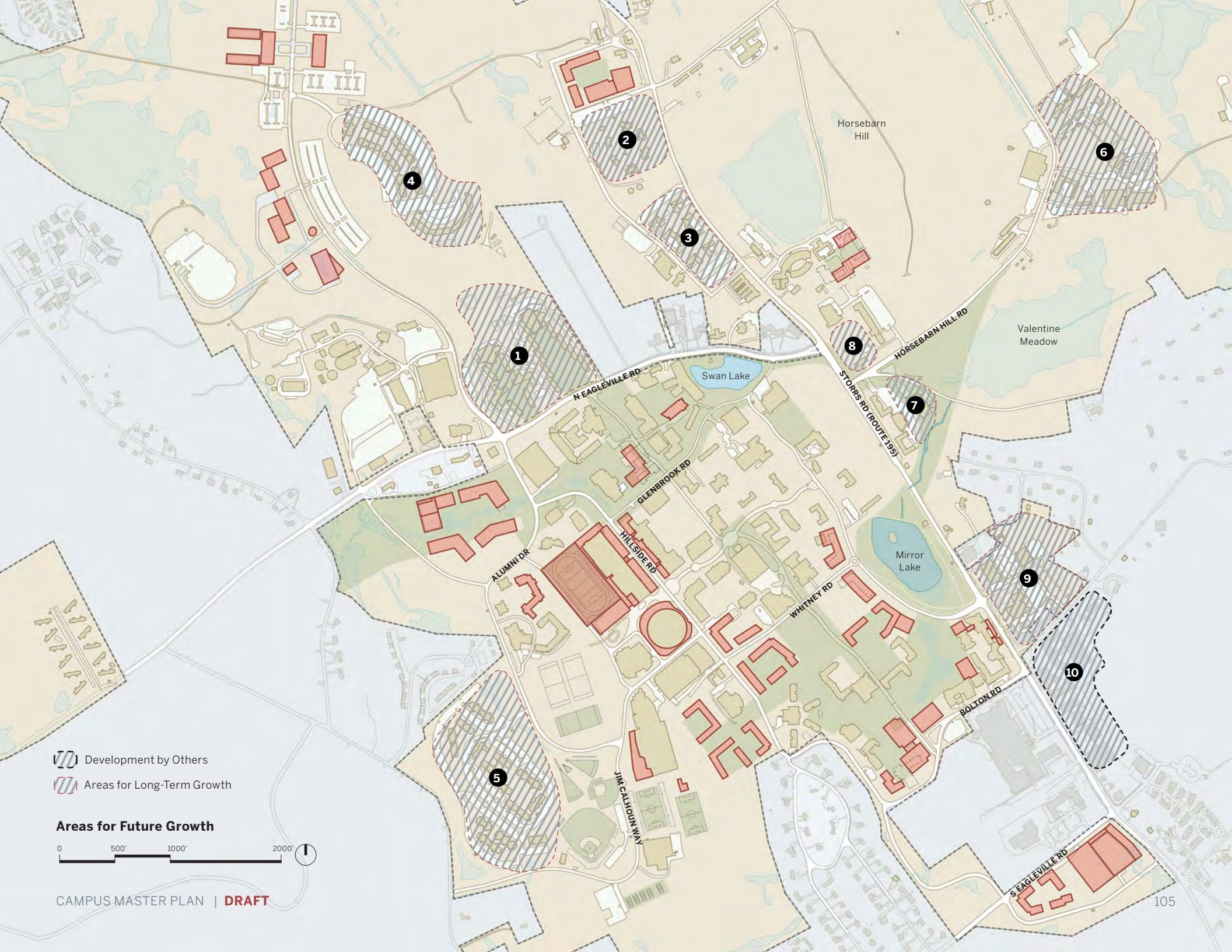
1. North + Northwest Residential Quads
2. Husky Village
3. Towers Residence Halls
4. Charter Oaks + Busby Suites
5. Hilltop Apartments
6. Eastern Agriculture Campus / Biobehavioral Research Area
7. Parking and Facilities Area Behind Whitney Hall
8. Hicks and Grange Halls
9. Residential Area Adjacent to Storrs Center
10. Storrs Center Expansion (Public/Private University Partnership)



North Quad: Opportunity for Long-Term Redevelopment

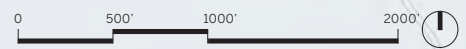


Storrs Center: Opportunity for Off-Campus Growth and Expansion



-  Development by Others
-  Areas for Long-Term Growth

Areas for Future Growth



Initiatives Beyond Main Campus

New growth – particularly through Next Generation Connecticut – should be focused on the Main Campus in order to maximize the potential benefits and leverage this initial investment for wider impact.

However, the plan recommends some limited development elsewhere at the Storrs and Depot Campuses, as well as upgrades to transportation and landscape along key local corridors:

- At Depot Campus, future growth may be primarily driven by private developer interest in housing or other program, and will depend on market conditions supporting this growth. It will follow a different trajectory from new investment at the Main Campus, but may eventually see a sizable amount of new development.
- The Tech Park will also follow a different phasing trajectory, but benefits from its three building clusters will accrue to other parts of the campus – particularly through potential synergies with NextGen science and research facilities. In the near-term, surface lots and future development pads at the Tech Park could be used for temporary parking.
- At key street intersections that serve as gateways to campus, investments will be made in landscape, buildings, signage, and other upgrades to announce arrival to campus.
- Nearby sites with convenient access to the University are ideal for off-campus housing, particularly for graduate students. Redevelopment of UConn's existing buildings should focus on increasing density and quality of housing stock. Expansion at other sites such as Storrs Center and elsewhere in Mansfield or Willimantic will be primarily developer-driven based on market conditions.

- Transportation strategies must be considered at the regional scale in order to have the greatest possible impact. A number of potential strategies are proposed and explored in the Traffic, Transportation, and Parking Plan.
- Due to UConn's extensive land holdings, the opportunity exists to create additional connections on UConn property between trail systems that are currently isolated from one another and between UConn's forest tracts and the campus core. In partnership with the Town of Mansfield and other land owners, additional opportunities may exist to improve regional trail connectivity.



Depot Campus

1. New Development at Historic Utilitarian Campus
2. New Development at Historic Main Campus
3. Expansion of Rec Fields
4. Removal of Existing Cottages along Weaver Road



Tech Park

5. North Tech Campus
6. Central Tech Campus
7. South Tech Campus
8. Discovery Center Orientation / Exhibition Space
9. Tech Park Woodland Corridor



Campus Gateways

10. "4 Corners" Route 44 and Route 195
11. Route 44 and N Hillside Extension
12. North Gateway: Route 195 and Moulton Rd
13. North Entrance: Route 195 and N Eagleville Rd
14. Visitor Entrance: Route 195 and Mansfield Rd
15. South Entrance: Route 195 and Bolton Rd
16. South Gateway: Route 195 and S Eagleville Rd



Off-Campus Housing

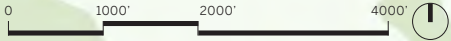
17. Northwoods Apartments Redevelopment
18. Mansfield Apartments Redevelopment
19. Storrs Center Expansion (private development)w

Regional Transportation Strategies

- Park-and-Ride Lots to the North, along I-84 Corridor
- Park-and-Ride Lots to the South, near East Brook Mall
- Regional Transit Connections
- Improvements to Campus Shuttle Service
- Car-share Program Expansion
- Connections to Regional Trail Network



Development Initiatives Beyond Main Campus



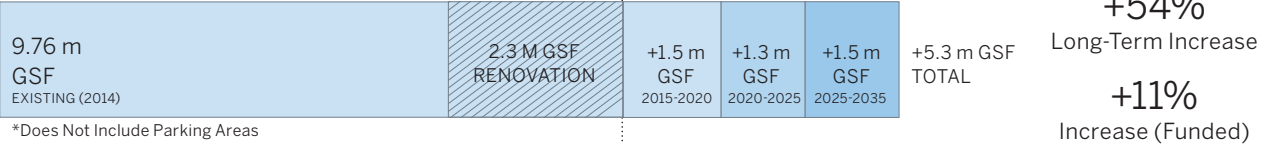
Development Capacity Summary

2015-2035

In the next 20 years, this Master Plan will propel campus growth at the pace established by UConn 2000 and 21st Century UConn before it. The plan suggests over 4.2 million gross square feet (GSF) in net new development by 2035, supported by about 2.8 million GSF in the next 10 years alone. It outlines a path to accommodate high-end enrollment scenarios and alleviate overcrowding, with about 4,775 net new beds on campus. While this growth is primarily focused on science / research and on-campus residential projects, it is reflected in every use type on every part of campus in some way. And the plan does so without increasing either the development footprint or number of parking spaces on campus – a major step towards long-term campus sustainability.

Projects proposed in the plan should be understood as representing the capacity for growth at the Storrs Campus in the next 20 years. This will be refined in the coming years as the plan progresses and projects are programmed, designed, and implemented. Only a portion of this growth – associated with Next Gen or other University programs – is currently funded, and the numbers should be understood in that context.

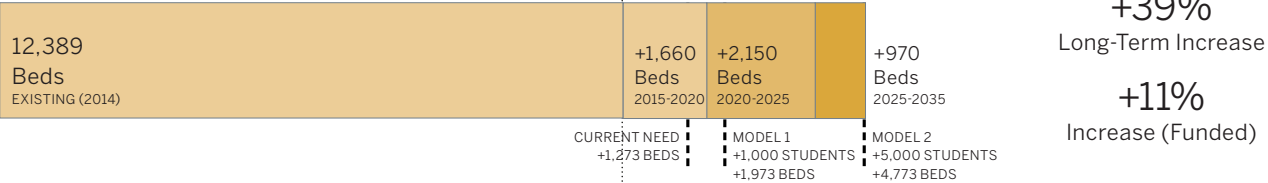
Gross Square Footage



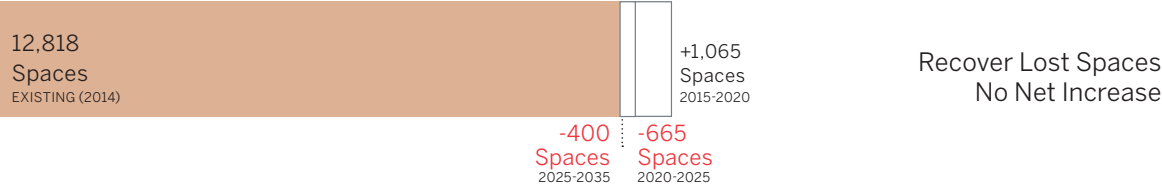
Area by Use Type

	Existing GSF (2015)	GSF Removed	New GSF	Total GSF (2035)	Renovated GSF
Science + Research	567,000	294,000	1,408,000	1,682,000	270,000
Academic + Teaching	3,368,000	201,000	569,000	3,736,000	883,000
Residence	3,390,000	340,000	2,064,000	5,113,000	731,000
Student Affairs + Admin	716,000	30,000	165,000	851,000	146,000
Arts	289,000	-	285,000	574,000	108,000
Athletics	709,000	45,000	537,000	1,201,000	135,000
Miscellaneous	255,000	54,000	174,000	375,000	37,000
Support	463,000	30,000	-	543,000	-
Total	9,757,000	993,000	5,311,000	14,075,000	2,310,000

Undergraduate Student Beds



Parking Spaces





A place you want to be...



An aerial architectural rendering of a university campus. The campus is nestled within a lush, green, hilly landscape. Numerous buildings are shown, with several key structures highlighted in a bright yellow color. These include a large, multi-story building complex in the center-left, a circular building, and several smaller buildings scattered throughout. The campus is interspersed with green spaces, including a large open field in the upper left, several smaller fields and lawns, and a winding path or road. The surrounding area is covered in dense green trees and vegetation, with some small bodies of water visible. The overall scene conveys a sense of a well-planned, integrated campus environment.

... a place you will
always remember

Acknowledgements

Consultant Team

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Architecture + Master Planning

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Landscape Architecture

Newman Architects
Historic Preservation + Adaptive Reuse

Atelier Ten
Sustainability

Sam Schwartz Engineering, D.P.C.
Transportation, Traffic + Parking

Langan Engineering
Civil Engineering

BR+A Bard, Rao + Athanas Consulting Engineers, LLC
Mechanical, Electrical + Plumbing

Gleeds USA
Cost Estimating

Rickes Associates Inc.
Academic Programming

Jacobs Consultancy, Inc.
Lab Programming

Executive Committee

Susan Herbst, President
Mun Choi, Provost
Richard Gray, Finance and Administration
Jeff Seeman, Vice President of Research
Tysen Kendig, Vice President for Communications
Michael Gilbert, Vice President for Student Affairs
Amy Donahue, Vice Provost for Facilities Operations
Sally Reis, Vice Provost for Academic Affairs
Josh Newton, UConn Foundation, President and CEO
Richard Orr, General Counsel
Warde Manuel, Athletics Director
Rachel Rubin, Chief of Staff to the President
Michael Kirk, Deputy Chief of Staff

Master Plan Advisory Committee

Tom Callahan, Sustainability of Infrastructures
Veronica Cook, Procurement Services
Christina DeVecchis, Student Government USG
Dan Doerr, Student Affairs
Terri Dominguez, Environmental Health and Safety
Matt Hart, Mansfield Town Manager
Mike Jednak, Facilities Operations and Building Services
Paul McCarthy, Athletics and Recreation
Linda Painter, Mansfield Town Planner
Carol Polifroni, Nursing / Public Engagement
J. Larry Renfro, Physiology & Neurobiology
Larry Silbart, Provost Office, Academic Affairs
Lysa Teal, Finance and Administration
Carolyn Teschke, Molecular & Cell Biology
John Volin, Natural Resources and the Environment
Xiupeng Wang, Economics, Chinese Students and Scholars
Bill Wendt, Transportation and Logistics

Core Team

Laura Cruickshank, Master Planner and Chief University Architect
Beverly Wood, Director of University Planning
Robert Corbett, Director of Regional Projects and Development
Brian Gore, Director of Project and Program Management
George Kraus, Director of Design, Engineering and Technical Support
Richard Vollaro, Director of Accelerated Projects
Sean Vasington, Associate Director of Landscape Architecture
Maria Groza, Facilities and Space Planner
Ian Dann, Landscape Architect
Eileen McHugh, Landscape Architect
Antoaneta Fedeles, Facilities and Space Planner
Sandra Shea-Crabb, Facilities and Space Planner
Lori Goza, Project Management Assistant
Heather Schlink, Administrative Assistant

Working Groups

Athletics and Recreation

Cindi Costanzo
Debbie Corum
Angie Cretors
Mike Enright
Evan Feinglas
Doug Gnootke
Paul McCarthy
Ellen Tripp

Classroom Utilization

Dana Barrow
Gregory Bouquot
Lauren DiGrazia
Stacey Valliere
Haleh Ghaemolsabahi
Dan Mercier
Lance Nye
John Robataille

College of Agriculture, Health and Natural Resources

Cameron Faustman
Gregory Weidemann

Environmental Issues

Jason Coite
Paul Ferri
Rich Miller
Terri Dominguez

Facilities, Operations, Utilities, Infrastructure

John Carrington
Jason Coite
Mike Jednak

Dave Lotreck
Eileen McHugh
Tony Weston

Library

David Avery
Martha Bedard
Greg Colati
Francine DeFranco
Scott Kennedy
Jean Nelson

Public Safety and First Responders

Mike Makuch
Barbara O'Connor

Student Affairs

Rich Miller
Dave Ouimette

Students with Disabilities

Elizabeth Conklin
Donna Korbel

Teaching and Learning

Peter Diplock
Jen Lease-Butts
Jim Lowe
Maria Martinez
Dan Mercier
Mansour Ndiaye
Sally Reis

Technology Park and Depot Campus

Tom Callahan
Rich Gray
Mike Jednak
Mike Makuh

Richard Orr
Lysa Teal

Transportation, Traffic, Parking

Paul Ferri
Janet Freniere
Eileen McHugh
Bill Wendt

Wayfinding

Dwight Atherton
Nancy Belend
Patti Fazio
Alexander Karr
Tysen Kendig
Bill Wendt
Christine Wilson

Other Constituents

Town Hall Meetings

Residents of Mansfield

Town Manager and Planner Meeting

Tom Callahan
Matt Hart
Linda Painter

Faculty Forums

Mark Aindow
Amy Anderson
Preston Britner
Casey Cobb
Anne D'Alleva
Cameron Faustman
Shereen Hertel
Mike Lynes
Andy Moiseff

Mark Robbins
Kristin Schwab
Zeki Simsek

Sustainability Workshop

Chet Arnold
Greg Anderson
Dwight Atherton
Mark Brand
Jack Clausen
Mike Dietz
Janet Freniere
Mike Jednak
Dave Lotreck
Peter Luh
Allison MacKay
Eileen McHugh
Brian McKeon
Rich Miller
Stan Nolan
Kristin Schwab
Anji Seth
Prabhakar Singh
John Volin
Glenn Warner
Bill Wendt
Mark Westa
Tom Worthley
Peng Zhang



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