



UCONN | UNIVERSITY OF  
CONNECTICUT

Campus Master Plan

# 2 District Guidelines

SKIDMORE, OWINGS & MERRILL LLP  
MAY, 2015





## Executive Summary

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### Appendix: Sustainability Framework Plan

### Appendix: Landscape Master Plan

### Appendix: Transportation, Circulation, and Parking Plan

### Appendix: Utilities Master Plan

### Appendix: Historic Preservation and Adaptive Reuse Plan

### Appendix: Space Needs Analysis





The Campus Master Plan articulates a vision for the future of the UConn campus. These District Guidelines explain how that 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 about the larger goals of each district plan to designers of individual building and landscape projects.

Recognizing that this vision of UConn's future is grounded in current day circumstances, the principles and guidelines have been created with inherent flexibility so that a range of future program and space needs can be met within the larger framework established by the Plan. These provide a foundation for the internal review of individual projects at UConn to ensure that each new capital project advances the University's commitment to campus and environmental stewardship.

The concepts created for each of the major open spaces, streets, and new developments suggest ways in which a spatial and experiential idea – and its supporting planning principles and design guidelines – might be implemented. They are intended to be illustrative rather than prescriptive. Other approaches that meet the planning principles and design guidelines would also be valid.

# Campus Massing & Urban Form

## Design Guidelines

In the next 20 years, major investments in new buildings will change the fabric of almost every district on campus. These buildings should be designed in the context of the larger campus and respect both the scale and form of existing places while embodying the 21<sup>st</sup> century ideals and ambitions of the University. Over time, campus buildings will respond to a variety of programs and uses. New projects should be designed with a commitment to flexibility, quality, and durability to provide long-term usefulness.



### Building Height

- Design new facilities at appropriate density to support programmatic needs, for efficient use of land resources, and to maintain a compact, accessible campus
- Encourage variation in building heights
- Step down in height as the campus meets the community
- Relate building scale harmoniously to existing district context
- Respect the historic fabric, landscape, and hierarchy of landmarks on campus by limiting height around these key features

### Massing

- Use building massing to preserve and frame key view corridors
- Use rooftops and terraces as participatory spaces for the campus community, locations for vegetation and permeable surfaces, and added visual interest
- Break up long façades with setbacks or changes in materials to promote street level diversity and highlight key gateways

### Building Orientation

- Design new facilities in conversation with adjacent buildings, quads, and streets
- Use building façades to reinforce the larger open space and pathway network of the campus
- Consider daylighting and solar access to reduce building energy demand
- Design with an awareness of shadows cast on adjacent buildings, programs, and open spaces

### Materials

- Emphasize high-performance materials that help foster the University's larger sustainability goals
- Select materials, colors, and textures to be responsive to the surrounding district; some districts will be more appropriate for diverse or contemporary materials, while others will retain traditional or contextual materials

### Response to Topography

- Use the natural topography of the site for placemaking, creating connections, and masking certain uses from view
- Avoid large-scale cut and fill operations
- Ensure that all new building entrances are fully accessible

# Campus Landscape Structure

## Design Guidelines

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, Horsebarn Hill, and Mirror Lake to more intimate gardens, groves, terraces, and courtyards that provide the setting for meeting, gathering, play, and relaxation. Capitalizing on UConn's unique setting in rural Connecticut, all new landscape should advance the Storrs Campus towards a place that is uniquely Connecticut, embraces its history and its future, and is adaptable to changing circumstances.



### Vegetation + Planting

- Increase overall species diversity
- Create unique and distinctive spaces through planting design
- Expand the focus of the Arboretum collection from individual specimens to combinations of plants that perform different functions in a variety of contexts
- Create and implement a succession plan to respond to the loss of mature trees over time
- Increase overall seasonal interest and variety
- Use combinations of plants to create horticultural “events” timed to complement the seasonal rhythms of campus life

### Courtyards + Quads

- Engage surroundings and define scale with planting
- Customize courtyards to respond to their immediate adjacencies and surrounding activities
- Create strongly identifiable places through variation in topography, vegetation, and materials
- Provide year-round comfort by responding to the particular micro-climate of each space
- Create a diversity of courtyard typologies on campus, with areas for passive and active recreation, studying, exchange, rest, and relaxation

### Woodland Corridors

- Use dense plantings to engage adjacent buildings and increase perceived size of each space
- Maintain sight lines to ensure pedestrian safety
- Incorporate evergreen trees to provide winter interest and serve as windbreaks
- Include combinations of trees indicative of local plant communities

### Garden Corridors

- Increase experiential range with a diverse plant palette
- Provide choice and variety of circulation routes
- Integrate seating and areas for gathering without obstructing primary desire lines
- Improve connections between Fairfield Way corridor and surrounding buildings

### Heritage District

- Identify and protect existing significant trees
- Identify and preserve important viewsheds
- Mitigate ongoing attrition of mature canopy trees with new tree planting
- Reinforce the area's unique combination of linear and meandering walkways
- Improve the functionality of the Great Lawn for both day-to-day use and special events

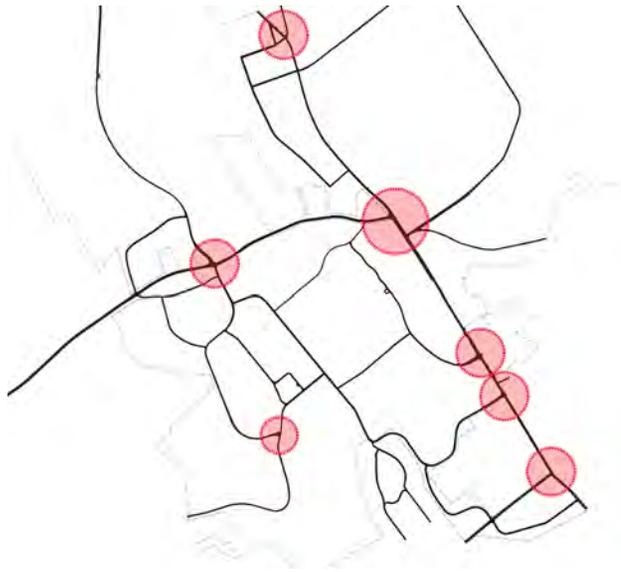
### Art

- Use installations or environmental art to mark key campus views and moments
- Incorporate some public art component with all new buildings
- Emphasize temporary outdoor art installations to limit long-term impacts on landscape

# Campus Gateways & Edges

## Design Guidelines

UConn occupies a unique location and topographic condition that provide for sweeping views and dramatic changes between forest, agriculture, and urban development. A memorable gateway experience will be created on all campus approaches to take advantage of these assets, beginning with the entry sequence at the peripheries of campus and extending to formally marked strategic points of arrival in the campus core. This procession should be carefully choreographed to provide a memorable experience for everyone from first-time visitors to long-time faculty members.



### Arrival Sequence

- Choreograph the visitor entry sequence to provide views of major historic and landscape assets, such as Horsebarn Hill, Wilbur Cross, and Mirror Lake
- Install highly visible technologies, such as photovoltaic arrays or wind turbines, that showcase the University's commitment to sustainability

### Campus Identity

- Celebrate the agricultural heritage of the campus while clearly articulating a vision for a high tech, research-oriented future
- Upgrade historic buildings to serve active campus functions at the gateways
- Clarify signage with a consistent graphic and material palette at key points along campus edges

### Landscape and Materials

- Strongly consider use of gray stone for site walls, signage, and other key markers as part of a palette unique to rural Connecticut
- Use Gateway landscapes to contribute to the campus Arboretum as showcases of native species and clusters
- Provide seasonal landscape variability and interest at all gateways

### Streetscape

- Create a consistent, distinct street character to announce arrival on campus along all major approach roads
- Limit curb cuts to simplify wayfinding and reduce traffic movements between adjacent building areas
- Screen loading docks and service entries from view along Storrs Road with landscape or site walls
- Introduce medians where possible to increase planted space and better facilitate pedestrian crossings
- Address safety issues, particularly along North Eagleville Road, with improved pedestrian crossings and additional traffic-calming measures like raised crosswalks, speed tables, bulb outs, and signalization

### Community Connections

- Program and design buildings at campus edges to respect community scale and use
- Seek out opportunities for shared community facilities and bring them to the edge of campus
- Preserve the rural landscape where possible as part of the legacy of both UConn and the Town of Mansfield
- Limit expansion of the campus footprint in favor of infill and more efficient use of existing developed land

# Campus Circulation & Connections

## Design Guidelines

Moving people around and within the campus logically and efficiently is paramount to creating the type of campus experience envisioned within this Master Plan: an intellectual community that fosters free exchange of ideas and constant collaboration. The design of buildings and open spaces should encourage interaction and sustain the settings that bring faculty, students, and staff together. The streets and pathways between them should be elevated in importance as connectors not just of people but of energy, ideas, and vibrancy.



### Wayfinding

- Create clear connections between major campus destinations
- Use signage, color, and materials to demarcate district identity

### Campus Walks

- Expand pedestrian sovereignty within the core
- Enhance and extend the Academic Way to reinforce its primacy as the main north-south pedestrian spine for the campus
- Reduce the perceived distance between areas of the campus by providing experiential variety along walkways
- Create a networked circulation system that better accommodates how students move between areas of the campus
- Foster connections to the regional trail network

### Entrances

- Make building entrances clearly evident in both day and night
- Emphasize transparency at the ground level of buildings, particularly along important campus corridors like Hillside Road and Fairfield Way
- Coordinate new building entrances with improvements to campus pathways to become natural extensions of the circulation network
- Ensure that all main entrances are fully accessible

### Streets

- Create a legible framework for moving around the perimeter of campus
- Expand shared spaces for pedestrians and bikes within existing street rights-of-way
- Limit vehicular access on certain corridors, such as Hillside Road, to provide a more livable and human-scale campus
- Create a consistency of character on important campus streets through planting, materials, and building setbacks

### Parking

- Limit new parking in the campus core
- Prioritize decks (2-3 levels) with small footprints and avoid large, airport-style garages
- Introduce active uses at street level where possible
- Use topography and landscape to screen parking decks from view of key public spaces

### Service

- Strategically locate service areas to avoid negatively impacting pedestrian paths, important streets, or building entrances
- Limit curb cuts on important roads
- Consolidate loading docks and service drives where possible
- Restrict deliveries in the Heritage District and along key corridors to off-peak hours

# Campus District Guidelines

To create detailed plans and guidelines for the University, the campus has been divided into geographic sub-districts defined by commonalities of character, circulation, and use. The District Guidelines focus on three specific areas due to their importance and the impact of the plan on their physical layout and programmatic function.

## North Eagleville Science District

The detailed plan focuses on the dense concentration of science and research programs already present between North Eagleville Road and Glenbrook Road, where engineering, physical sciences, and life sciences all have teaching and lab spaces today. In the existing core, the district plan highlights the removal and/or renovation of older facilities, simplification of service and loading access, and opportunities for strategic interventions. The western half of the district – currently occupied by the X Lot – will become a new Northwest Science Quad. The district will be knit together by major new landscape connections from Swan Lake west to Eagleville Brook, adding value from both an aesthetic and infrastructure performance standpoint. With many of the early phase NextGenCT buildings, this district will be a showcase of the University's commitment to 21<sup>st</sup> century science and research functions.

## South Campus District

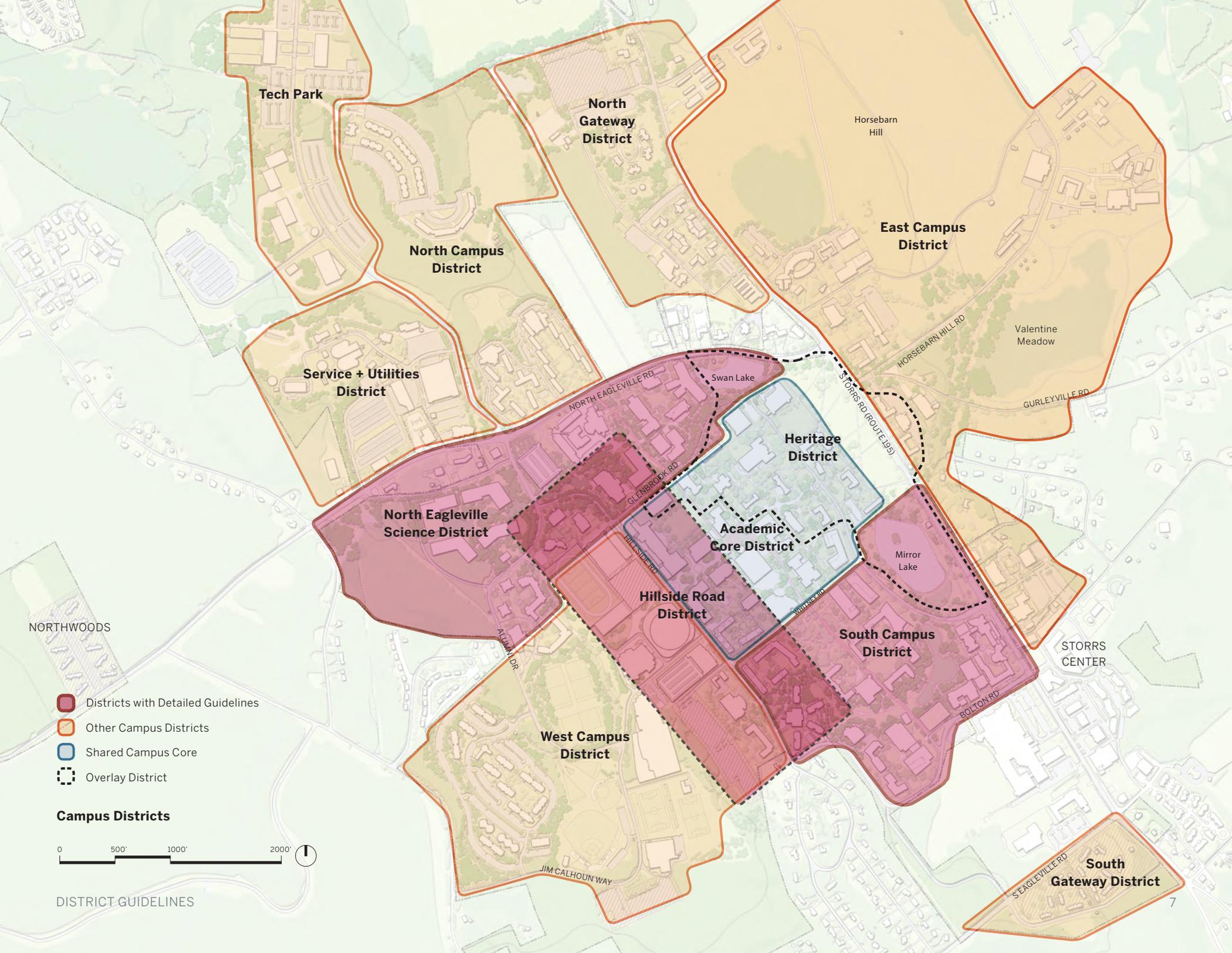
The detailed study focuses on the area between Storrs Road and Hillside Road, bounded to the south by Bolton Road and to the north by Whitney Road and the area around Mirror Lake. The southern part of campus represents a unique opportunity to develop a new live/learn neighborhood almost from scratch. This area of campus today includes a wide array of uses that do not relate and are physically separated from each other by surface parking lots. It also includes the unused “brown houses” and beautiful old trees that could anchor a major new green space. The district is planned to balance a number of competing uses, stitching them all together using strategic landscape interventions, such as the South Campus Commons and Woodland Corridor.

## Hillside Road District

Redefining Hillside Road as UConn's “Main Street” is a key component of the Master Plan. The detailed study of Hillside Road focuses on the street itself and the buildings that frame it, running from its southern terminus near Alumni House to the north past Jorgensen and the UConn Foundation, where it overlaps with the North Eagleville Science District. The reach of this corridor will extend well beyond the actual roadway, incorporating landscape, buildings, pedestrian pathways, and other roadways that extend back 500'-600' from the sidewalk edge, encompassing the full development blocks around Hillside Road. The district also benefits from key transportation improvements, as a number of campus flows – pedestrians, cars, bicycles, and buses – all converge on and around Hillside Road.

## Other Districts

This document also provides general guidelines for the development of each of the remaining districts. It includes key issues and opportunities on which to focus attention in the future, identifying the components that make each district unique and help define character. These guidelines should be expanded throughout the implementation of the Master Plan as more detailed planning efforts and design of buildings and landscapes are completed.



**Tech Park**

**North Gateway District**

Horsebarn Hill

**East Campus District**

**North Campus District**

Valentine Meadow

**Service + Utilities District**

Swan Lake

NORTH EAGLEVILLE RD

STORRS RD (ROUTE 19)

GURLEYVILLE RD

**Heritage District**

**North Eagleville Science District**

GLENBROOK RD

**Academic Core District**

Mirror Lake

**Hillside Road District**

**South Campus District**

STORRS CENTER

NORTHWOODS

- Districts with Detailed Guidelines
- Other Campus Districts
- Shared Campus Core
- Overlay District

**Campus Districts**



DISTRICT GUIDELINES

**West Campus District**

JIM CALHOUN WAY

**South Gateway District**

S EAGLEVILLE RD



# North Eagleville Science District

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# North Eagleville Science District

## Existing Conditions

The North Eagleville Science District houses a dense concentration of teaching and lab spaces including engineering, physics, math, life sciences, and other related programs. In this existing core area, many buildings, such as Torrey Life Sciences and the Infirmary, are long past their useful life and in need of near-term replacement. A majority of the other buildings are reaching the end of their useful life and will need major renovation or replacement within the next 20 years, particularly the large Gant Science Complex and the buildings included within the Heritage District. The Central Utility Plant presents its own unique set of challenges. Movement within the district is constrained, confusing, and often cut off by service or parking areas.



Science District Today, with the Gant Complex in the Foreground



Gant Science Complex



Torrey Life Sciences Greenhouses

# North Eagleville Science District

## Issues



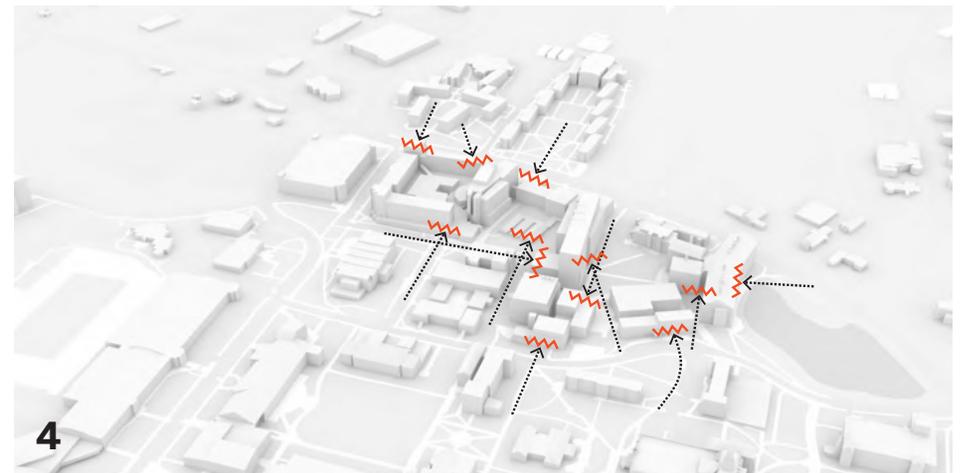
The current science core is extremely dense, with no room to expand. Green outdoor space is in short supply and, where present, highly fragmented.



On the other hand, vast amounts of nearby land are occupied by surface parking, cannibalizing valuable land and increasing surface runoff to Eagleville Brook.



Many buildings have passed or are nearing the end of their useful life. Replacement or renovation will be necessary for continued effective use.



Paths, open spaces, and views are discontinuous and confusing, leading to an unpleasant on-the-ground experience of the district.

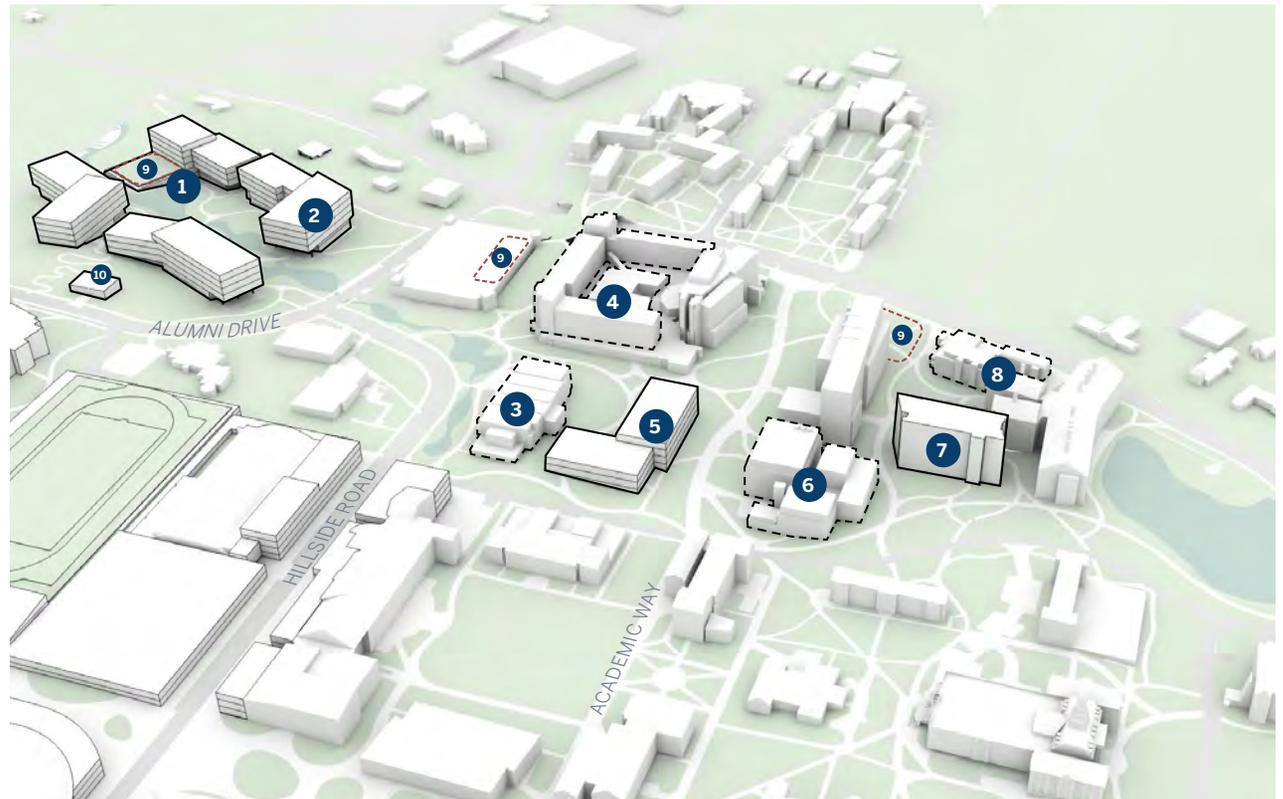
# North Eagleville Science District

## Vision

New investments, primarily through NextGenCT, 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 and academic buildings to create a dynamic environment for 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.

### 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

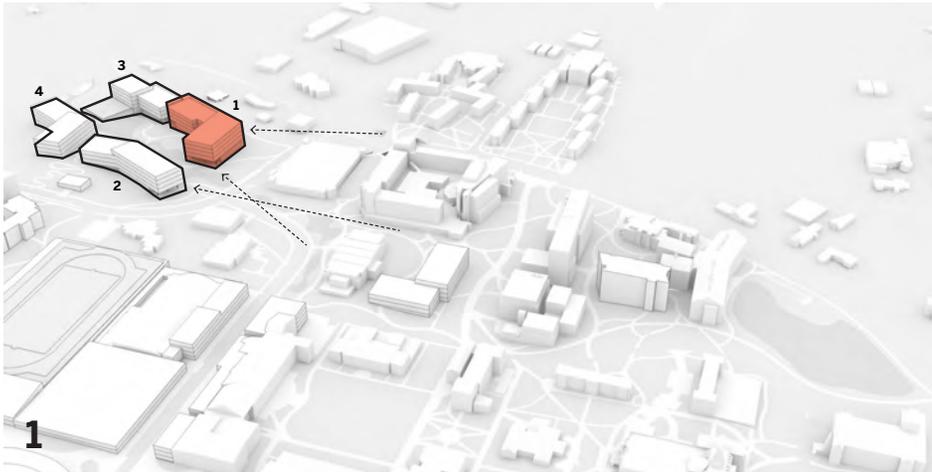


### Key Projects

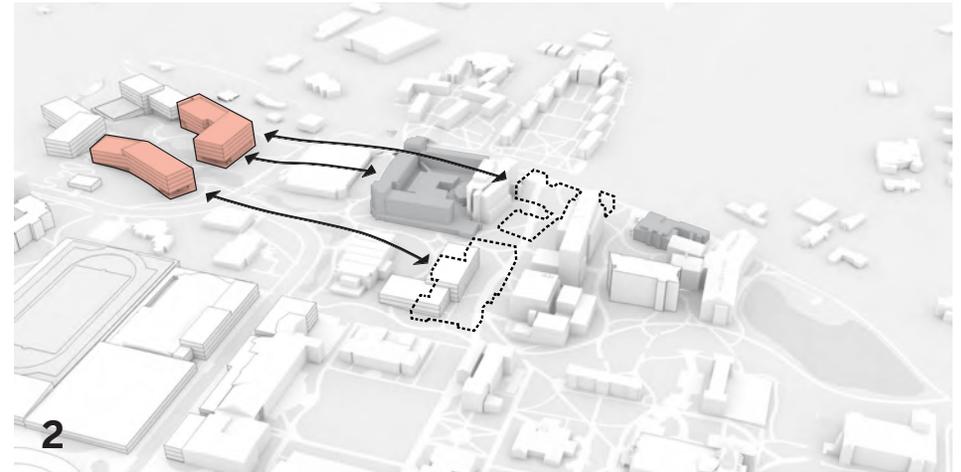
- |  |   |
|--|---|
| 1. X Lot Parking Deck: ±500 Spaces                                     | 6. CUP Upgrades: 2,000 tons chiller capacity      |
| 2. Science Complex: ±800,000 GSF (including Science 1 at ±200,000 GSF) | 7. Engineering and Science Building: ±118,000 GSF |
| 3. Jorgensen Renovation: ±95,000 GSF                                   | 8. Atwater Repairs                                |
| 4. Gant Renovation: ±270,000 GSF                                       | 9. Greenhouse Replacement (Options)               |
| 5. Engineering Replacement: ±200,000 GSF                               | 10. Supplemental Utility Plant                    |

# North Eagleville Science District

## Design Opportunities



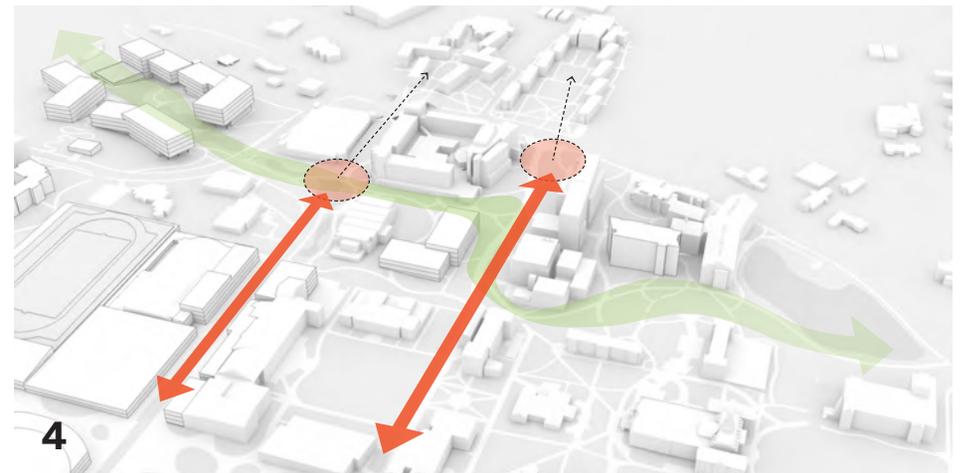
1 The plan proposes a major new expansion of science and research program at X Lot, providing synergistic connections to the existing research core and a new anchor at this key campus gateway.



2 This will allow growth but also strategic decanting of existing buildings in need of replacement, opening up the district for light, air, green space, or new construction.



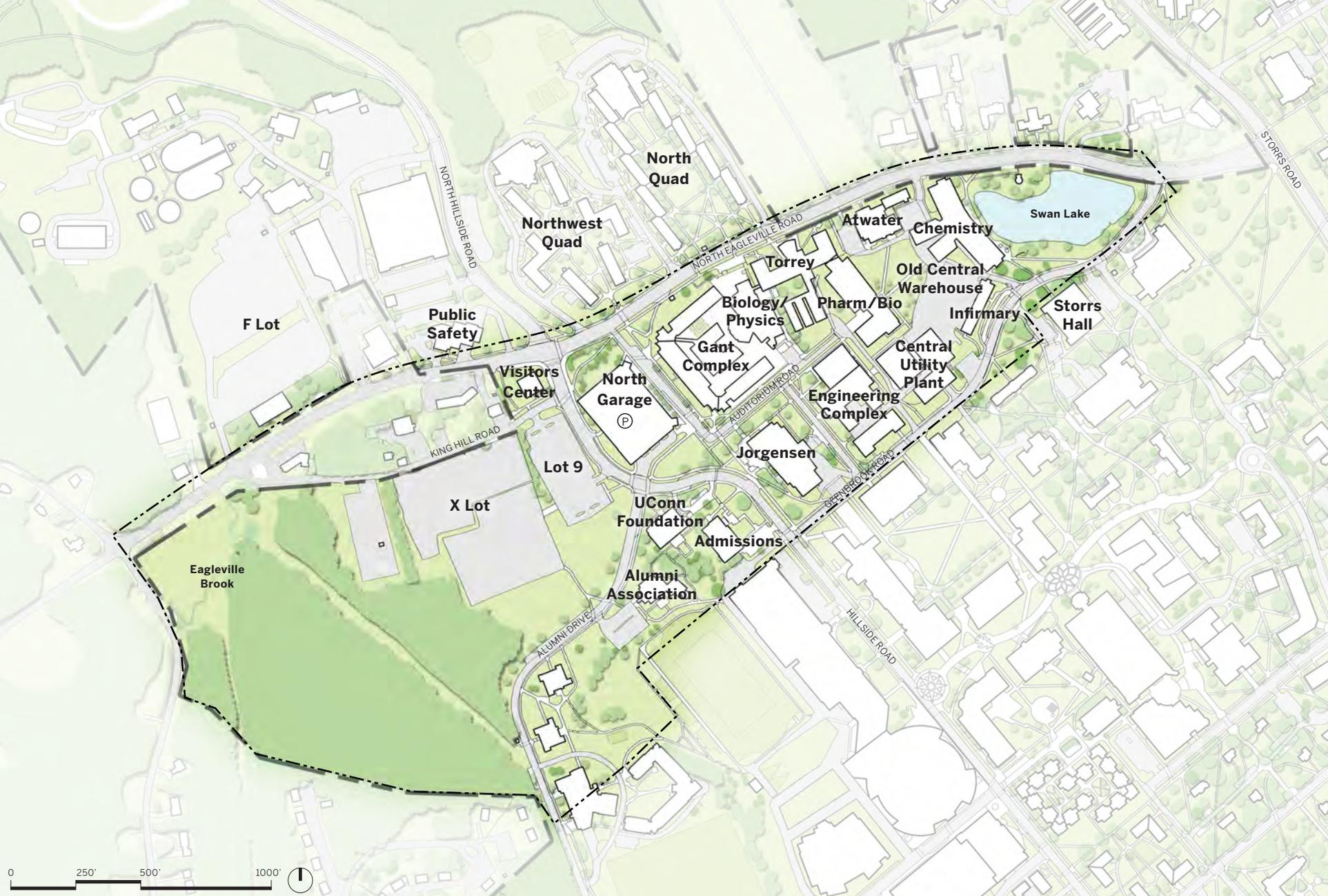
3 By threading a woodland corridor landscape between Swan Lake and Eagleville Brook, the plan connects the district east to west, provides simpler wayfinding, and addresses stormwater issues.



4 Two north-south axes – the Academic Way and Hillside Road – will anchor the district back to the campus. Key architectural or Landscape features will terminate these axes to provide visual markers.

# North Eagleville Science District

## Existing Conditions



# North Eagleville Science District Vision



# North Eagleville Science District

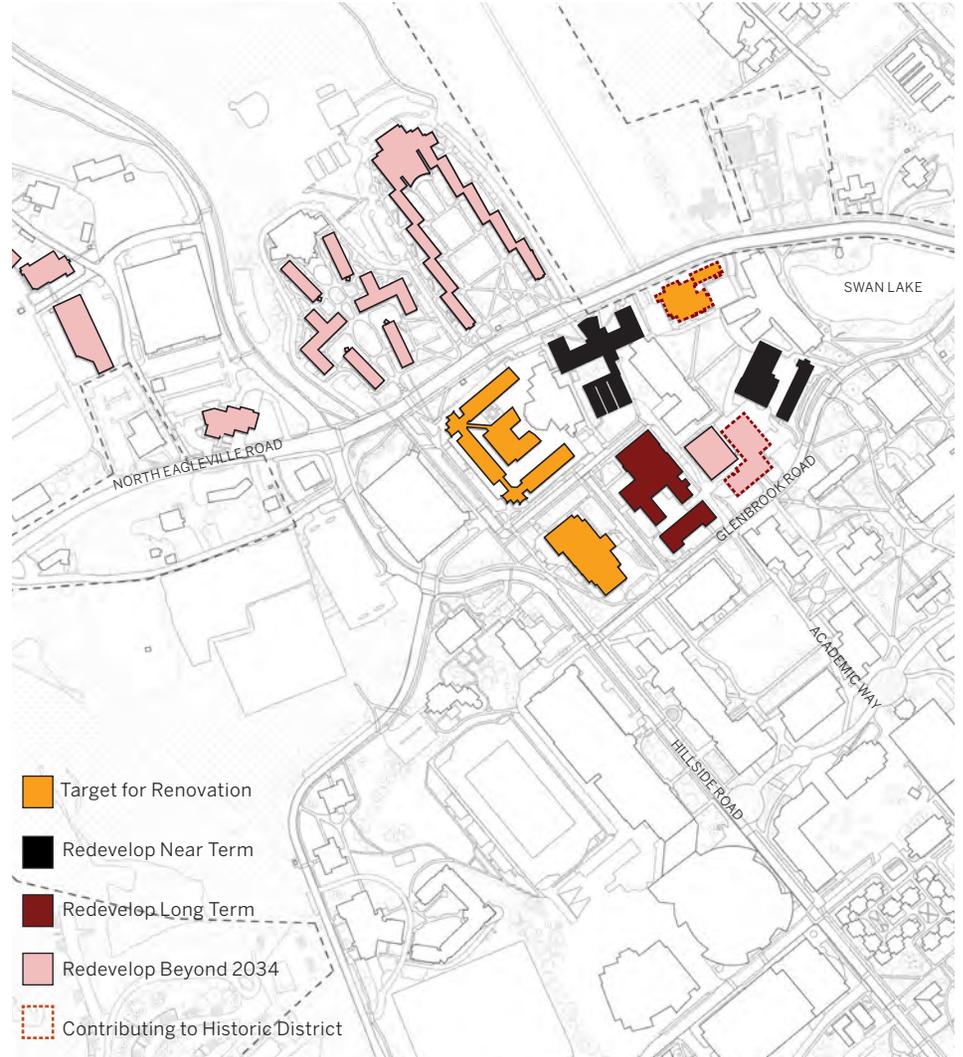
## Development Guidelines: Building Sites

### Planning Concept

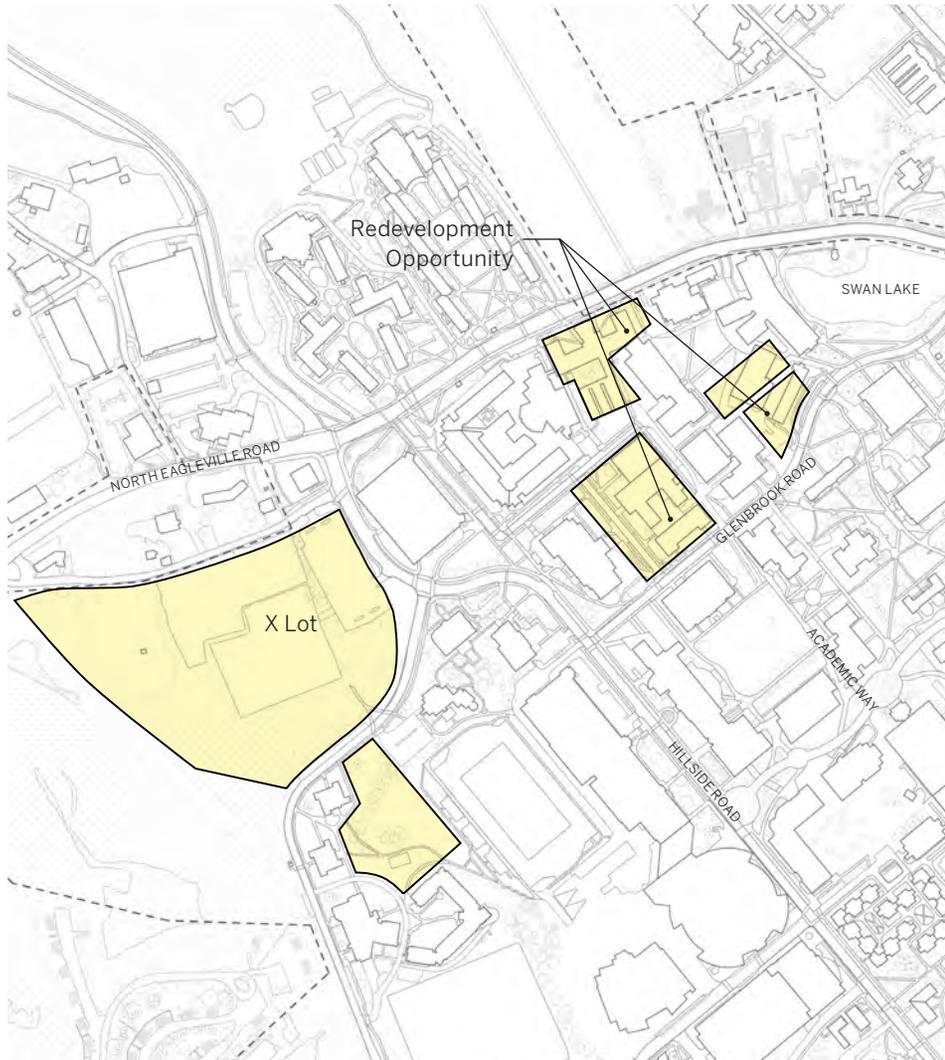
- Prioritize development on large surface parking areas (X Lot, Lot 9, Farmer Brown)
- Maintain and strengthen direct views of Wilbur Cross from within the new X Lot development – particularly within the buildings themselves
- Use new buildings to frame lively new quads: a naturalistic, planted Northwest Science Quad and a more open, active Pharmacy Quad
- Remove density at ground level where possible in the existing science core to allow a more pleasant and legible pedestrian experience
- Use topography and landscape to mask parking facilities

### Sustainability Opportunities

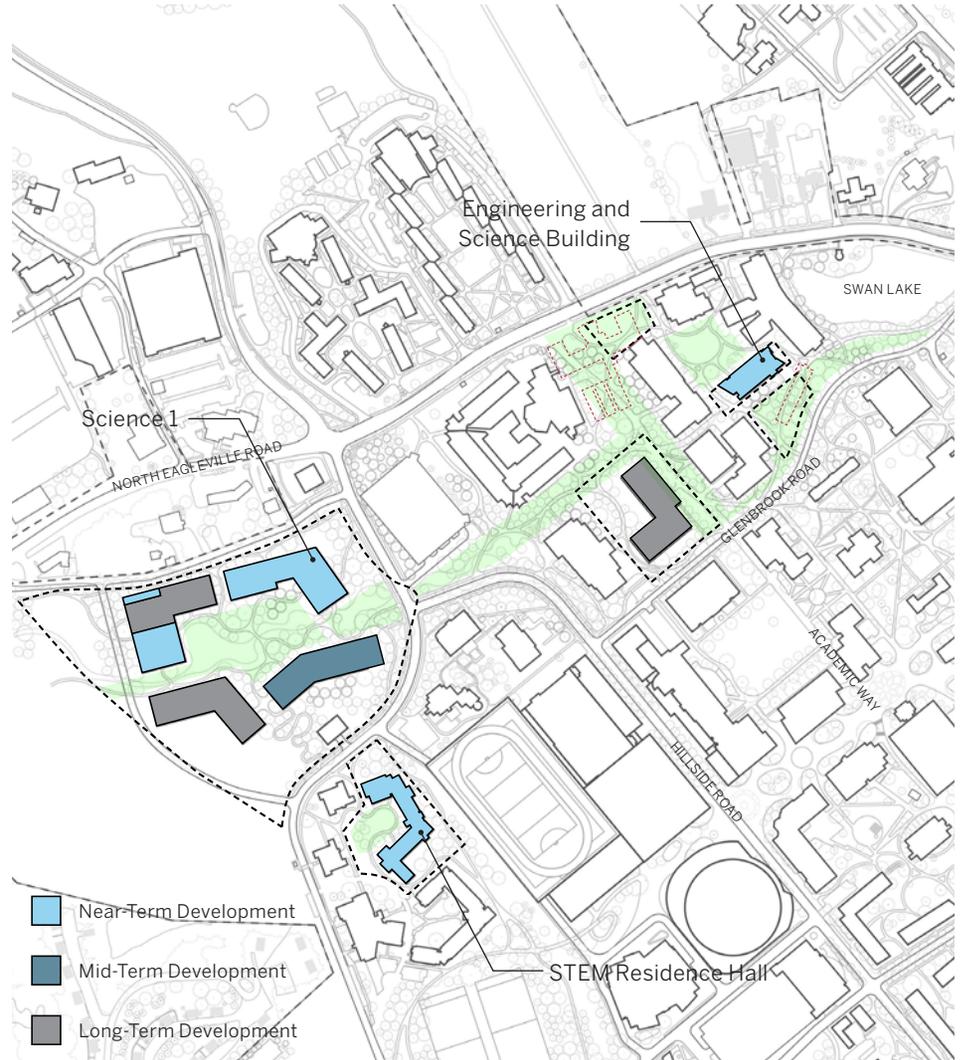
- Focus on energy and water efficiency in STEM buildings, which are typically resource intensive
- Optimize building envelopes to reduce infiltration, improve energy performance, and improve resilience related to thermal comfort
- Renovate and optimize existing buildings selectively to minimize demolition, waste, and carbon impacts associated with new construction
- Prioritize upgrades of inefficient energy and water users
- Integrate rainwater collection, renewable energy generation, and vegetation on roofs of parking and science buildings
- Design healthy interiors that focus on ergonomic furniture, non-toxic materials, daylighting, and improved environmental quality
- Integrate renewable energy systems



Approach to Existing Buildings



Areas for New Development



Development Strategy

# North Eagleville Science District

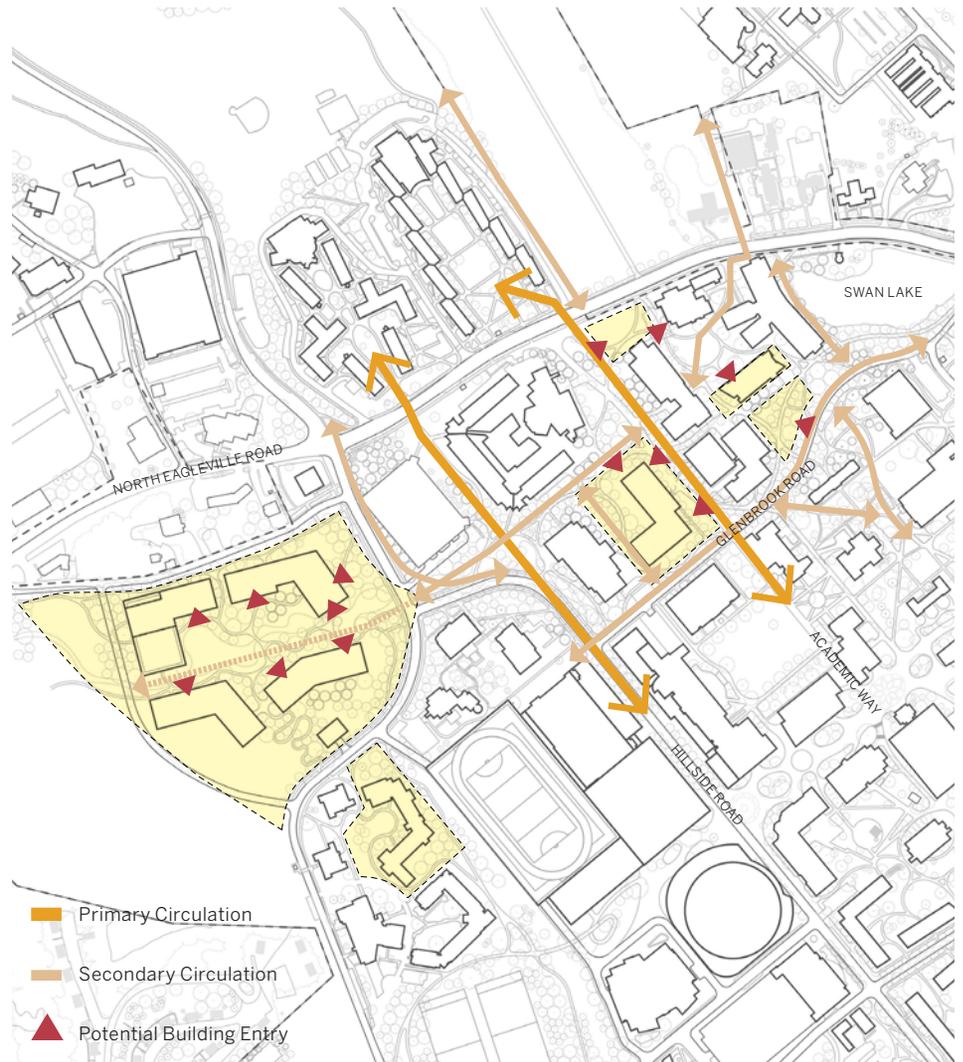
## Development Guidelines: Access + Circulation

### Planning Concept

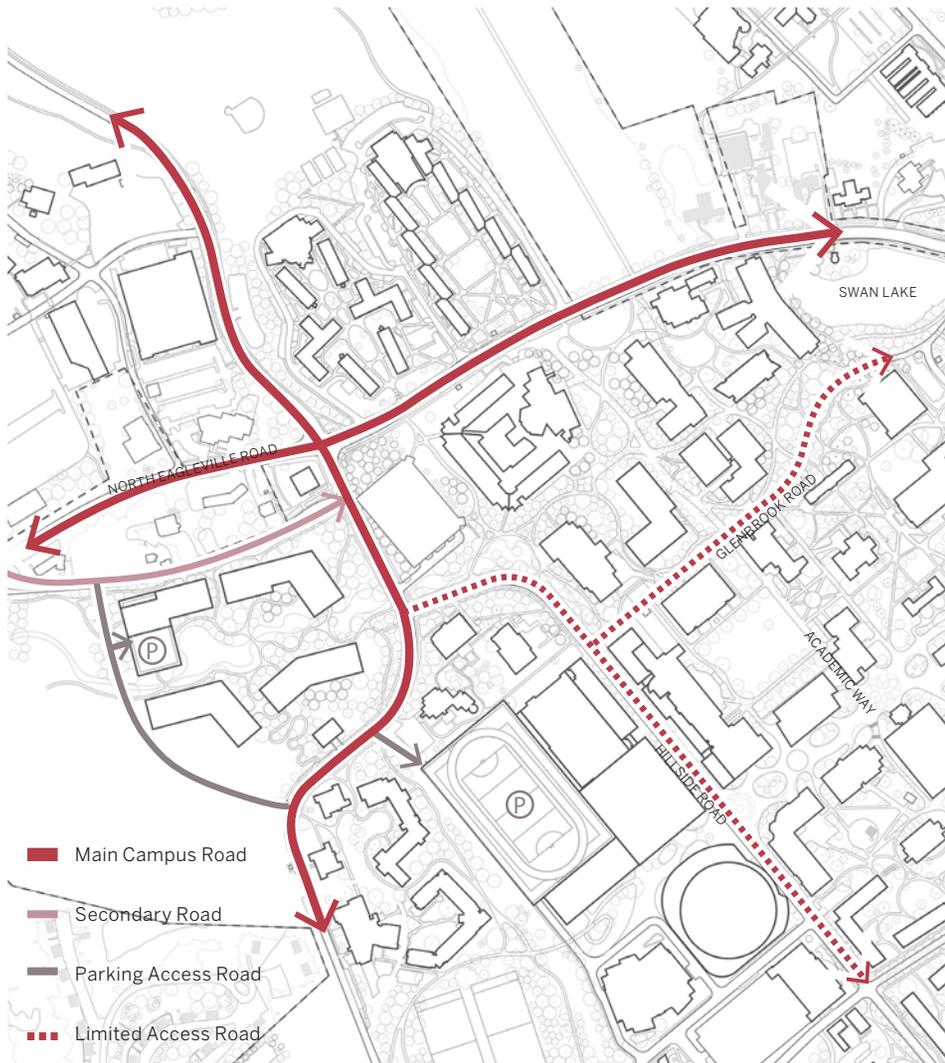
- Elevate the importance of the Academic Way as a spine of campus activity
- Consolidate service and loading facilities where possible to minimize conflicts with pedestrians
- Encourage pedestrian accessibility through building adjacencies and appealing pathways
- Address pedestrian safety issues on North Eagleville Road with clarified crosswalks, additional signalization, adjustment of on-street parking, and possible use of elevated walkways at major points of pedestrian/vehicle conflict

### Sustainability Opportunities

- Provide new transportation services and infrastructure, such covered transit stops with communication systems
- Optimize delivery and service vehicle access to reduce traffic volume and idling time
- Enhance bicycle infrastructure including covered, secure bicycle parking, convenient bike sharing options, and designated bike lanes that connect to the larger campus network



Pedestrian Circulation + Front Doors



Vehicle Circulation



Service + Loading

# North Eagleville Science District

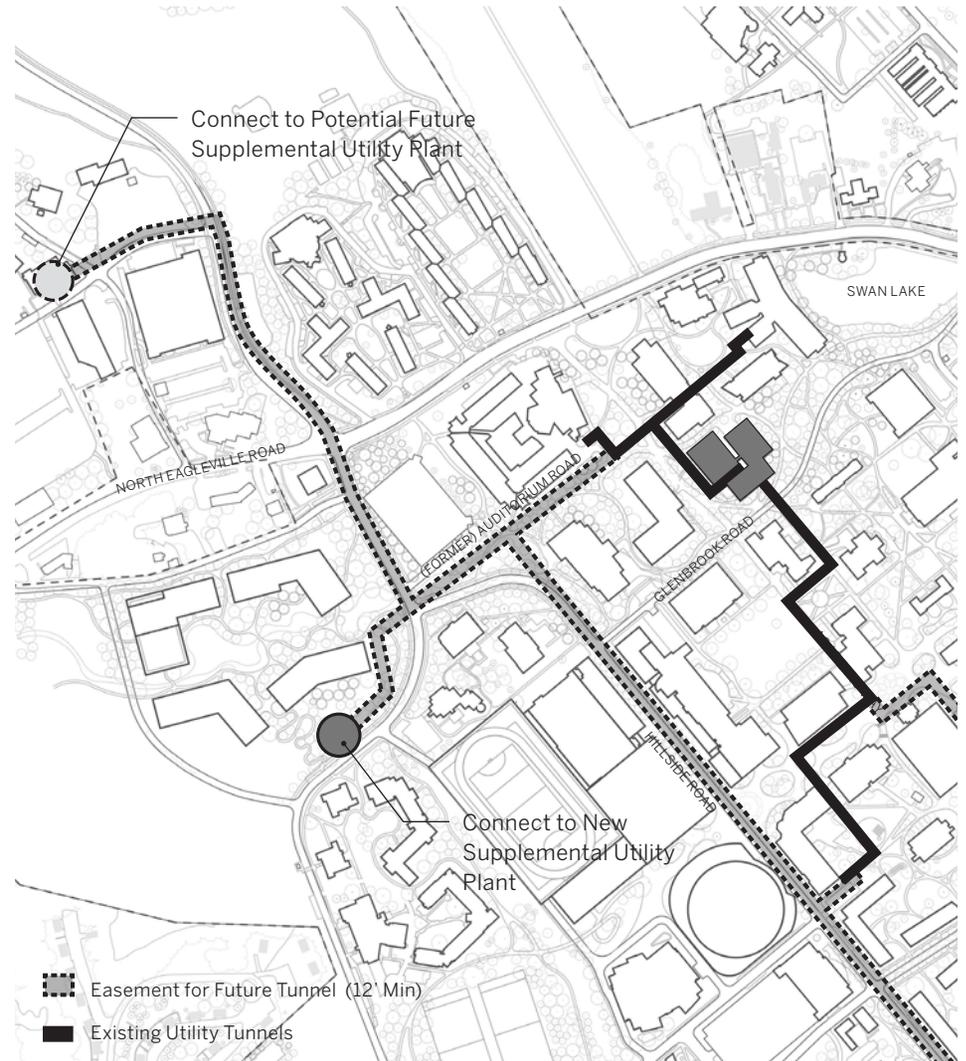
## Development Guidelines: Utilities + Infrastructure

### Planning Concept

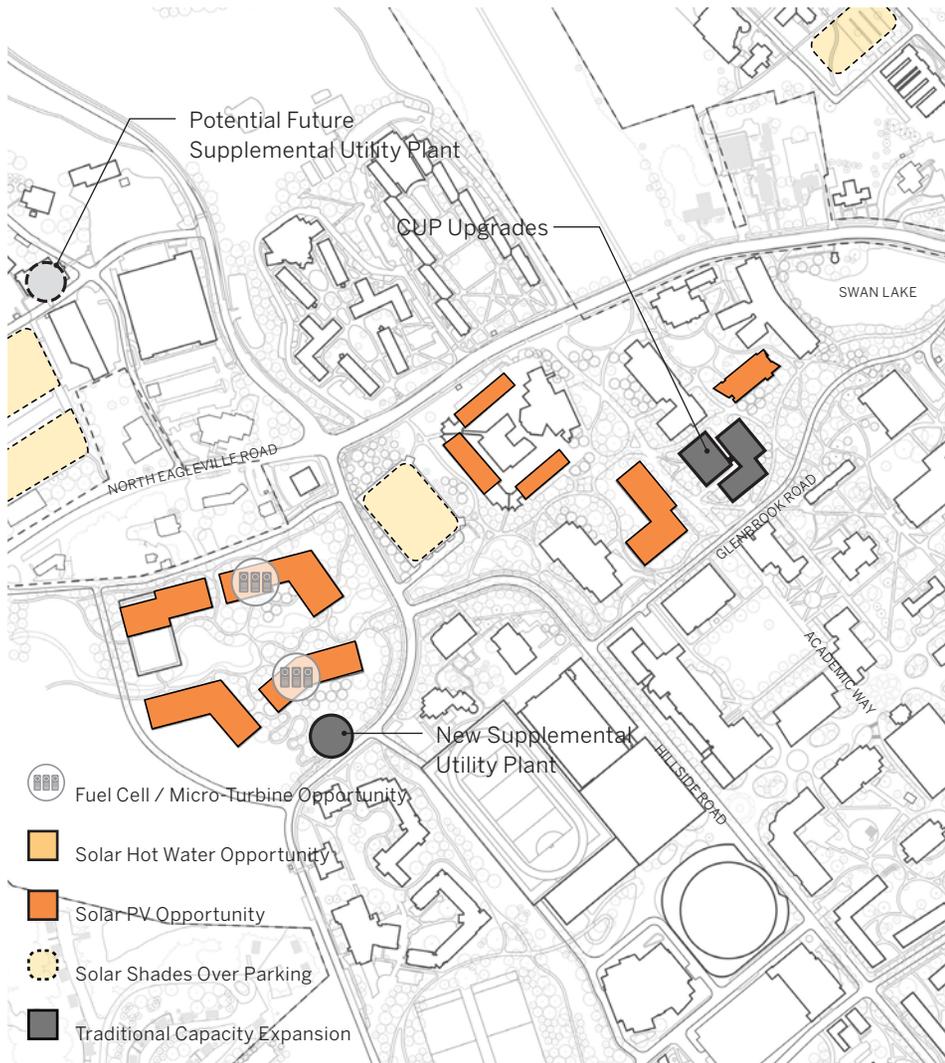
- Prioritize increases in efficiency, including energy, water consumption and reuse, and supplementing or replacing aging infrastructure, to reduce overall demand before investing in new supply or generation capacity
- Add district-based supplemental utility plants that are interconnected via looped systems, providing redundancy and shared load distribution
- Couple new underground looped system with investments in roads and landscape improvements, reserving easements along Hillside Road and the current Auditorium Road for future implementation
- Integrate renewable energy generation with all new projects

### Sustainability Opportunities

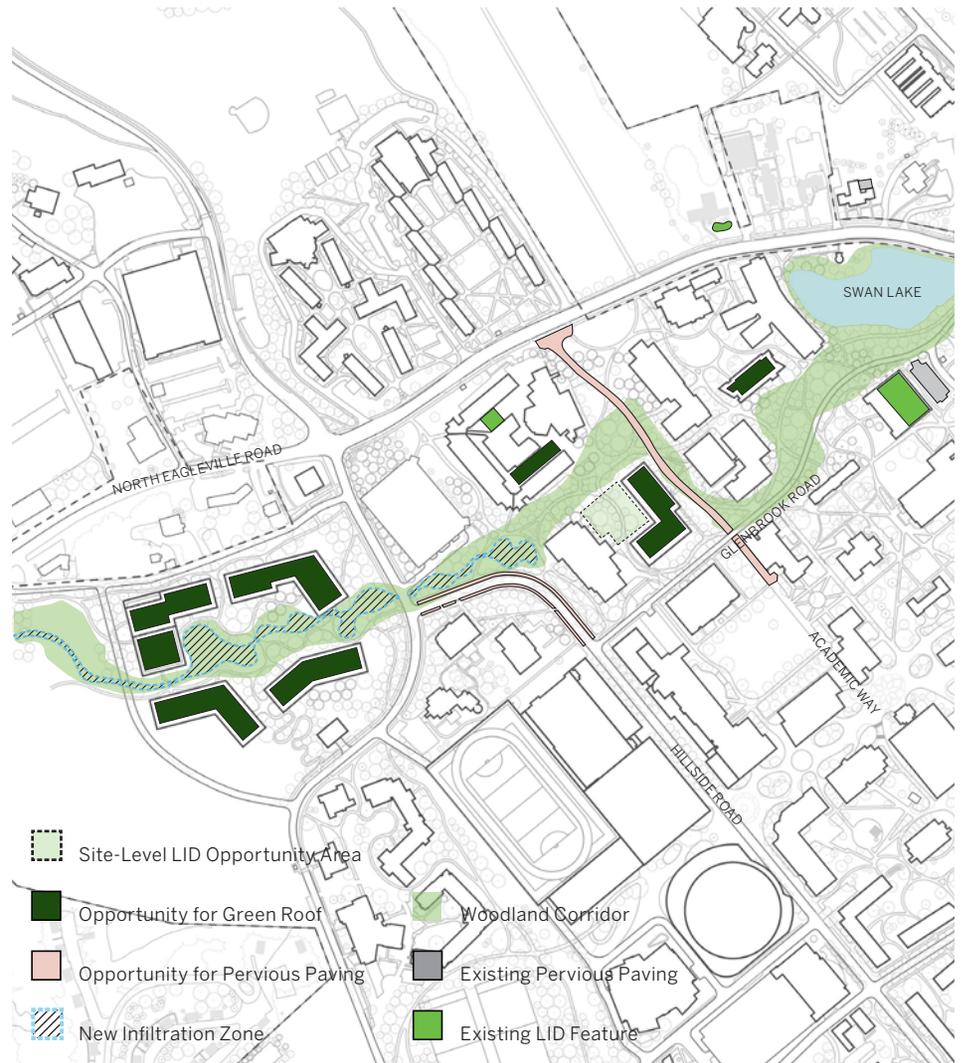
- Utilize high-efficiency, electric-driven chillers
- Repurpose excess/waste heat (steam) from CUP to drive absorption chillers
- Utilize reclaimed water for cooling tower water makeup, particularly in new or renovated science buildings
- Route underground utilities within tunnels to increase system life expectancy
- Utilize pipe-in-pipe distribution with leak detection to minimize losses
- Evaluate potential for roof-mounted solar photovoltaics on all new science buildings
- Evaluate potential for solar shades on major parking areas, including the North Garage and F Lot
- Continue implementation of pervious paving along Hillside Road and introduce new pervious surfaces along the Academic Way
- Consider green roofs or other LID strategies to limit impermeable surfaces, as the entire district is within the Eagleville Brook watershed
- Cluster investments where possible into district-level approaches to green infrastructure



Utility Easements + Distribution



Generation



Low Impact Development (LID) + Green Infrastructure

# North Eagleville Science District

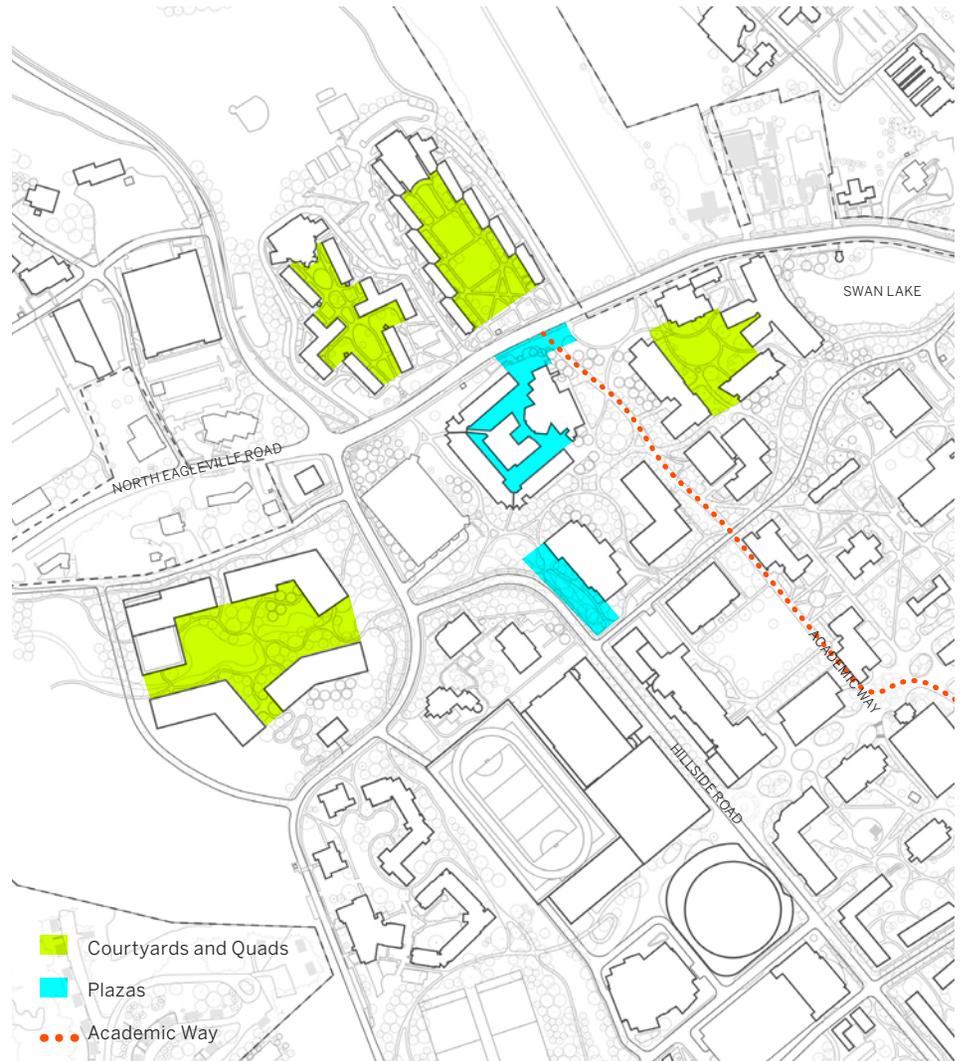
## Development Guidelines: Landscape Structure

### Planning Concept

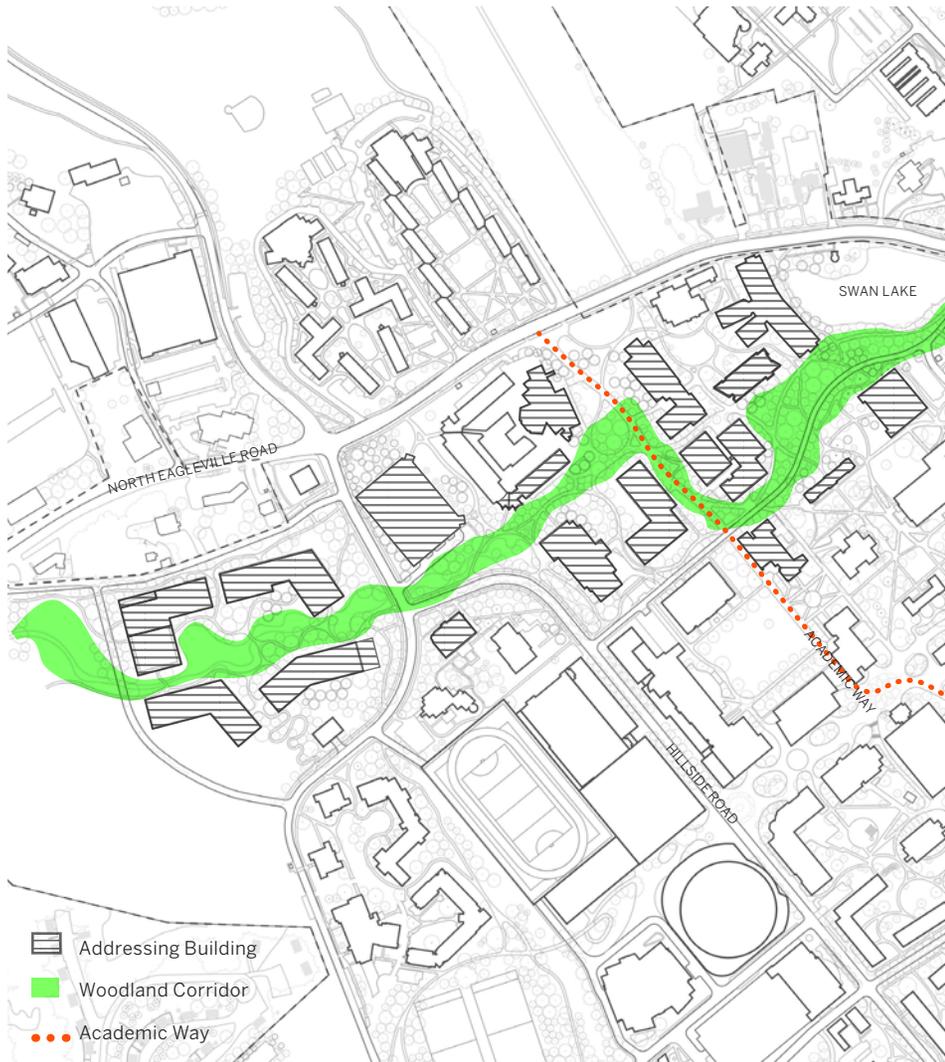
- Infill previously developed areas with green spaces and minimize impervious surfaces
- Transform interstitial passages into distinct, memorable landscapes
- Utilize planting and topography as key spatial definers
- Redefine roadway corridors as connective landscapes
- Improve pedestrian connections across North Eagleville Road
- Capture and infiltrate stormwater runoff to improve the water quality of Swan Lake and Eagleville Brook
- Extend and formalize the Academic Way
- Implement the North Woodland Corridor as an organizational and performative landscape feature

### Sustainability Opportunities

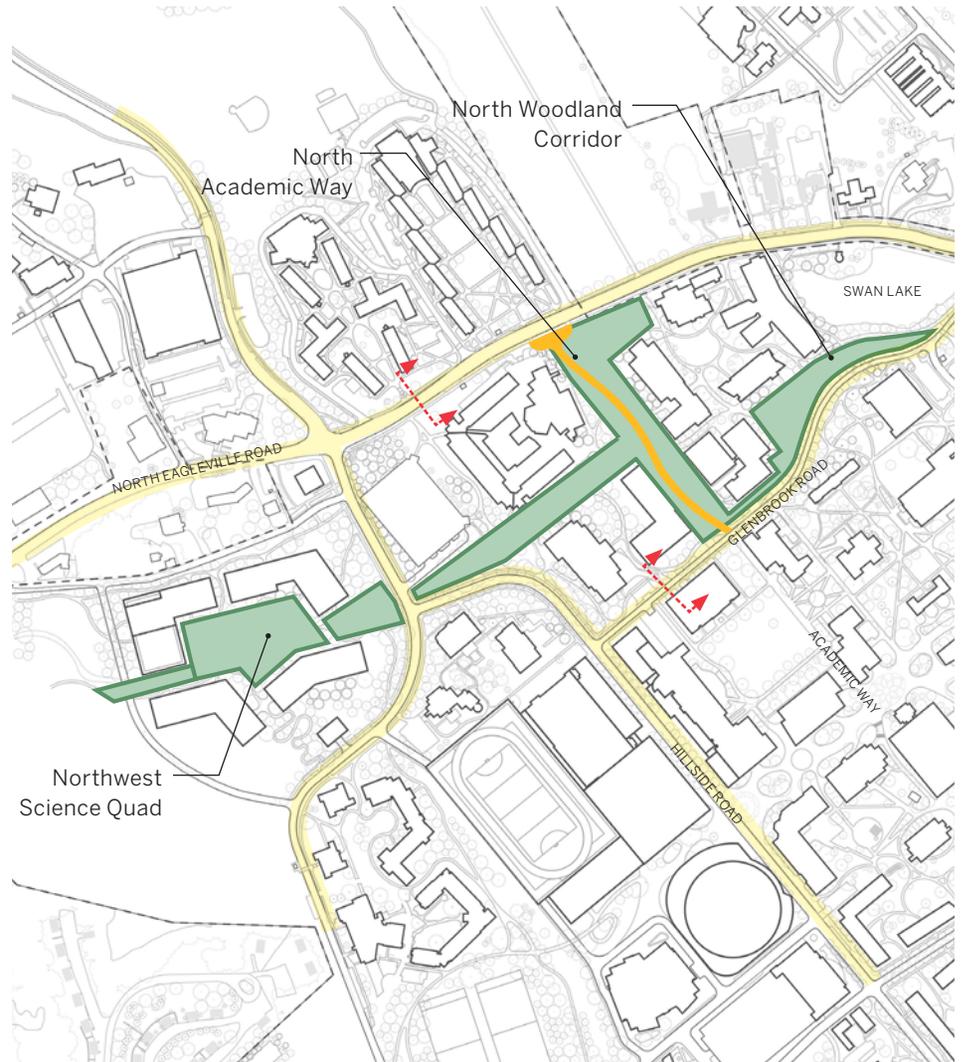
- Leverage faculty-based agricultural, horticultural, and arboricultural knowledge to develop and maintain areas of natural development
- Design outdoor lighting to avoid light pollution, glare, and excessive energy use
- Install light-colored hardscape and create new tree canopies and plantings to reduce heat island effect and increase shade and thermal comfort for outdoor occupants



Courtyard, Quads, and Plazas



Corridors



Key Design Areas  
(Detailed on Following Pages)

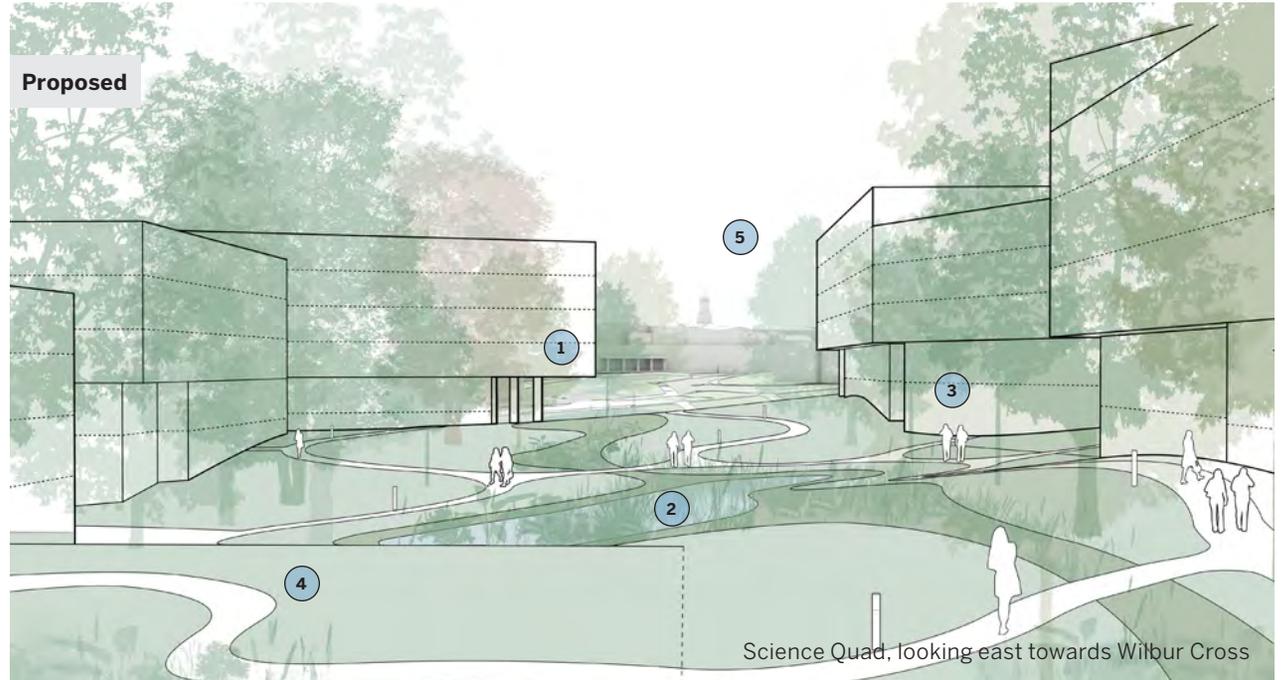
## Key Area Guidelines: Northwest Science Quad



Existing

### Existing Conditions

The site today is home to three large surface parking lots, terraced into the landscape from Hillside Road towards Eagleville Brook to the west. Together, the X Lot, Lot 9, and Farmer Brown Lot account for 884 spaces over roughly 10.5 acres. The lot is a high priority for redevelopment because of its size, adjacency to the science core, and prominence at the gateway to campus from North Eagleville Road.



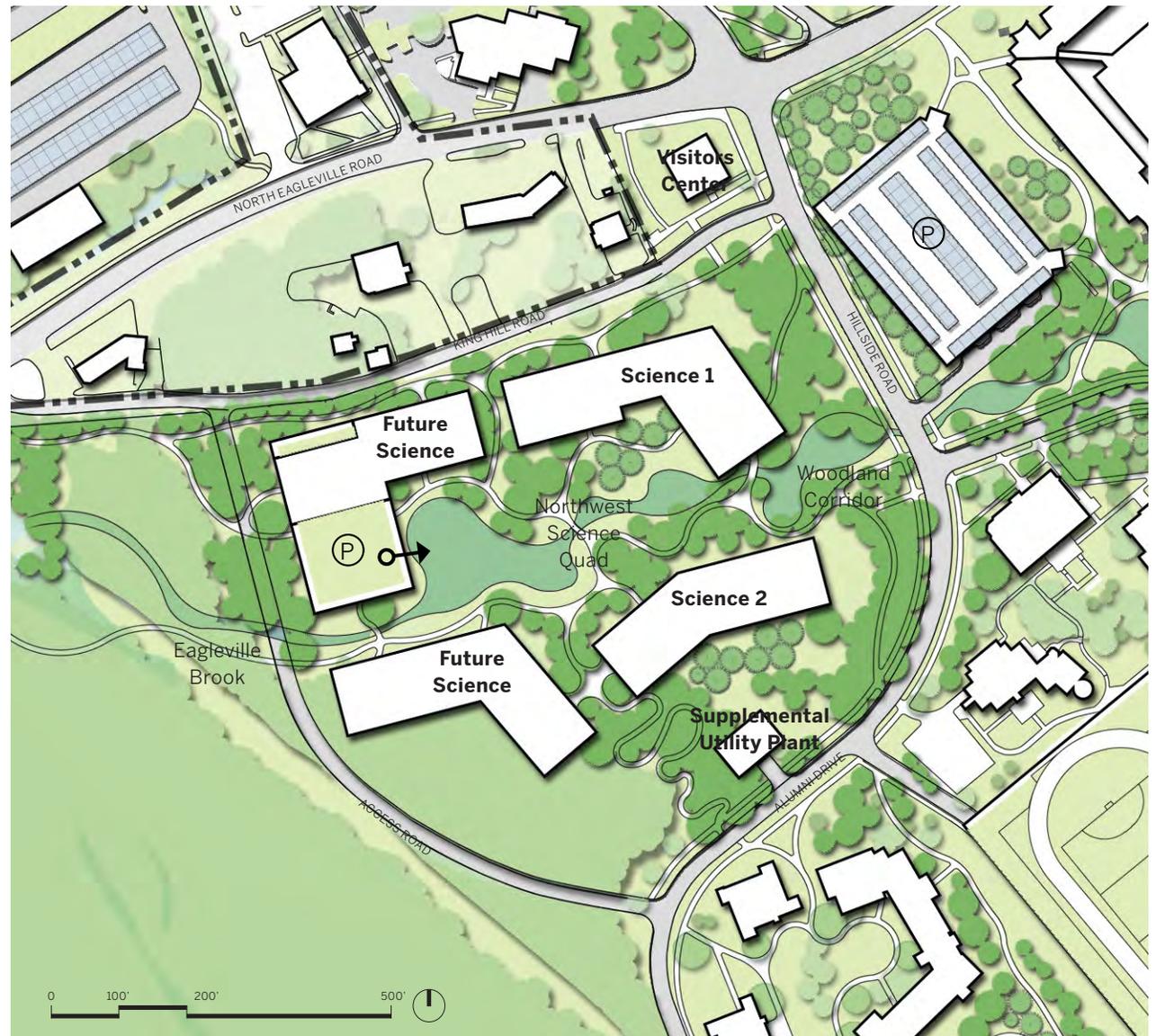
Proposed

### Design Principles

1. Introduce setbacks at the ground level of buildings to allow landscape to flow through
2. Increase natural infiltration of stormwater
3. Coordinate building entrances to face the new Sciences Quad
4. Use topography to integrate the parking garage seamlessly into the landscape
5. Align new science buildings to create an open view corridor to Wilbur Cross

## Landscape Guidelines

- Introduce stormwater capture and treatment strategies such as rain gardens and infiltration basins to filter runoff and improve ecosystem health downstream
- Accommodate access to adjacent buildings for service and fire trucks outside of the courtyard
- Concentrate trees along the perimeter of the space to maintain an open vista back to Wilbur Cross and the campus core
- Rely primarily on the informal use of natural materials to create seating and gathering areas
- Limit benches and other conventional site furnishings to building entrance areas
- Use wet plant communities to highlight the ecological function of the space
- Expand the Arboretum collection to increase species diversity and emphasize combinations of plants in this zone of the woodland corridor



# Key Area Guidelines

## Hillside / North Eagleville Gateway



Existing



Proposed

Hillside Road, looking south from North Eagleville Road

### Existing Conditions

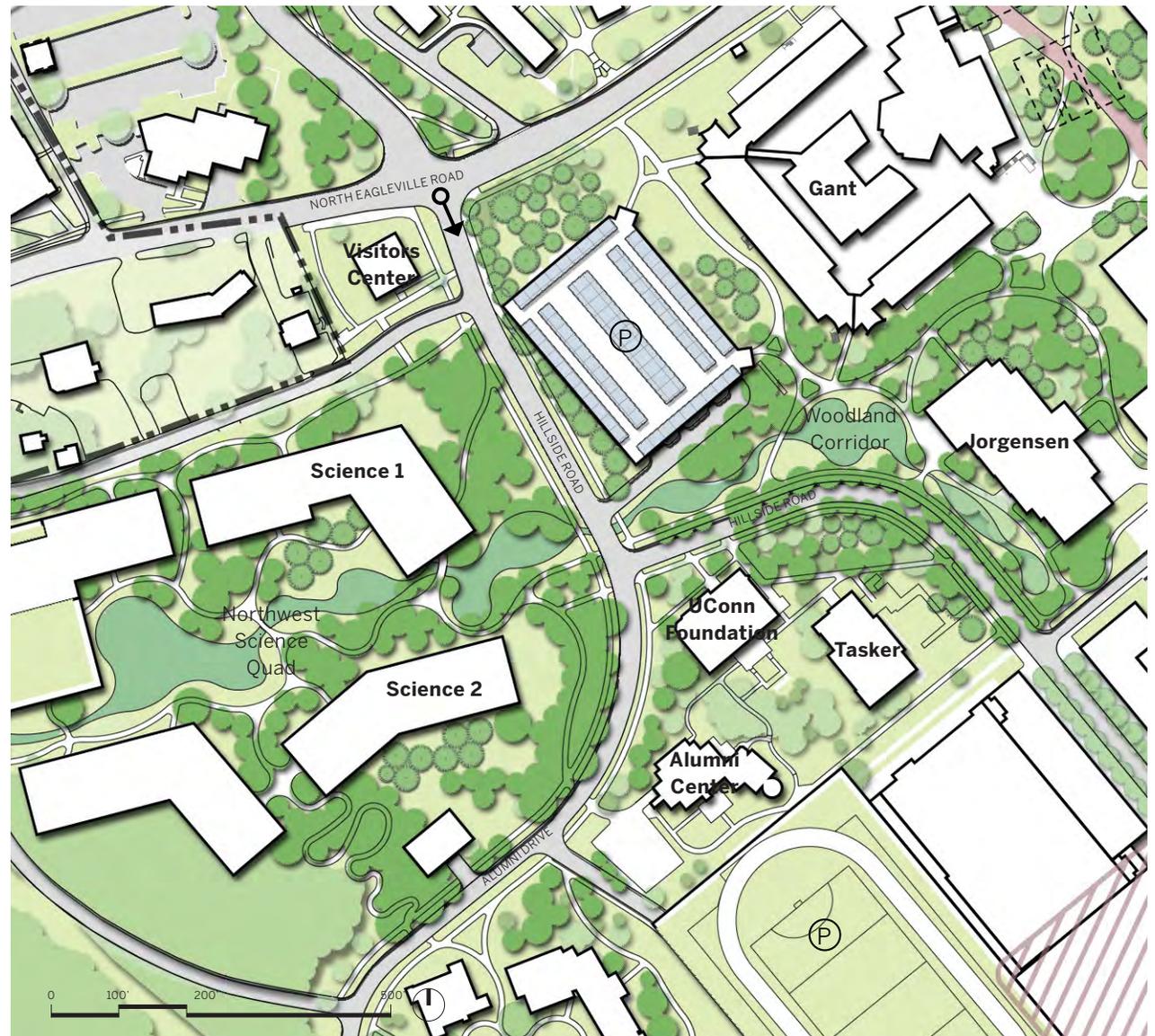
Currently the arrival sequence from North Eagleville Road passes the Lodewick Visitor's Center, but, aside from a small sign at the intersection, there is no other sense of arrival on campus from this key entry point. The North Garage occupies the east side of Hillside Road, with expansive surface parking to the west.

### Design Principles

1. Establish a strong vertical presence facing the intersection
2. Use ground-floor transparency to put research on display at the gateway
3. Preserve views to important campus landmarks (such as Wilbur Cross and the "spirit rock")
4. Open up views of the woodland corridor from the gateway
5. Mask the North Garage with additional tree planting
6. Introduce bike lanes and additional pedestrian amenities

### Landscape Guidelines

- Add to the existing evergreen plantings to screen the west façade of the parking garage
- Create a more suitable landscape setting for the Visitor Center, including a comfortable place to gather for campus tours
- Densify tree plantings on both sides of the road to create a woodland threshold to the central campus and introduce the experience of the campus loop road
- Reconfigure the intersection of Hillside Road, Alumni Drive, and the entrance to the parking garage in order to clarify circulation and improve pedestrian safety
- Extend a system of terraced rain gardens to the east side of Hillside Road



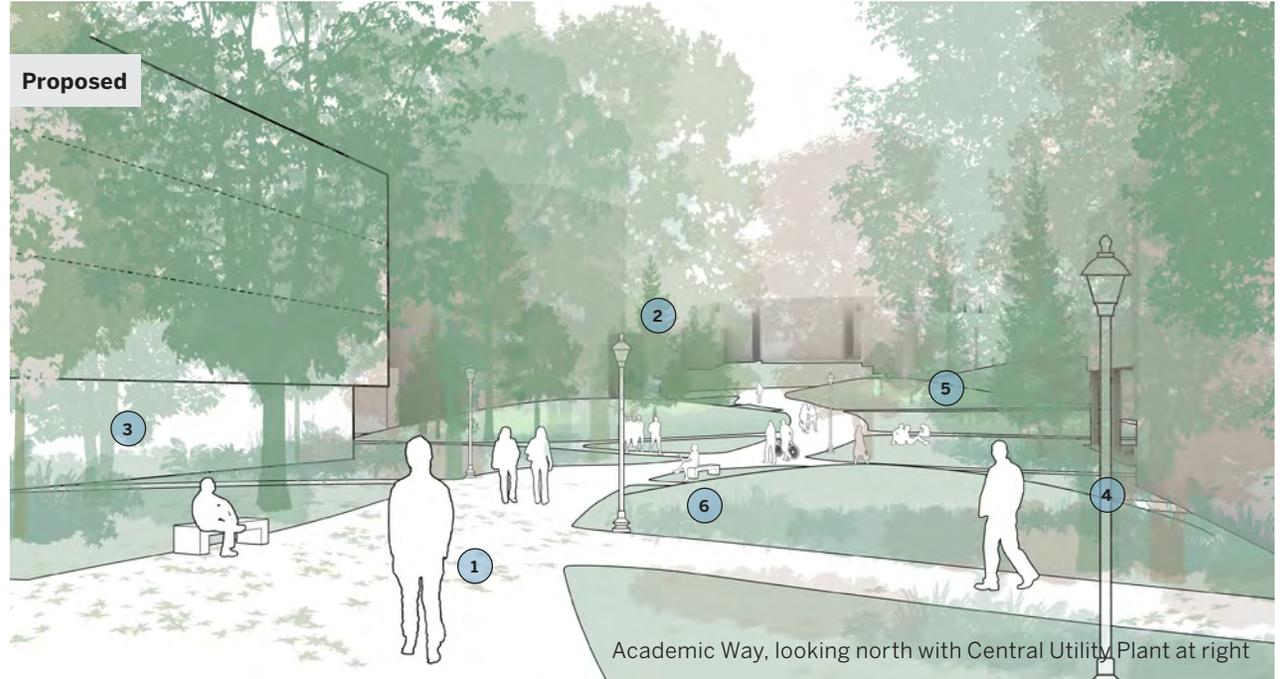
# Key Area Guidelines

## North Academic Way



### Existing Conditions

Today, the Academic Way essentially disappears north of Glenbrook Road, transitioning instead to a network of service drives and loading docks associated with the Central Utility Plant and the Engineering complex, which lack pedestrian amenities entirely. The axis terminates at the Torrey Greenhouses, and no clear view corridor exists to the residential quads beyond.

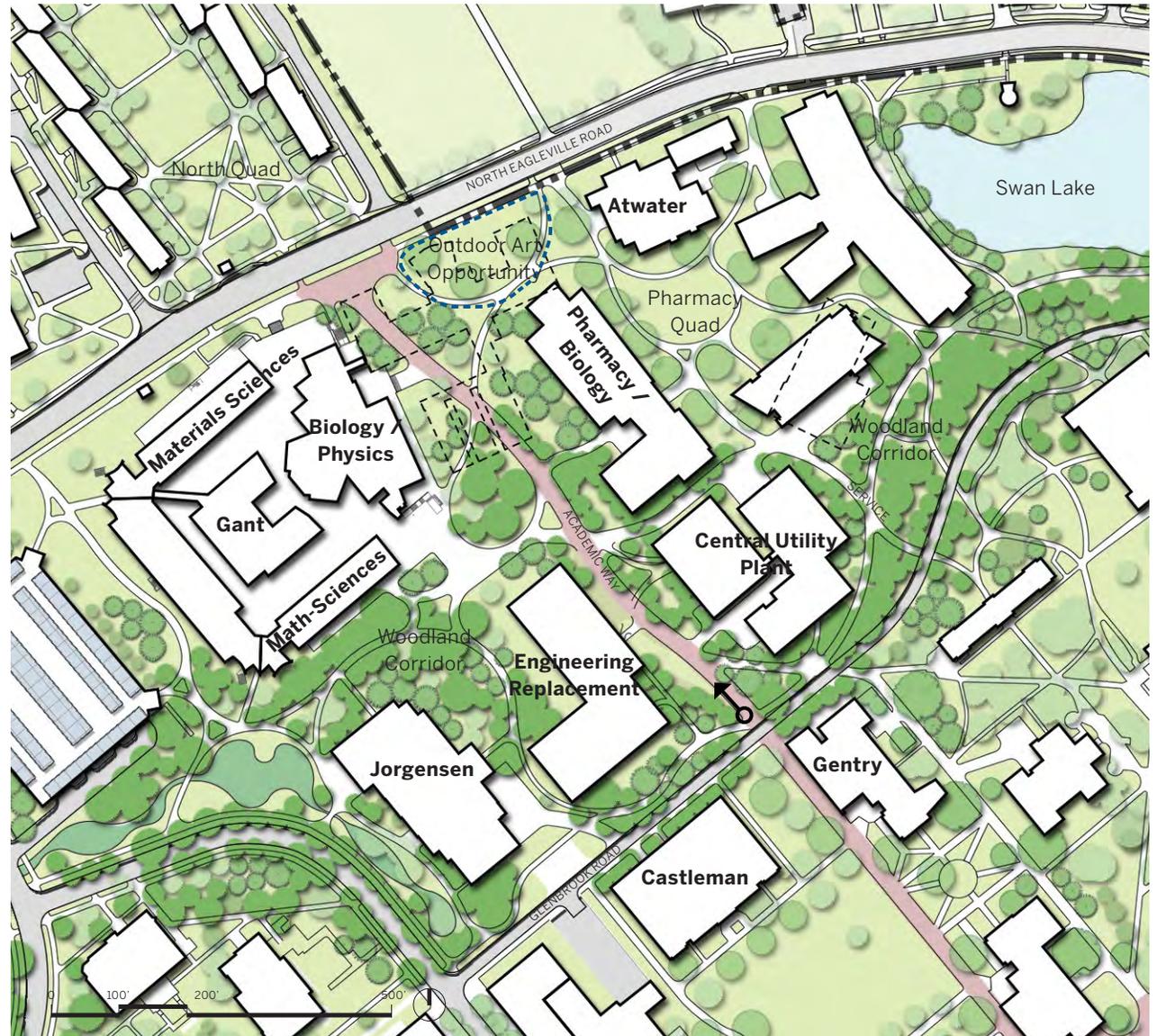


### Design Principles

1. Expand the Academic Way as the campus' primary north-south pedestrian spine
2. Remove and replace aging buildings to ease congestion in the district
3. Focus entrances of new buildings on the walk
4. Screen existing service and loading areas with landscape where possible and avoid new loading areas facing the Academic Way
5. Introduce topography to frame the walk and direct views
6. Realize opportunities for art at key moments and view corridors

## Landscape Guidelines

- Use special paving to differentiate the Academic Way from surrounding walkways
- Select pavement that accommodates high-volume pedestrian traffic and allows for safe shared space with service vehicles
- Use topography to create spatial variety and disengage the space from adjacent loading docks and awkward building edge conditions
- Locate seating in key areas
- Enliven the Gant Plaza with additional planted zones, active uses, and connections to the woodland corridor and Academic Way at ground level
- Improve the North Eagleville Road streetscape and bury overhead power lines
- Consolidate crossing areas at key points on North Eagleville Road and introduce traffic calming strategies to increase pedestrian safety
- Consider elevated pedestrian foot bridges at major North Eagleville Road crossings



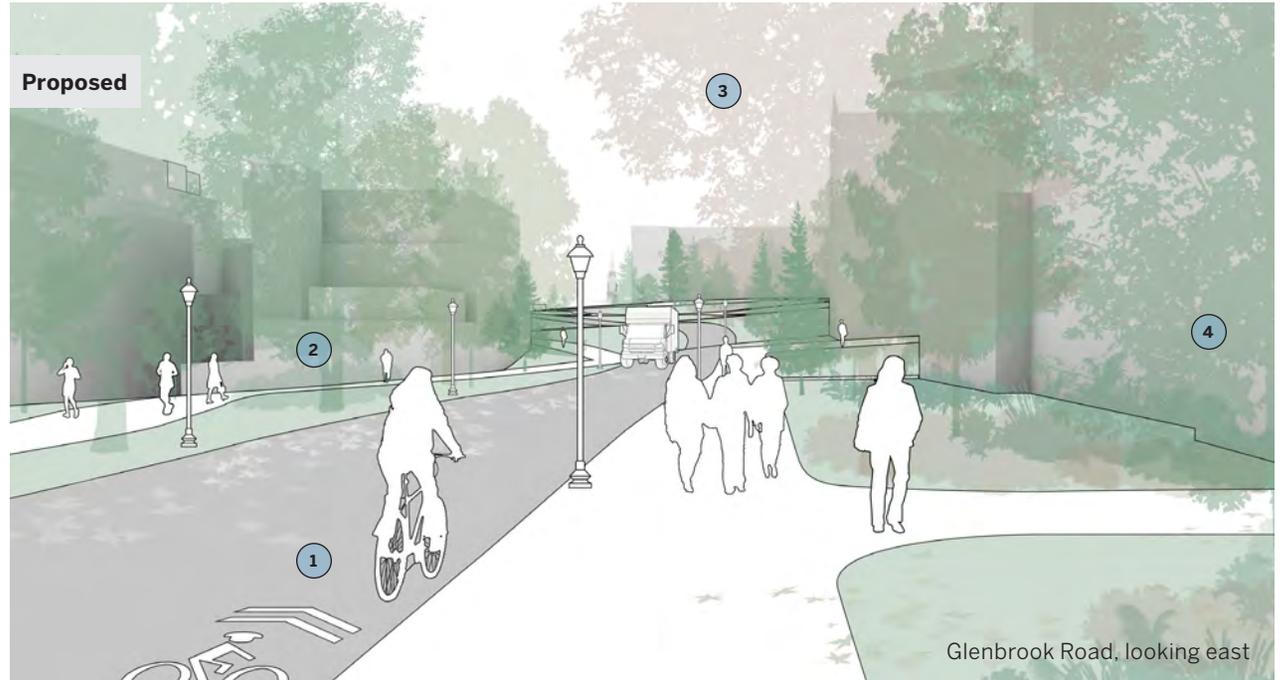
# Key Area Guidelines

## North Woodland Corridor



### Existing Conditions

Connections within the existing science core are a maze of service roads, dead-end pathways, and difficult topographic conditions. Loading docks front many of these streets (such as Glenbrook Road, shown here), causing conflicts with pedestrians. Streets are wide and lack consistent landscape treatment.

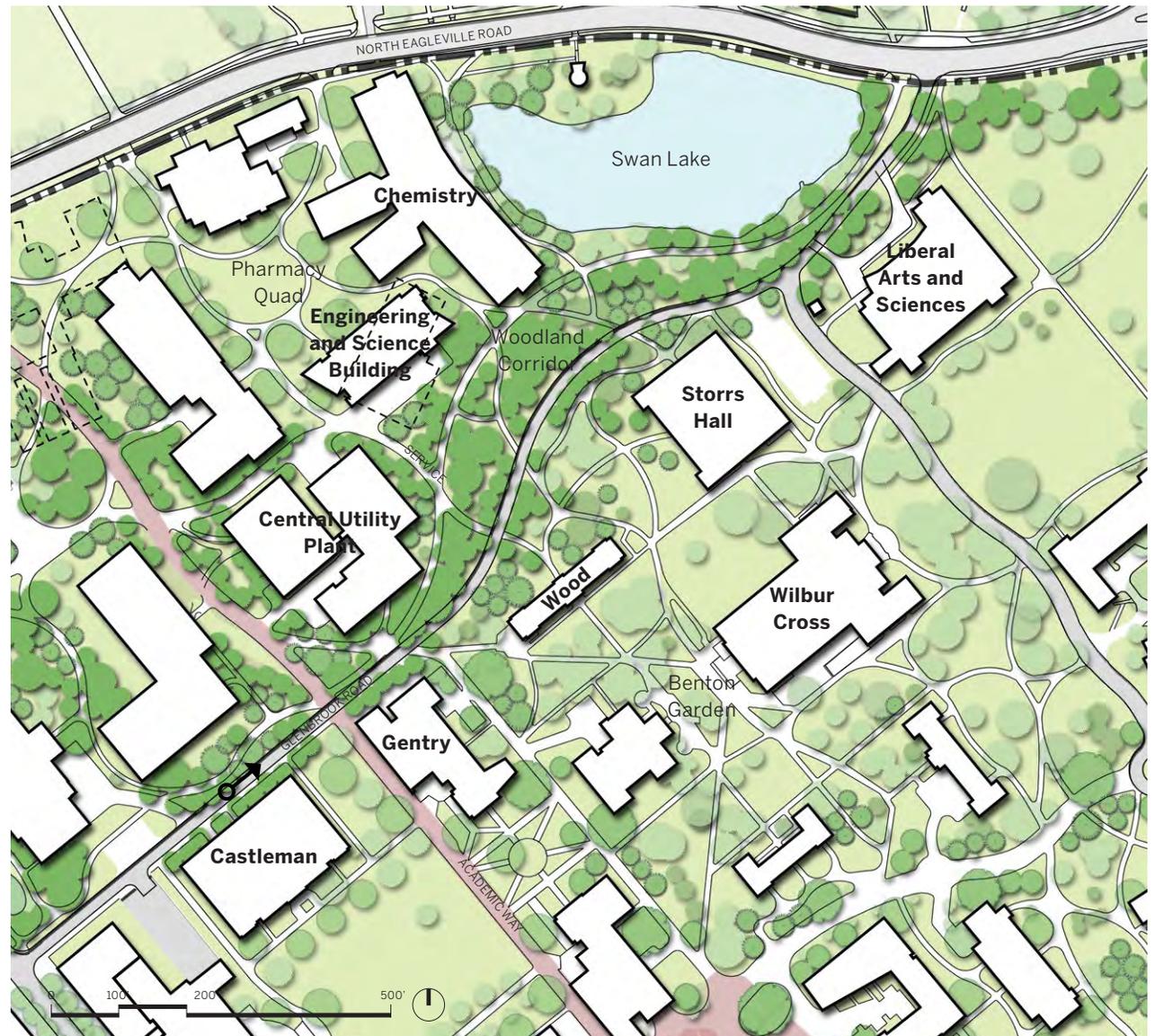


### Design Principles

1. Narrow existing roadways and introduce bike lanes
2. Use landscape to screen existing service and loading areas in the district
3. Create a consistent canopy with a mix of deciduous and evergreen trees
4. Orient buildings with entrances facing the corridor

## Landscape Guidelines

- Protect existing significant trees
- Add evergreens to reduce the visual dominance of the Chemistry building
- Use topography to separate service vehicle traffic from pedestrian traffic
- Improve pedestrian connectivity between the Pharmacy Quad and the campus core
- Expand the Arboretum collection to increase species diversity and emphasize combinations of plants



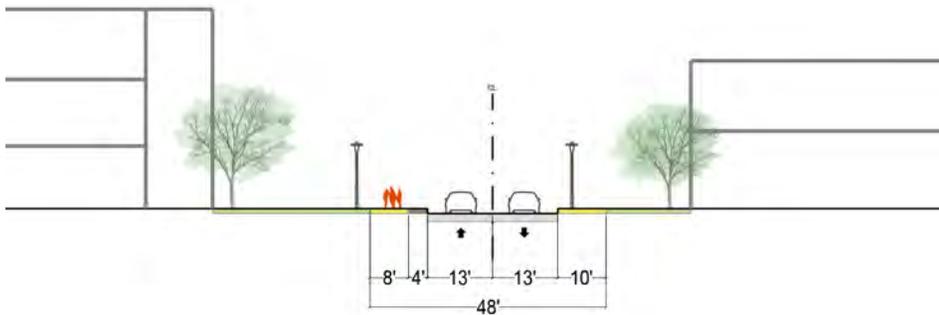
# Street Character Guidelines

## Glenbrook Road

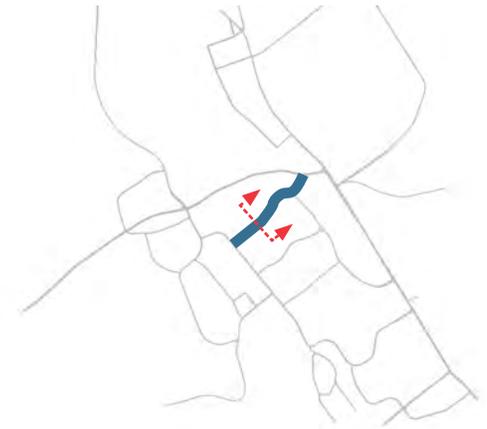


### Existing Conditions

- Two slow moving travel lanes in both directions
- Backs of buildings and service entrances on both sides
- Sidewalk adjacent to the curb on both sides
- Very few canopy trees, with landscape against building façades
- Randomly placed pedestrian-scale lighting

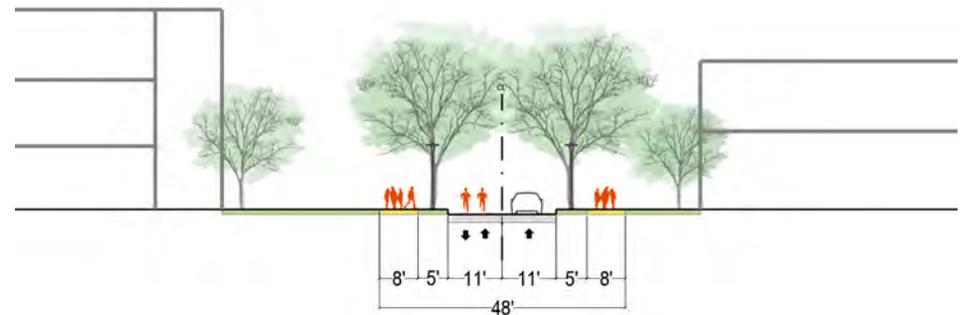


Existing Section of Glenbrook Road



### Vision

- Narrow the travel lane to accommodate one-way traffic in the near term and limited service access only in the long term
- Maintain two lanes to allow for operational flexibility during events
- Plant canopy trees on both sides of the roadway where possible to create an allée
- Incorporate planting adjacent to the roadway to soften the corridor
- Encourage shared space for pedestrians and bicyclists in the unused travel lane



Proposed Section of Glenbrook Road

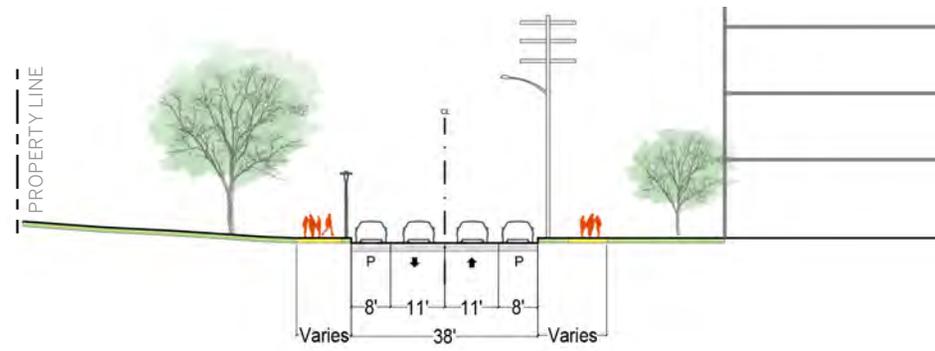
# Street Character Guidelines

## North Eagleville Road

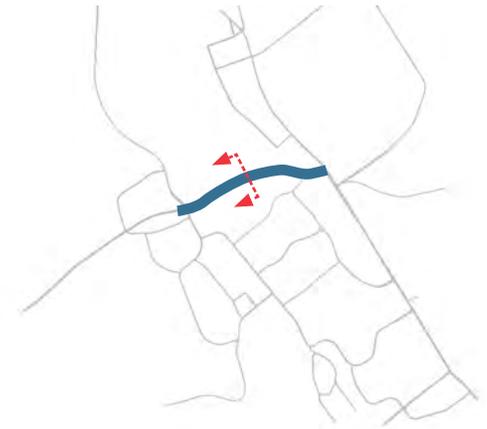


### Existing Conditions

- Two high-volume lanes plus on-street parking in both directions
- Randomly placed large canopy trees
- Large setbacks on south side of street and sprawling lawns on north side
- Large power lines on the south side of the street
- Numerous high-volume pedestrian crossings
- State ownership

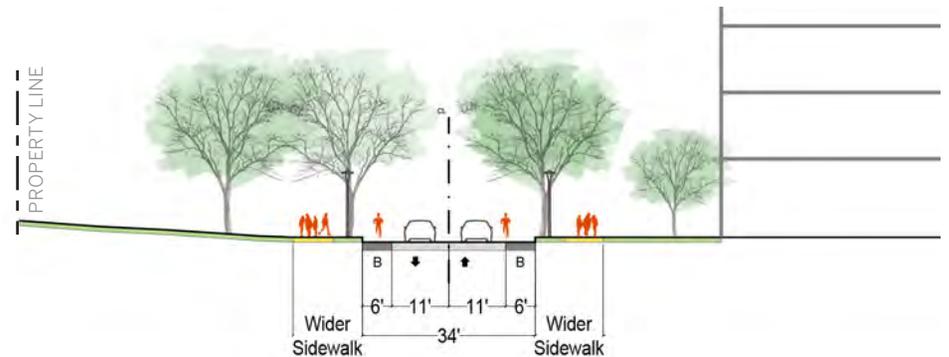


Existing Section of North Eagleville Road



### Vision

- Consider burying power lines
- Remove on-street parking where possible – allowing for parking to remain near the existing churches – and add dedicated bike lanes
- Improve pedestrian crossings and consider additional traffic-calming measures like raised crosswalks, speed tables, bulb outs, and signalization
- Unify lighting to serve both vehicle and pedestrian needs
- Incorporate dedicated bike lanes on both sides
- Plant additional canopy trees on both sides to create a more visible street wall



Proposed Section of North Eagleville Road



# South Campus District

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## South Campus District

### Existing Conditions

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 incompatible, including residence halls, a very large fine arts complex, the Nathan Hale Inn, and various student services buildings. It also features the unoccupied Faculty Row houses – the “brown houses” – which occupy a beautiful, mature landscape with very large trees, as well as wide swaths of surface parking lots. This variety of disconnected uses makes the district difficult to perceive structurally or even navigate at the ground level. The result is that the south part of campus does not achieve the unique sense of place that exists in other districts.



South Campus Today



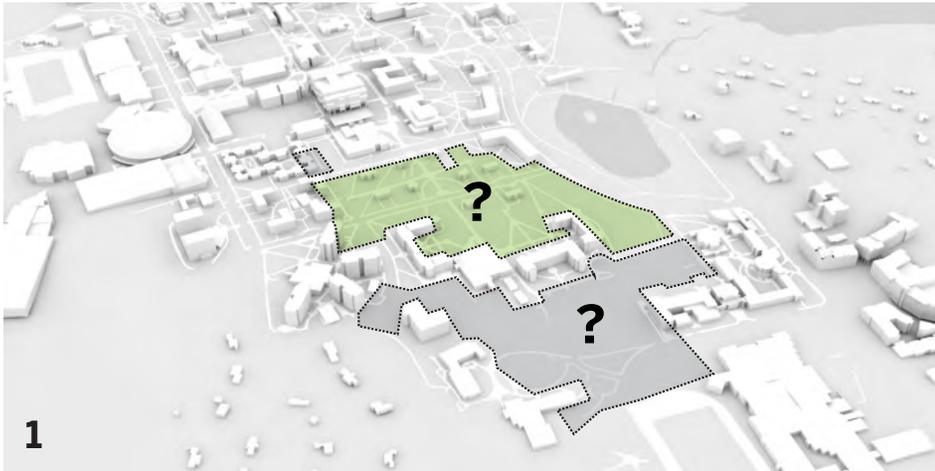
The South Residential Quad, framed by Rosebrooks Hall



Existing South Yard with Large Trees and Faculty Row Houses

# South Campus District

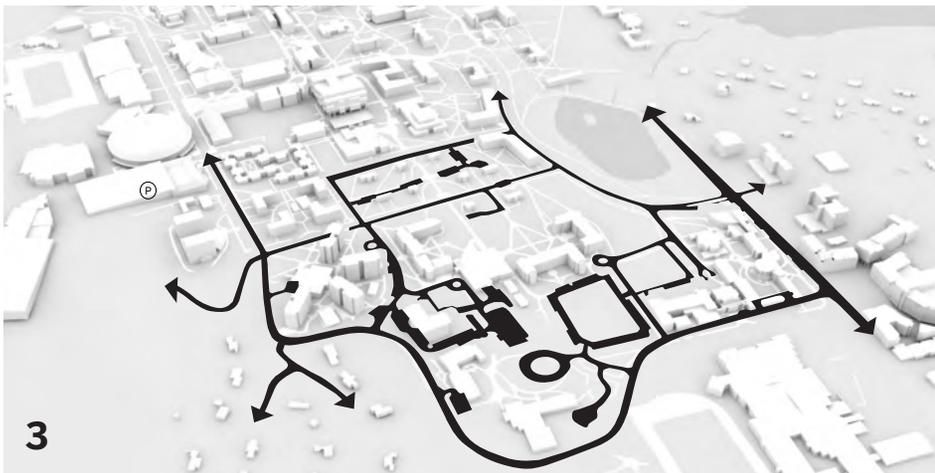
## Issues



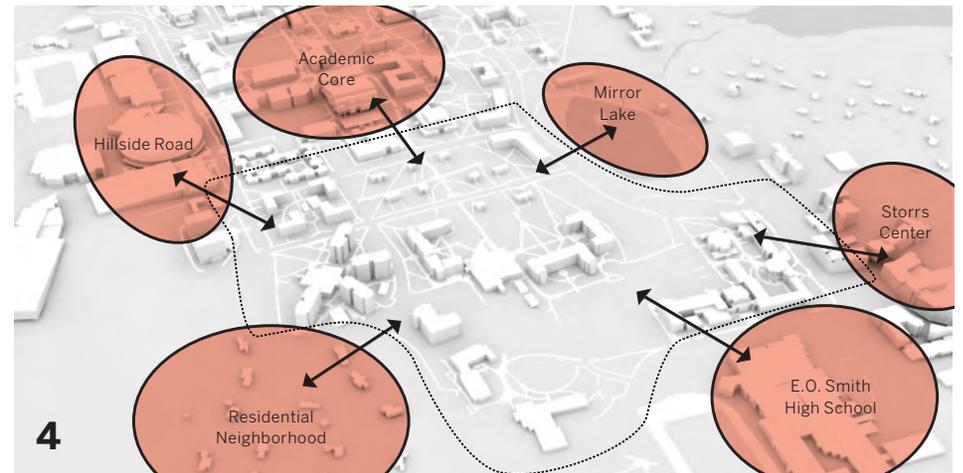
The south campus has a series of very large, meandering spaces – greens and surface parking – which lack definition and vitality.



In the center of the district, the “brown houses” occupy important land with very low density and surface parking lots.



The existing road network is fragmented and confusing. Wayfinding is difficult.



The district lacks clear relationships and connections with its neighbors, both within the campus and in the outside community.

# South Campus District

## Vision

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 Monteith as part of a future academic and research cluster. This will preserve the ceremonial importance and symmetry of these two gateway buildings framing Whitney Road.

### Planning Objectives

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

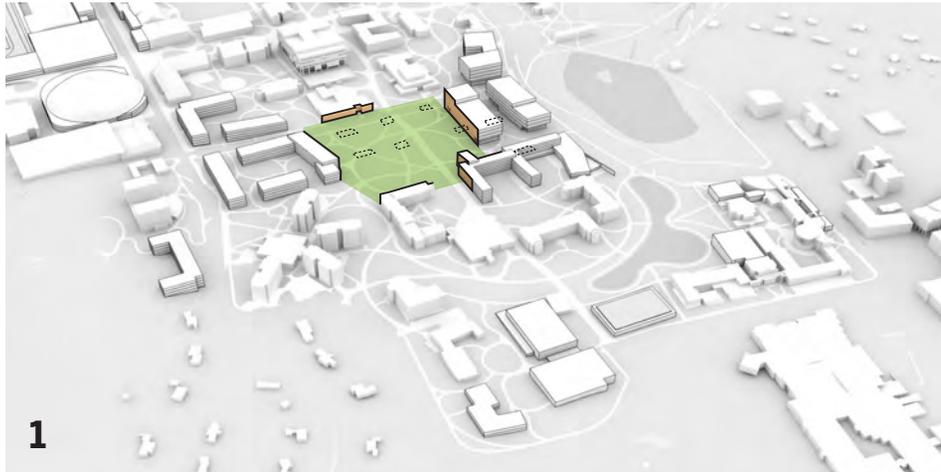


### Key Projects

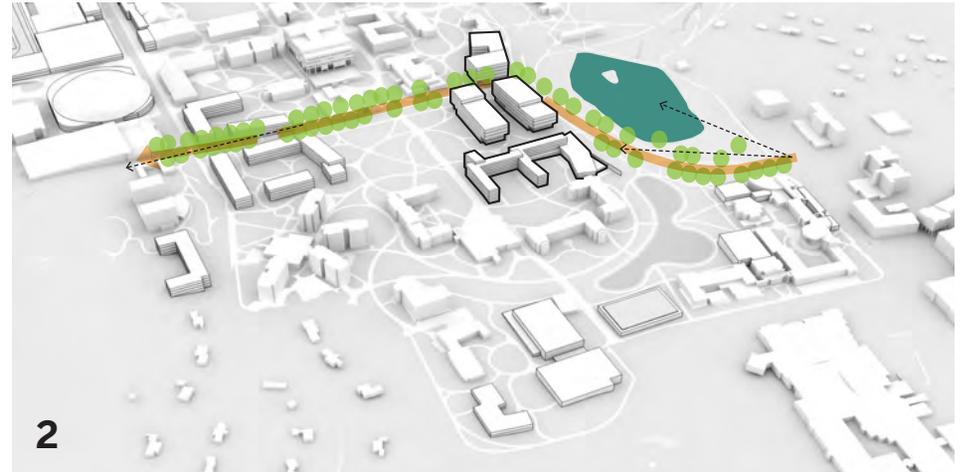
- |  |   |
|--|---|
| 1. Y Lot Residence Halls or Rec Center Option                  | 7. Honors Residence Hall: ±210,000 GSF (650 beds)       |
| 2. South Hillside Residence Hall: ±180,000 GSF (600 beds)      | 8. Public Safety (Option): ±90,000 GSF                  |
| 3. West Campus Residences Replacement: ±300,000 GSF (900 beds) | 9. Performing Arts: ±105,000 GSF                        |
| 4. CT Commons Replacement: ±210,000 GSF (700 beds)             | 10. Bolton Road Deck: ±600 Spaces                       |
| 5. Future Academic Building: ±145,000 GSF                      | 11. Fine Arts Production Facility: ± 34,000 GSF         |
| 6. Arjona and Monteith Replacement: ±345,000 GSF               | 12. South Campus Residence Halls Façade Repairs         |
|  | 13. Drama Music Building Façade Renovation              |
|  | 14. Von der Mehden Recital Hall Renovation: ±15,000 GSF |
|  | 15. South Chiller Expansion                             |

# South Campus District

## Design Opportunities



The plan proposes removing the brown houses, preserving mature trees, and framing the space with new buildings to create a South Campus Commons.



Iconic gateway buildings will frame the edge along Mirror Lake as part of a new, ceremonial entry sequence from Mansfield Road to Whitney Road.



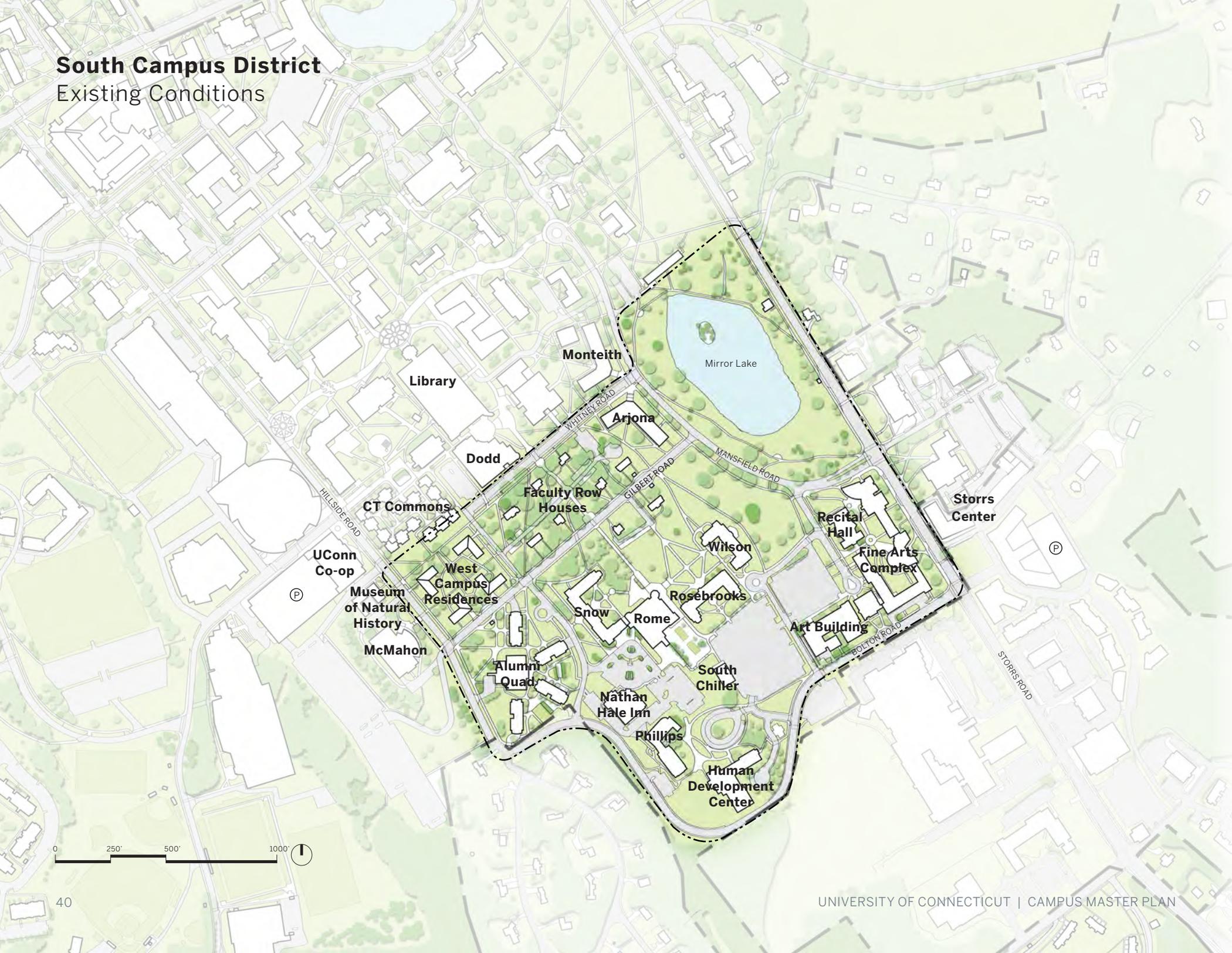
The street network will be cleaned up and simplified as part of the overall campus loop system, providing easy access to parking for visitors, students, and employees.



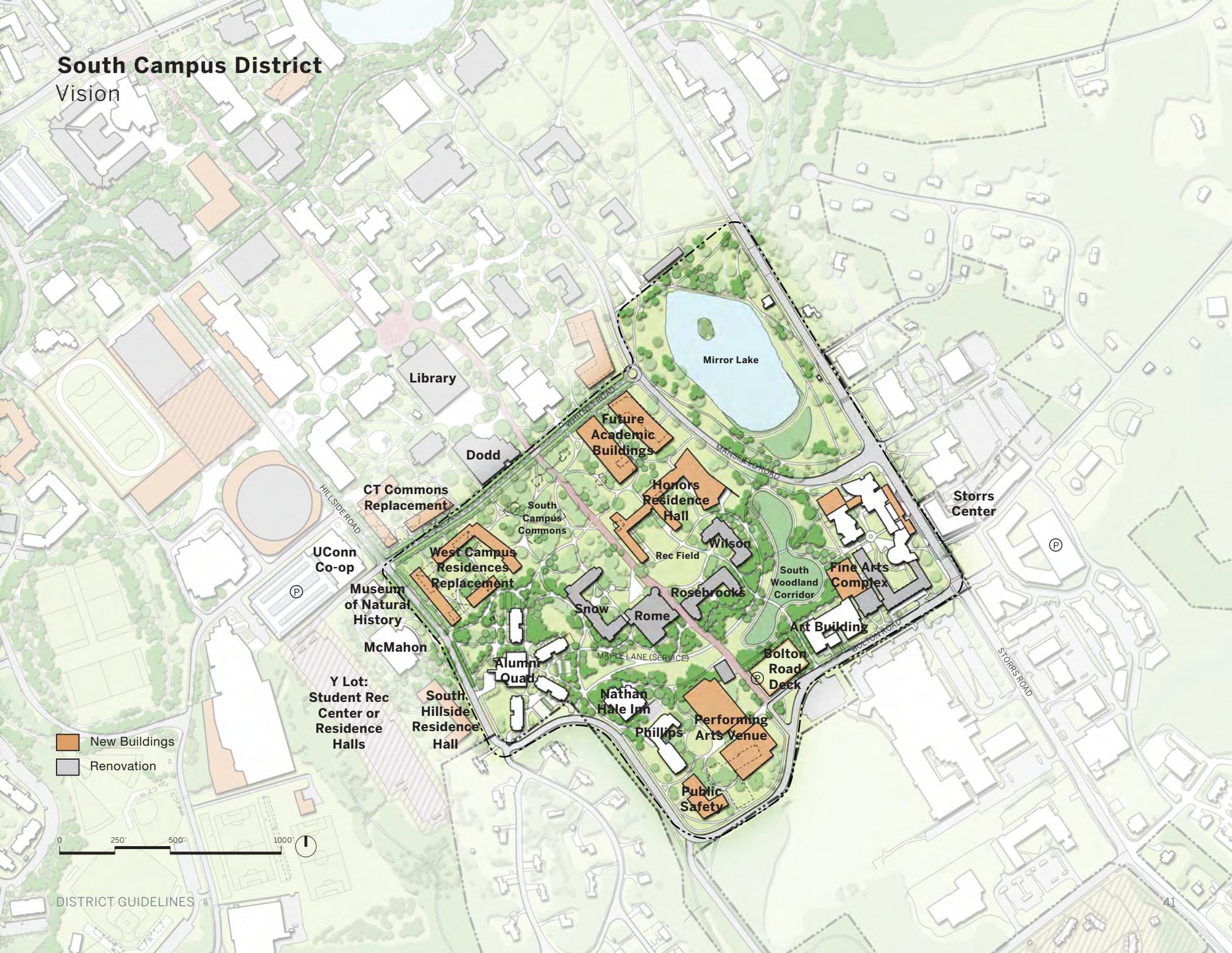
A south woodland landscape will connect east to west through the district and handle stormwater issues related to Mirror Lake. The north-south Academic Way will connect to the core campus area.

# South Campus District

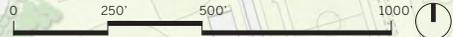
## Existing Conditions



# South Campus District Vision



- New Buildings
- Renovation



DISTRICT GUIDELINES

Library

Dodd

CT Commons Replacement

UConn Co-op

Museum of Natural History

McMahon

Y Lot: Student Rec Center or Residence Halls

South Hillside Residence Hall

Alumni Quad

Nathan Hale Inn

Phillips

Performing Arts Venue

Public Safety

Future Academic Buildings

Honors Residence Hall

Rec Field

Rosebrooks

Snow

Rome

Wilson

Art Building

Bolton Road Deck

Fine Arts Complex

Storrs Center

Mirror Lake

HILLSIDE ROAD

WATER LANE

MANSFIELD ROAD

MAPLE LANE (SERVICE)

BOLTON ROAD

STORRS ROAD

# South Campus District

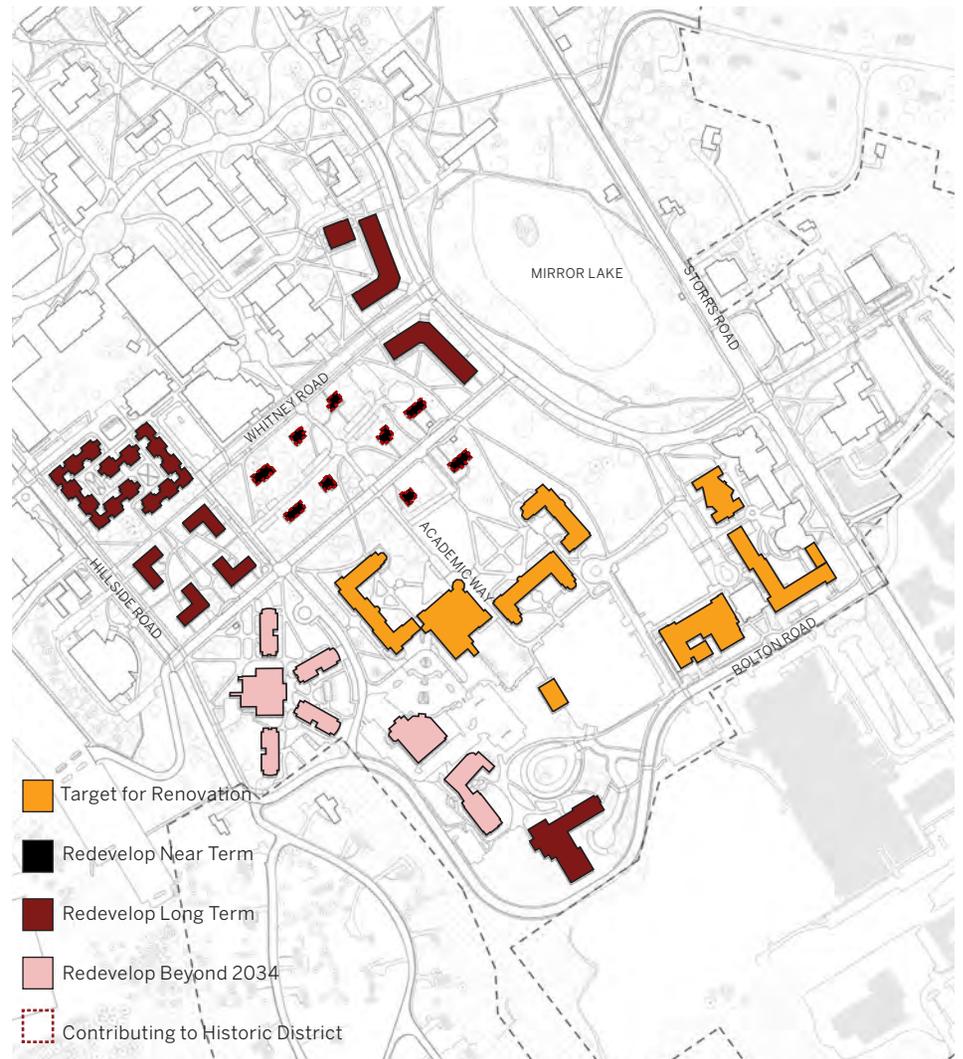
## Development Guidelines: Building Sites

### Planning Concept

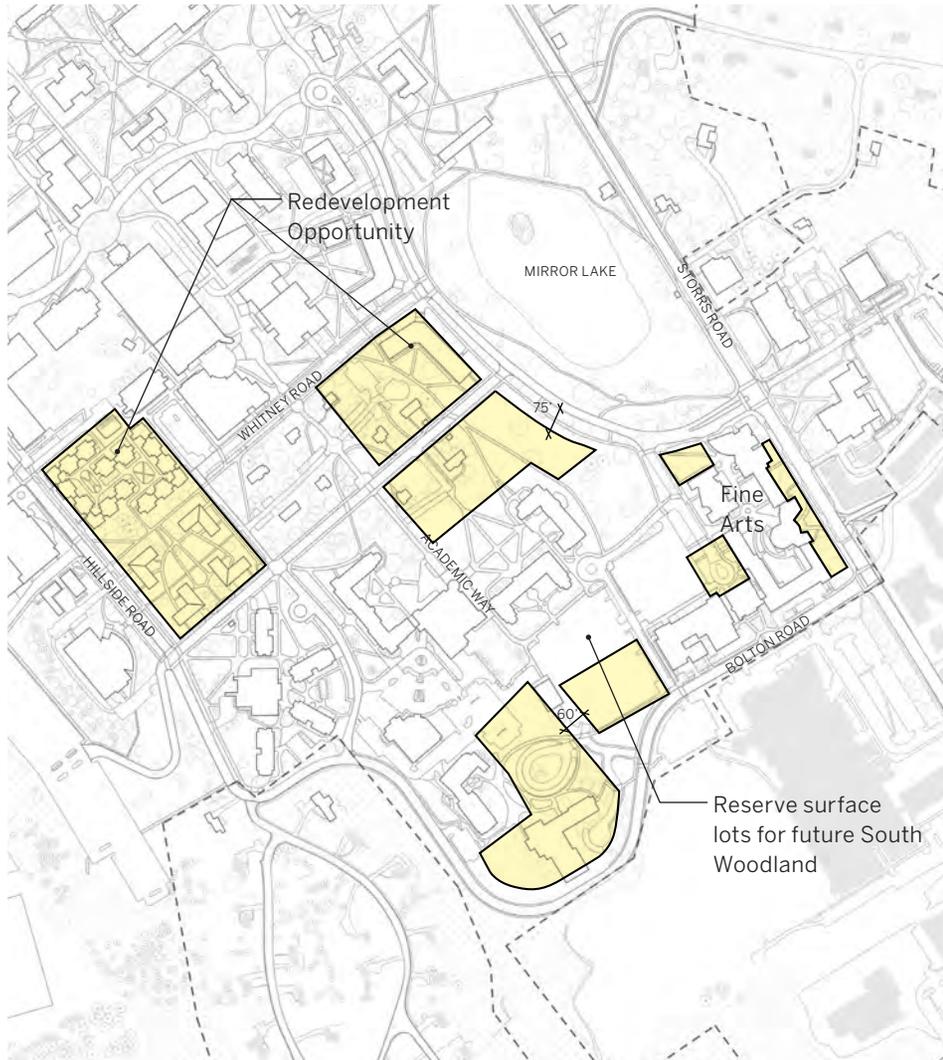
- Use new buildings to frame major landscape spaces, particularly the new South Campus Commons
- Expand existing buildings where possible to add critical adjacencies, such as within the Fine Arts complex
- Respect the existing setback along Mirror Lake to retain its character while establishing a consistent gateway street wall
- Set back where necessary to preserve mature trees, particularly in the South Campus Commons area

### Sustainability Opportunities

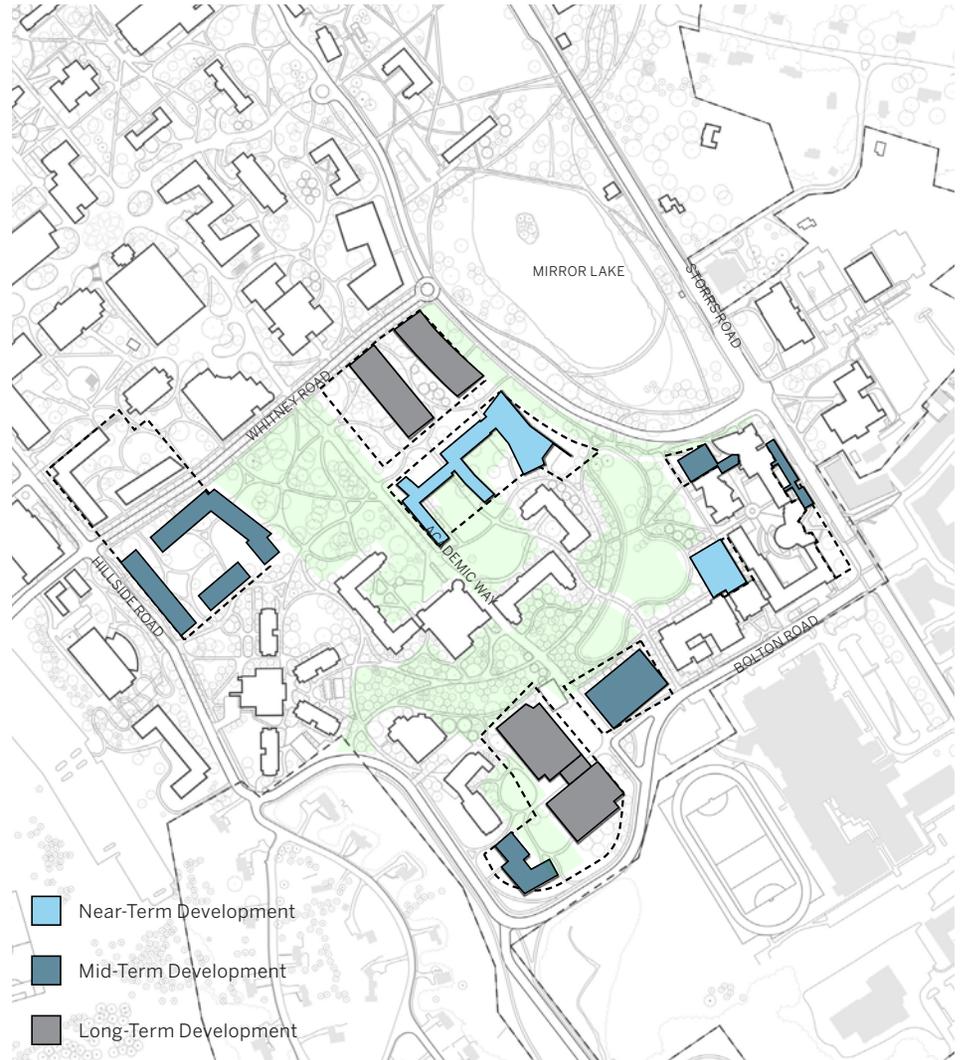
- Focus on energy, water, and material efficiencies to enhance a comfortable and sustainable live/learn experience
- Emphasize occupant engagement in resource conservation through innovative design and pragmatic technologies
- Develop solar thermal district infrastructure to address the higher domestic hot water demands of residence halls
- Design healthy interiors that focus on ergonomic furniture, non-toxic materials, daylighting, and improved environmental quality
- Integrate rainwater collection, energy generation, and vegetated roofing at new parking infrastructure locations
- Renovate existing buildings selectively to minimize demolition, waste, and carbon impacts associated with new construction
- Construct new building envelopes to provide maximum system efficiencies



Approach to Existing buildings



Areas for New Development



Development Strategy

# South Campus District

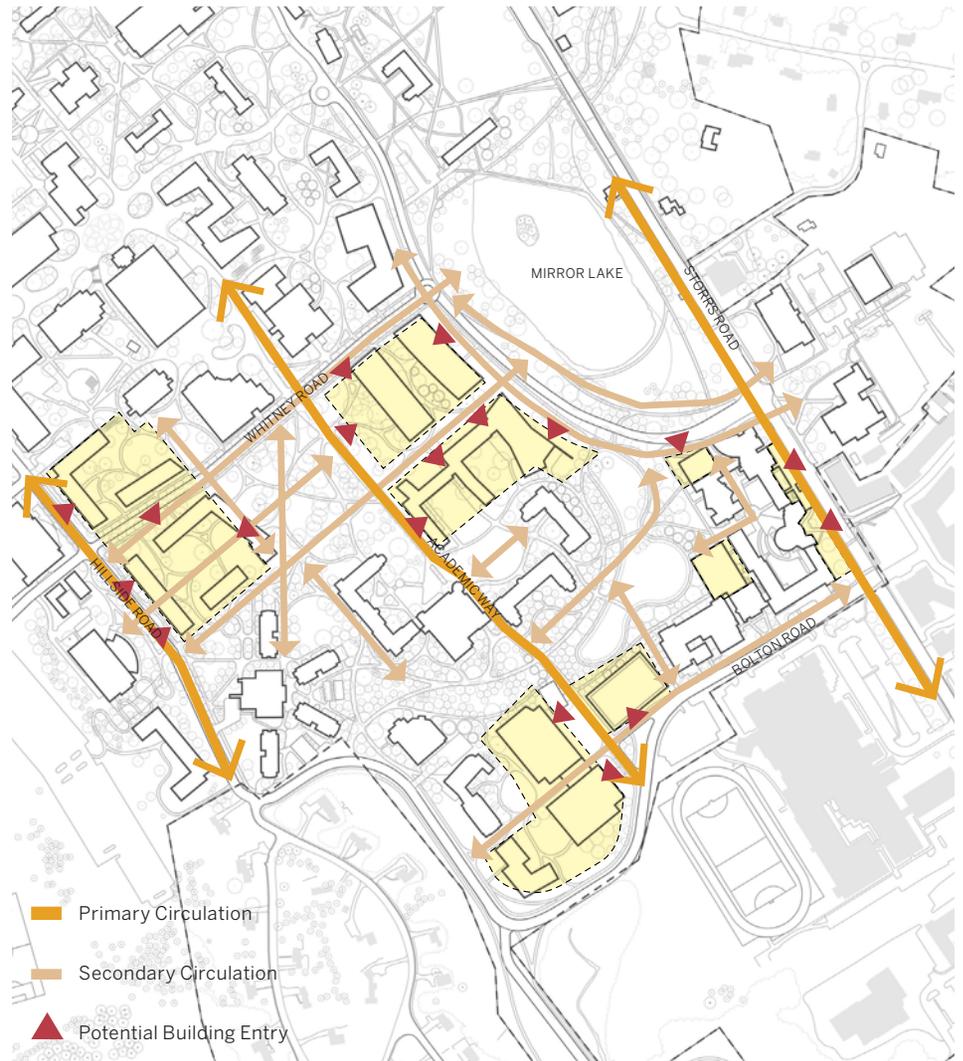
## Development Guidelines: Access + Circulation

### Planning Concept

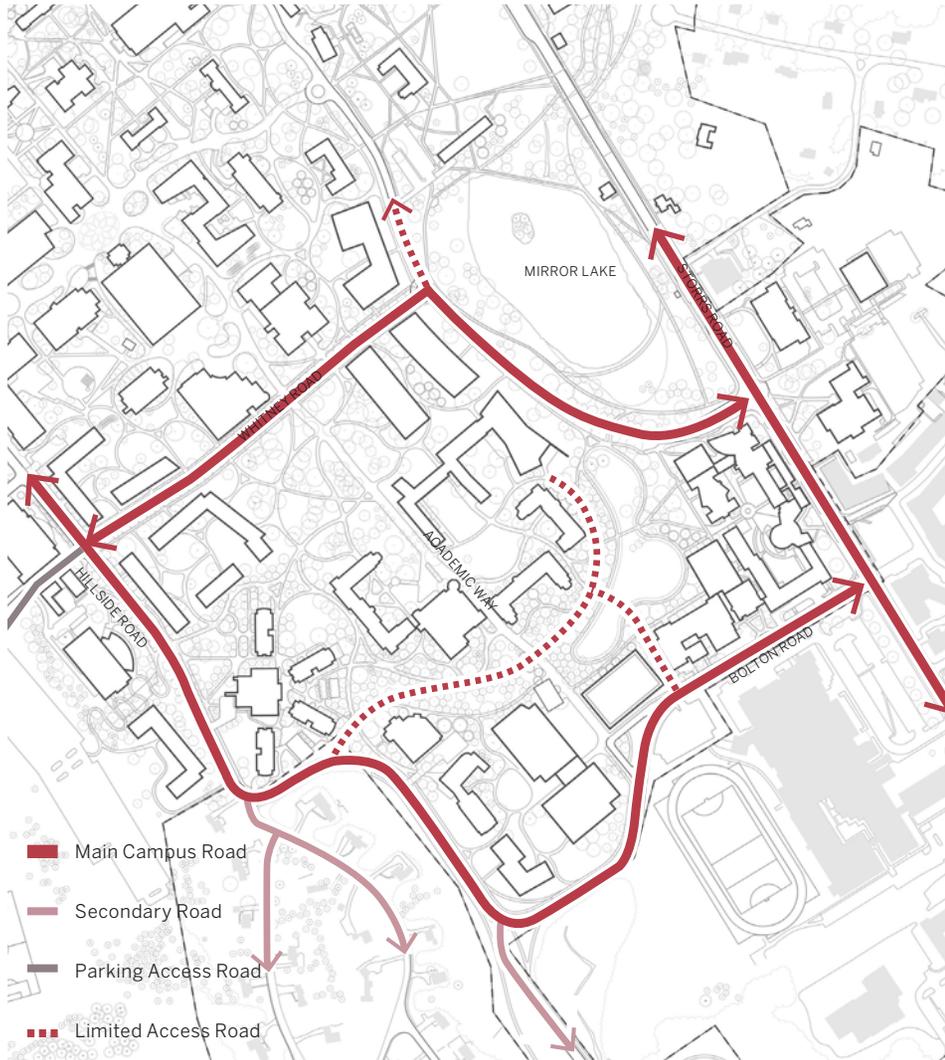
- Establish clearly defined circulation routes for pedestrians and service vehicles
- Elevate the importance of the Academic Way as a spine of campus activity
- Cluster building entrances along main circulation spines and facing major open spaces
- Screen service and loading activities from view of important gateways or spaces

### Sustainability Opportunities

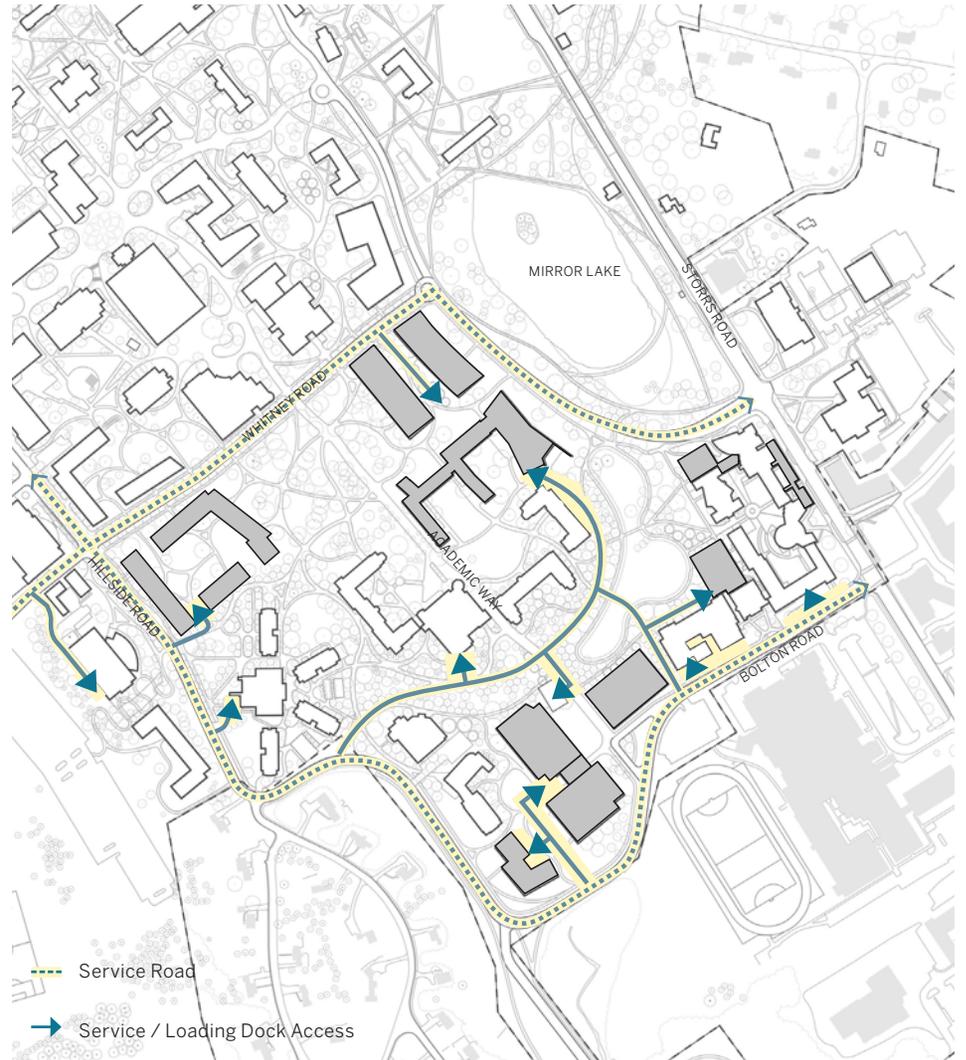
- Provide new transportation services and infrastructure, such as covered transit stops with communication systems
- Optimize delivery and service vehicle access to reduce traffic volume and idling time
- Enhance bicycle infrastructure including covered, secure bicycle parking, convenient bike sharing options, and designated bike lanes that connect to the larger campus network



Pedestrian Circulation + Front Doors



Vehicle Circulation



Service + Loading

# South Campus District

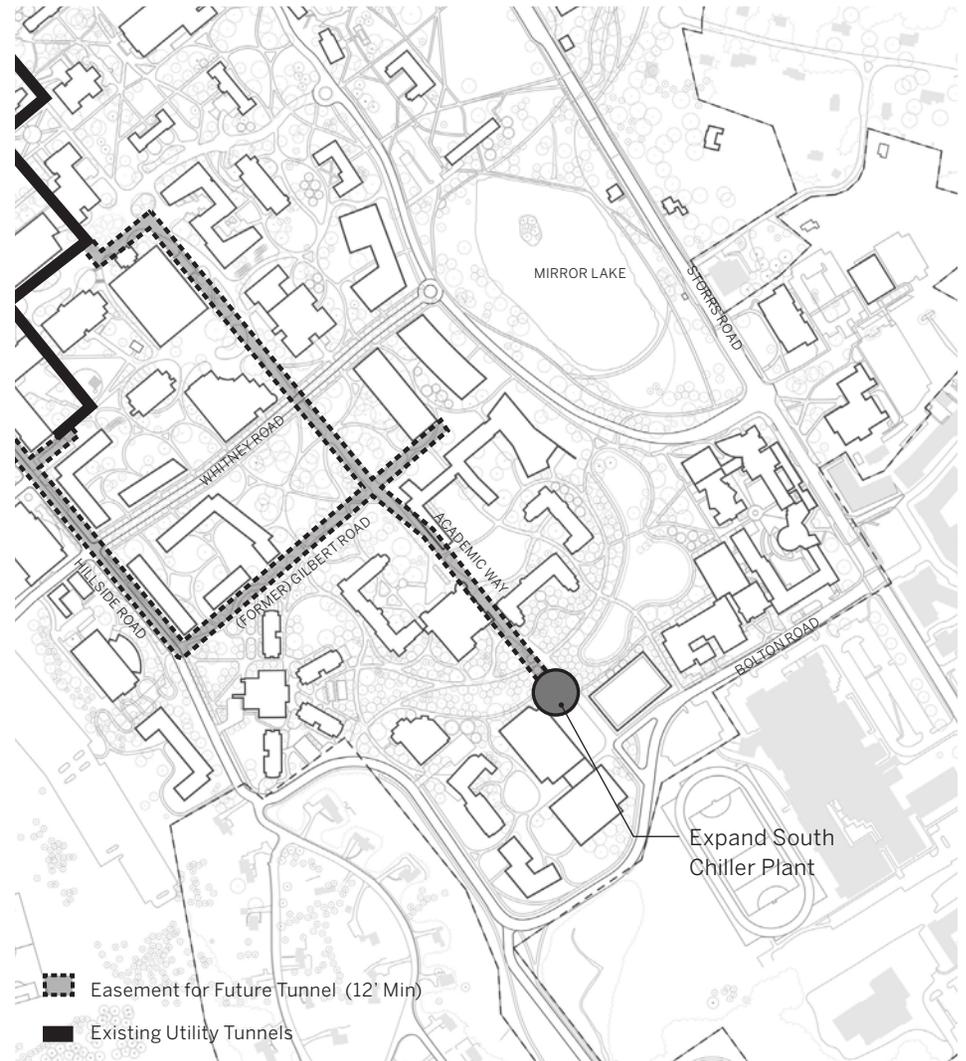
## Development Guidelines: Utilities + Infrastructure

### Planning Concept

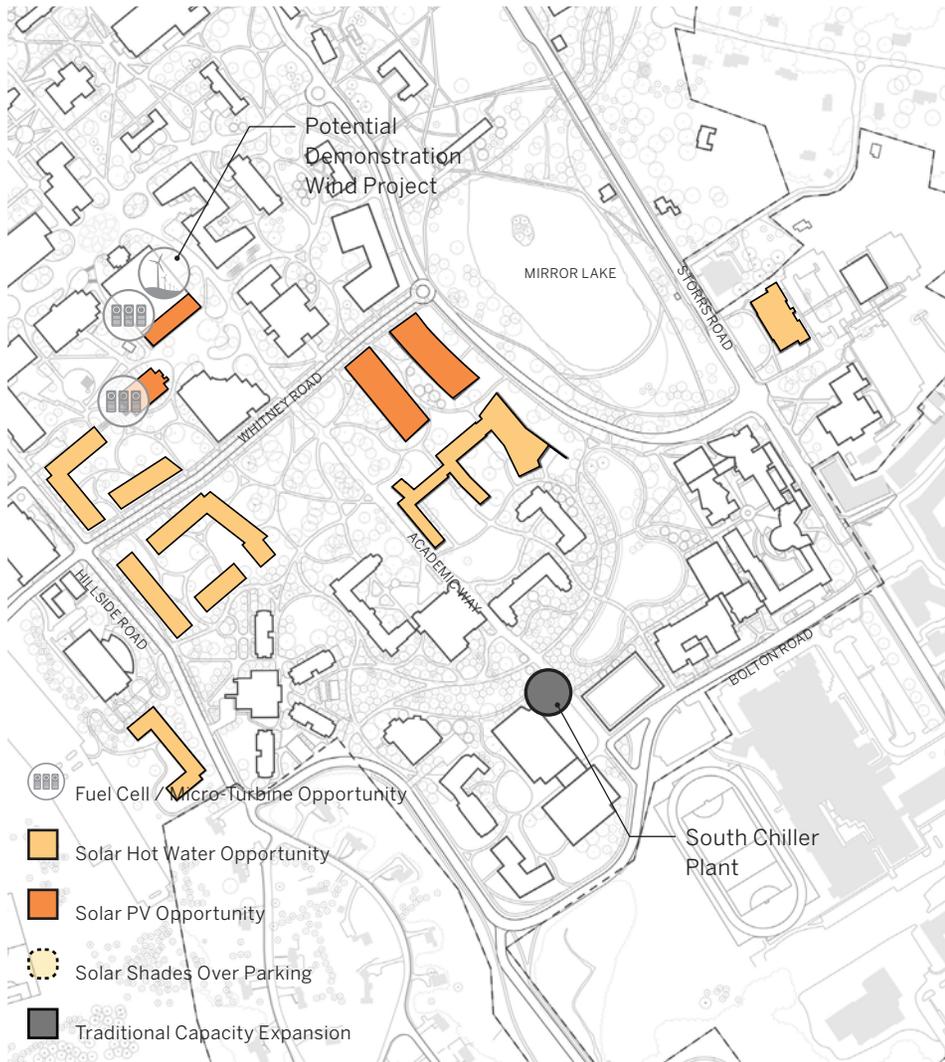
- Prioritize increases in efficiency, including energy, water consumption and reuse, and supplementing or replacing aging infrastructure to reduce overall demand before investing in new supply or generation capacity
- Add district-based supplemental utility plants that are interconnected via looped systems, providing redundancy and shared load distribution
- Expand the South Chiller to increase capacity within this part of campus
- Couple new underground looped system with investments in roads and landscape improvements, reserving easements along Hillside Road, the current Gilbert Road, and the Academic Way for future implementation
- Integrate renewable energy generation with all new projects

### Sustainability Opportunities

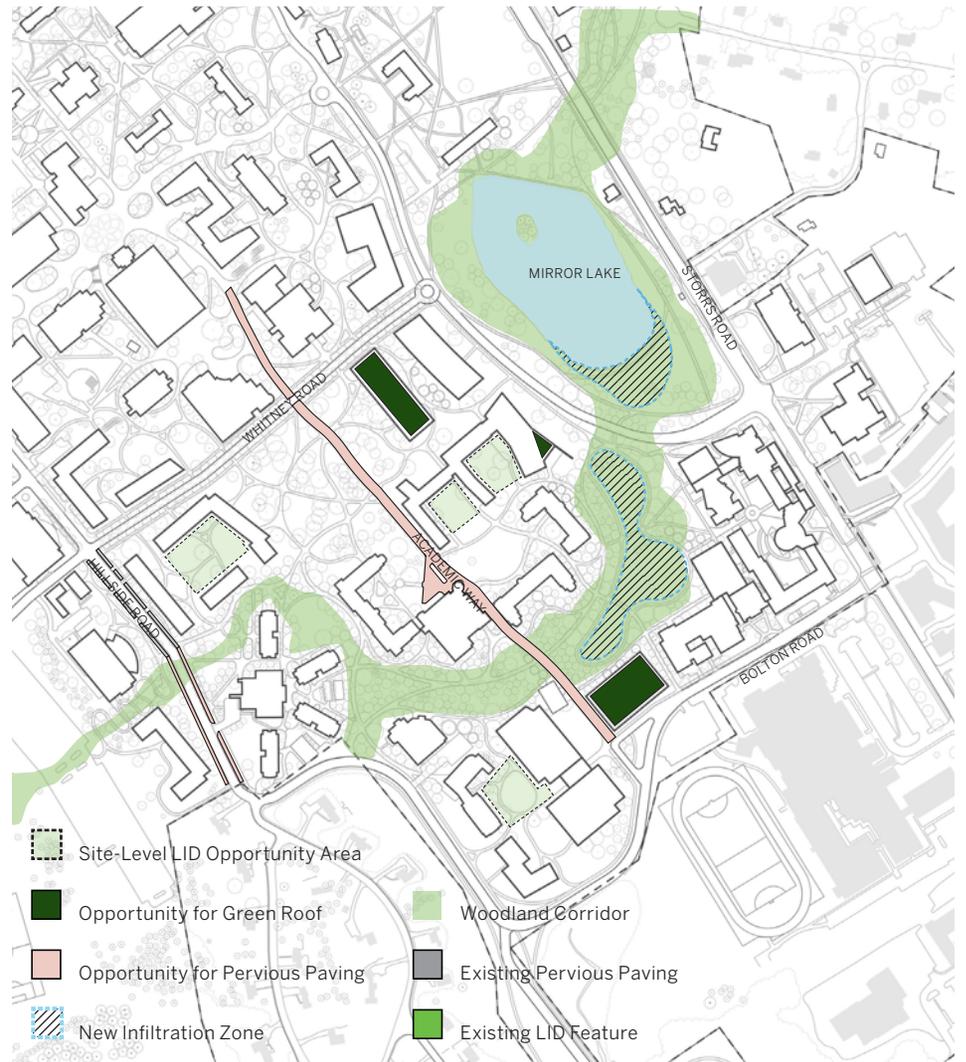
- Utilize high-efficiency, electric-driven chillers
- Reuse excess/waste heat (steam) from CUP for absorption chillers
- Utilize reclaimed water for cooling tower water makeup, particularly in new or renovated science buildings
- Route underground utilities within tunnels to increase system life expectancy
- Utilize pipe-in-pipe distribution with leak detection to minimize losses
- Evaluate potential for roof-mounted solar photovoltaics on all new science buildings
- Evaluate potential for roof-mounted solar hot water on all new residential buildings
- Integrate vegetated areas and LID strategies on roofs, walkways, and plazas to address stormwater and heat island effect
- Continue implementation of pervious paving along Hillside Road and introduce new pervious surfaces along the Academic Way



Utility Easements + Distribution



Generation



Low Impact Development (LID) + Green Infrastructure

# South Campus District

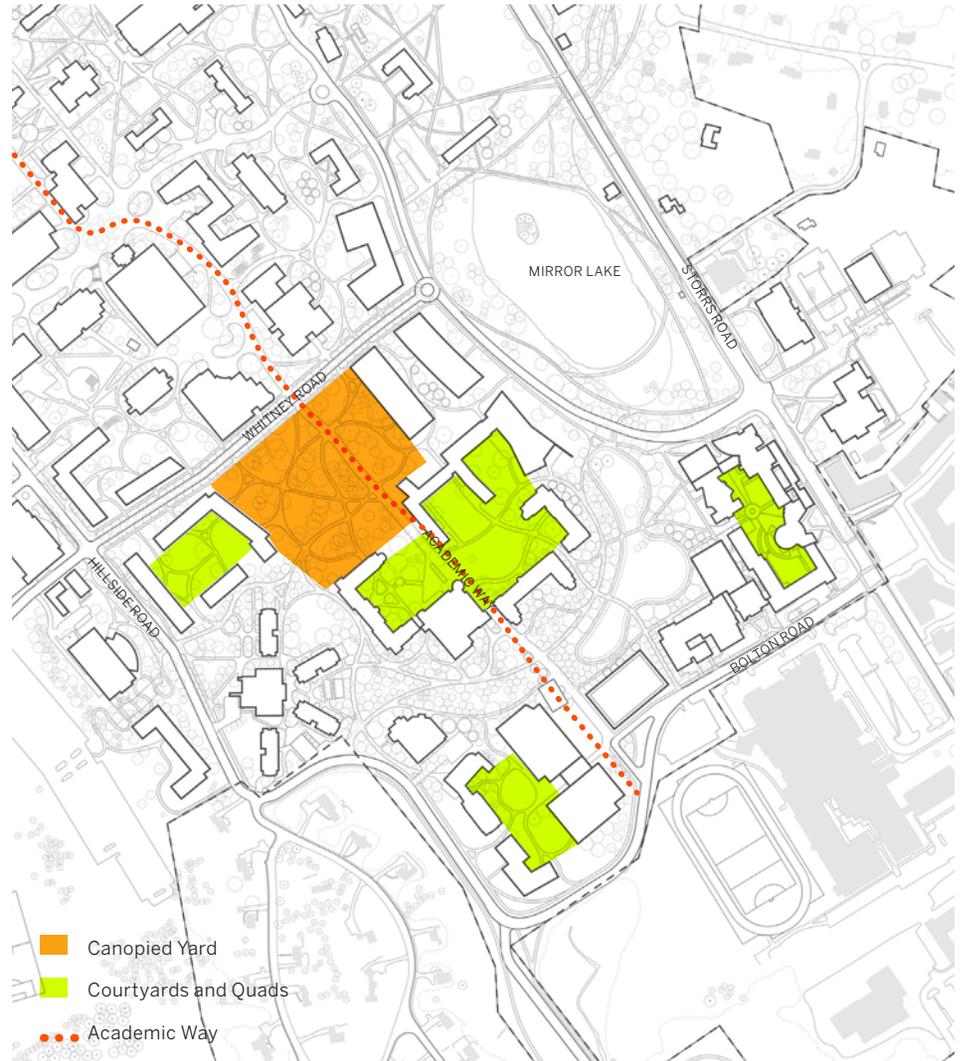
## Development Guidelines: Landscape Structure

### Planning Concept

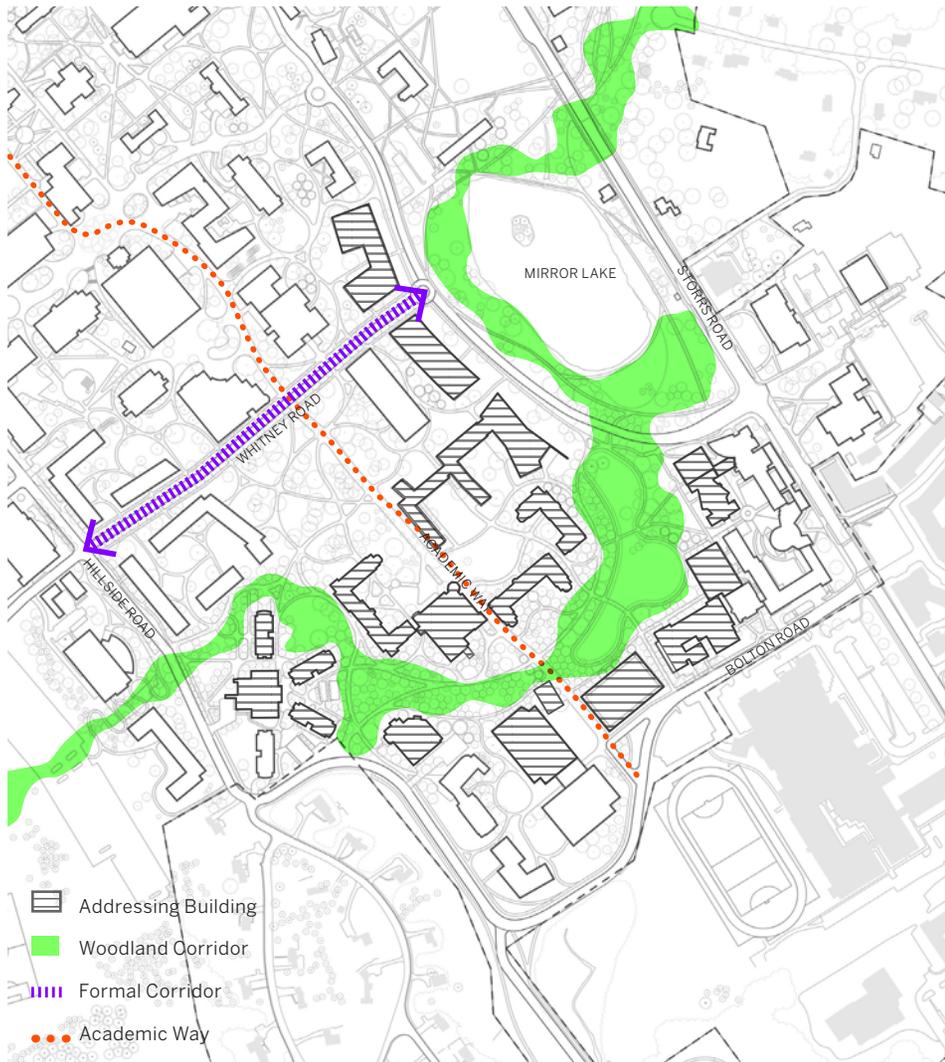
- Present the campus to visitors as iconic, gracious, and welcoming
- Introduce a woodland corridor to improve hydrological and pedestrian conditions
- Exploit the abundance of mature canopy trees by transforming Faculty Row into a signature, canopied open space
- Redefine Mirror Lake as part of a larger system of interconnected stormwater infrastructure
- Improve pedestrian connectivity across Storrs Road
- Extend the Academic Way
- Use significant landscape improvements to give structure to large surface parking areas
- Expand the Arboretum collection
- Implement the South Woodland Corridor as an organizational and performative landscape feature
- Connect to older campus landscapes and develop the South Campus as a neighborhood

### Sustainability Opportunities

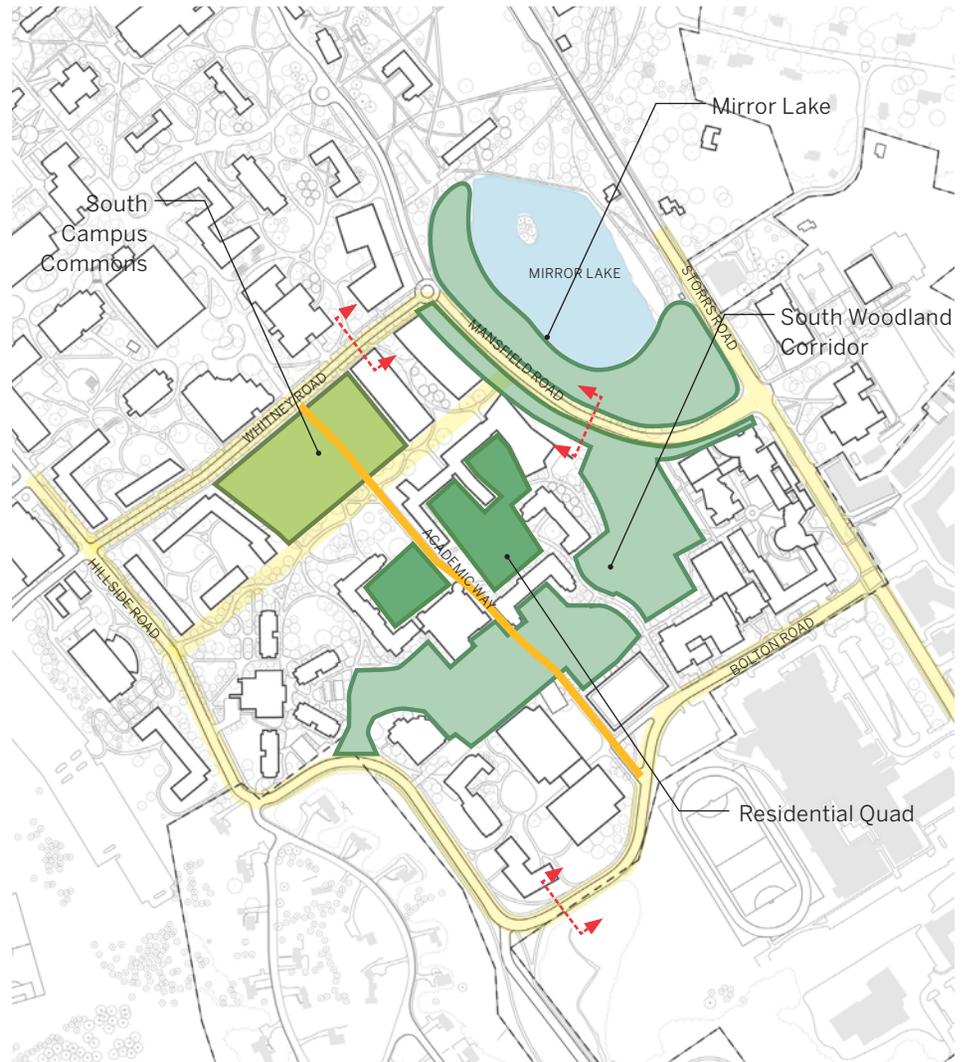
- Encourage native species and preserve natural resources, such as Mirror Lake and old growth trees
- Design outdoor lighting to avoid light pollution, glare, and excessive energy use
- Install light-colored hardscape and create new tree canopies and plantings to reduce heat island effect and increase shade and thermal comfort for outdoor occupants



Courtyards, Quads, and Plazas



Corridors



Key Design Areas  
(Detailed on Following Pages)

# Key Area Guidelines

## Mirror Lake



### Existing Conditions

Part of the original 1910 General Plan, this lake today is an iconic part of UConn's image, creating the foreground to campus buildings from Storrs Road. Along its banks are lawns, sidewalks, and groves of trees – some even with swings – that are popular spots for rest, studying, or socializing. The lake does, however, suffer from environmental degradation. Over time, it has filled with sediment from erosion and sanding of roads, reducing the depth of the lake by as much as 8 feet and limiting its ability to capture and retain stormwater.



### Design Principles

1. Frame Whitney Road with tall buildings to mark the gateway
2. Step down in height moving away from the primary gateway to respect existing campus buildings and landscape
3. Use building articulation and massing to suggest entry into campus
4. Create highly transparent building façades along Mirror Lake and strategically light public/shared spaces at night
5. Preserve existing, healthy landscape to the extent possible
6. Expand the natural landscape around Mirror Lake
7. Upgrade paths to meet ADA accessibility requirements

### Landscape Guidelines

- Strategically locate canopy trees to provide additional shade while preserving important view corridors
- Create an infiltration zone to intercept and filter piped stormwater before discharging it into the lake to improve water quality and increase experiential range
- Improve hydrological and pedestrian connections across Storrs Road and along Roberts Brook
- Increase accessibility to the water's edge with additional walkways and seating areas



# Key Area Guidelines

## South Campus Commons



### Existing Conditions

A remnant of the Connecticut Agricultural College, the site today is home to the Faculty Row “brown houses” – a collection of nine single-family homes set within a forest of mature canopy trees, which have been preserved along with the houses around them. With minimal effort to remove the houses and small surface parking lots, the space is ready-made to become a large, central green space similar to those found at many other prestigious institutions.

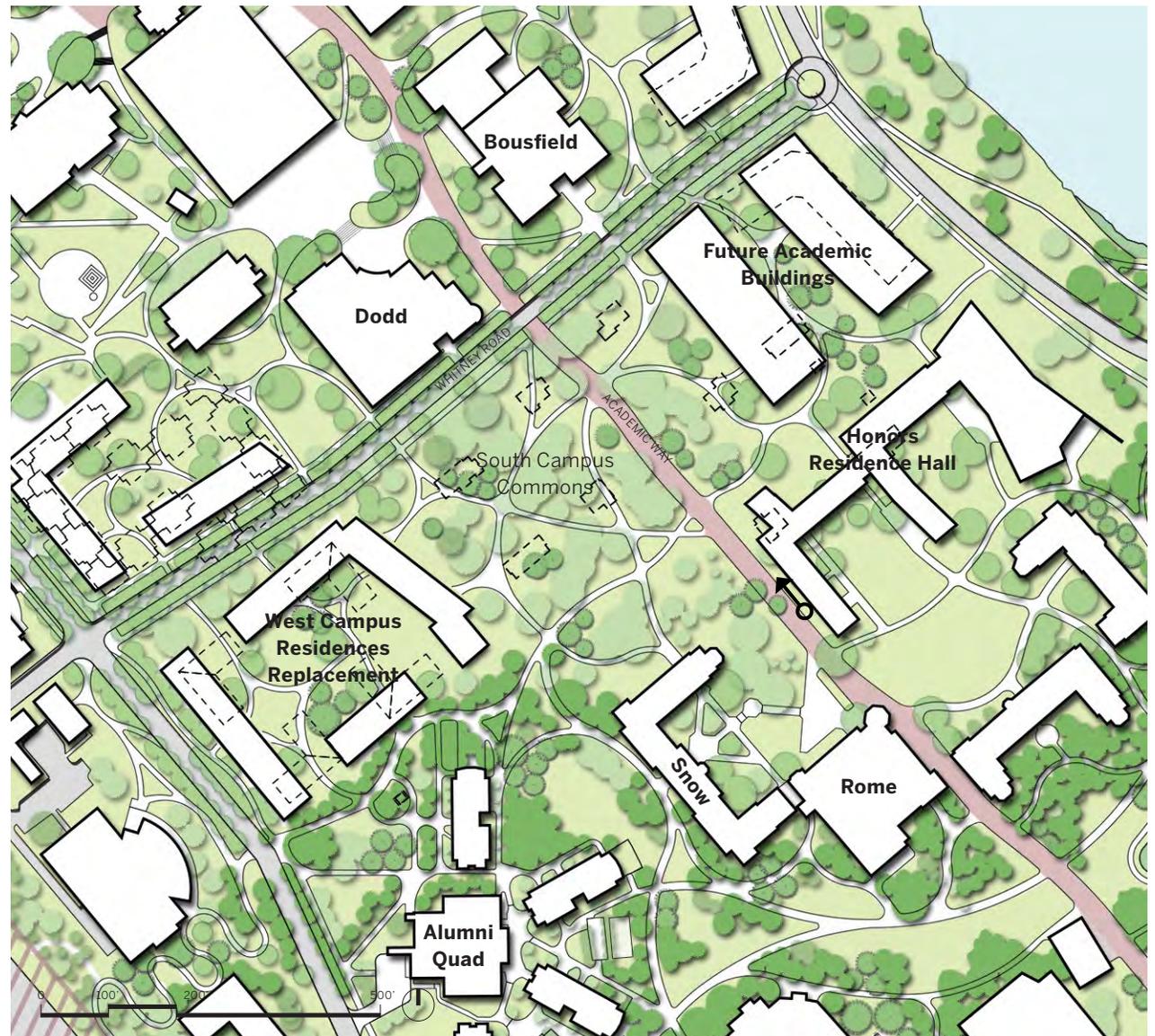


### Design Principles

1. Remove existing Faculty Row houses while preserving mature landscape
2. Face new buildings onto the South Campus Commons to help physically define the space
3. Create dialogue between the ground floor and open space
4. Maintain a consistent roof datum across the space to reduce the visual impact of differences in base elevation
5. Phase updates to the Academic Way with new building projects
6. Introduce furniture to create spaces for meeting, collaboration, and relaxation

## Landscape Guidelines

- Plan for the replacement of Ash trees which are susceptible to the Emerald Ash Borer
- Plant new trees in distinct clusters, building upon the existing distribution pattern
- Complement the existing high-branched trees with species that branch down to the ground such as Beech, Norway Spruce, Dawn Redwood, and Hornbeam
- Bring buildings to the ground simply
- Emphasize important existing movement lines and incorporate them into consolidated pathways to minimize fragmentation of the landscape



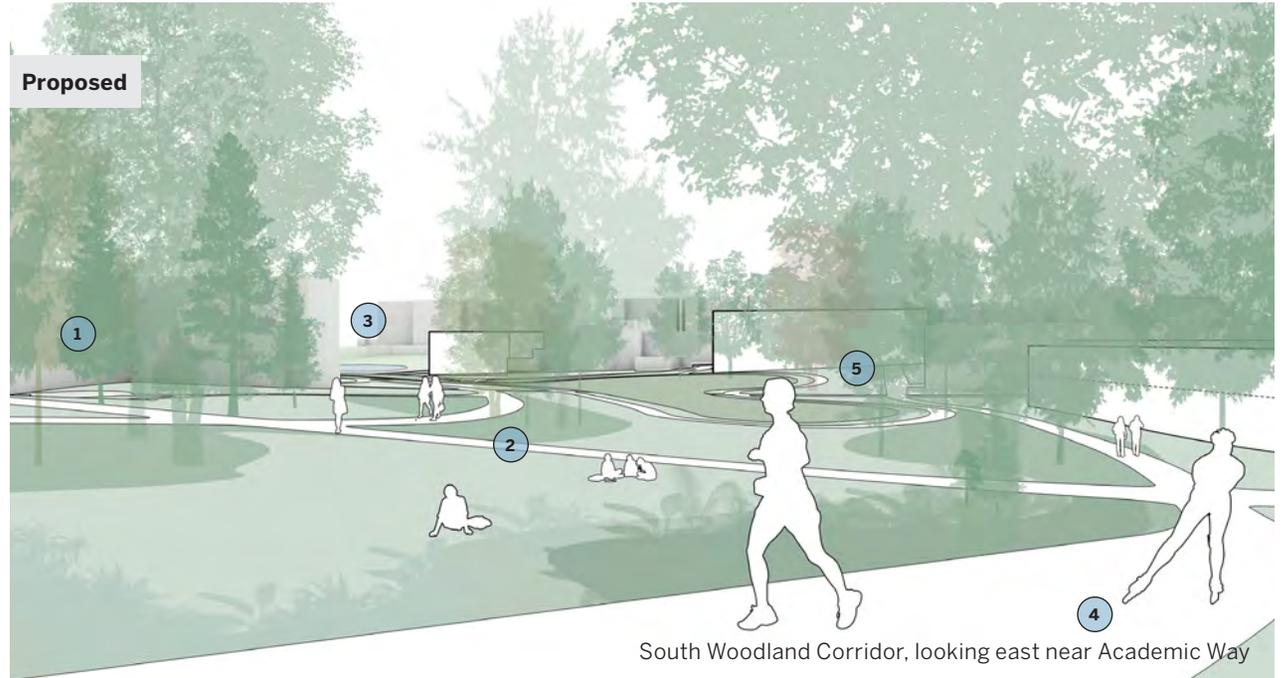
# Key Area Guidelines

## South Woodland Corridor



### Existing Conditions

This area of South Campus is today occupied by 7.5 acres of driveways, service zones, and surface parking lots with capacity for about 600 cars. It is a physical and visual break between the main part of campus, the Fine Arts complex, and other buildings along Bolton Road. Buildings are loosely arranged and do not form a larger composition, making wayfinding difficult both on foot and in a car.

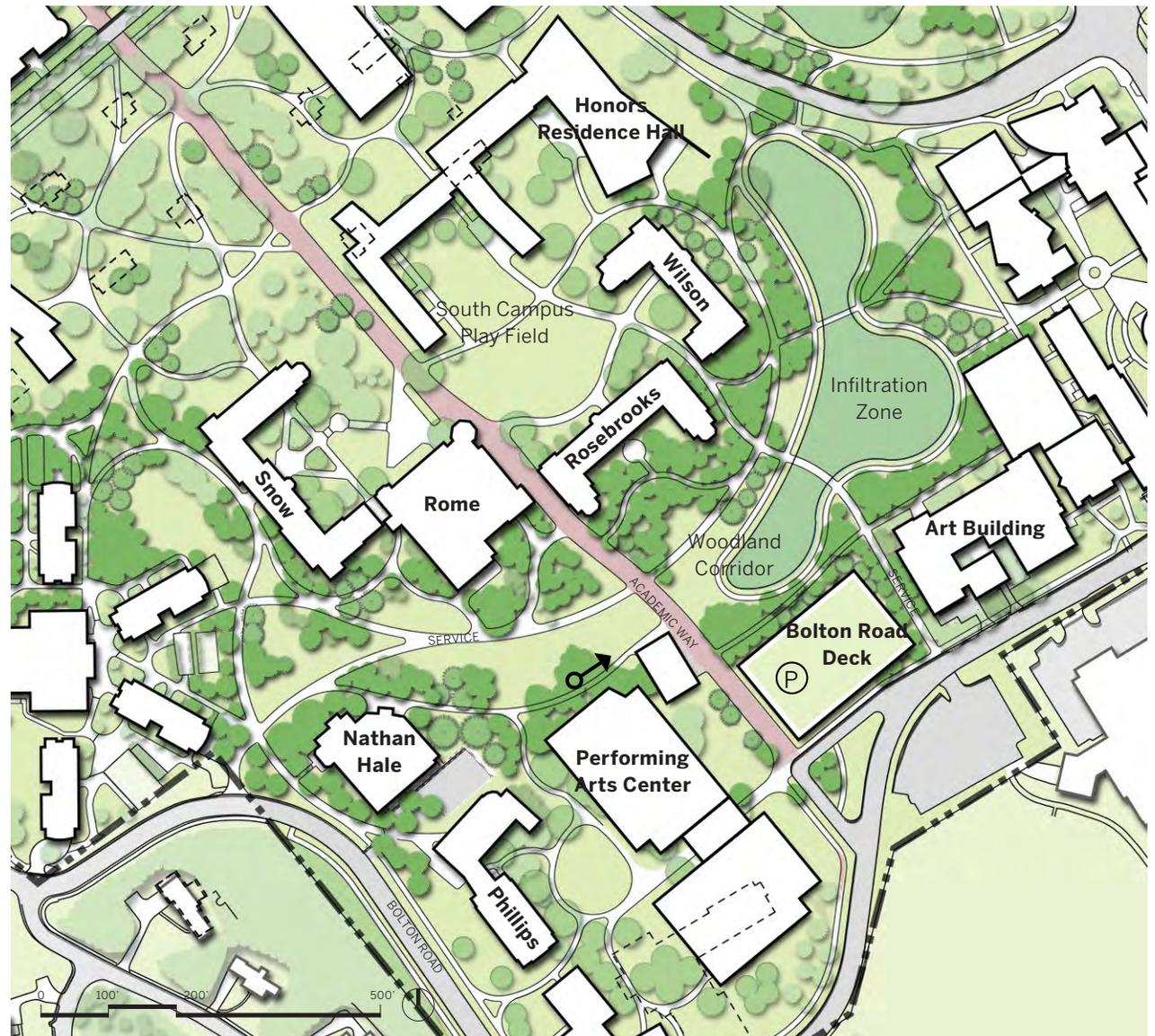


### Design Principles

1. Use new buildings to frame and front the woodland
2. Maintain shared service routes through the corridor to serve existing buildings
3. Maintain key view corridors through breaks in planting, such as the diagonal view to Mirror Lake
4. Create a network of different pathways to serve pedestrians, bicyclists, joggers, and campus service vehicles
5. Use landscape and topography to screen service and parking uses

### Landscape Guidelines

- Use dense plantings around the edges to define the central lawn while framing view corridors
- Use softer materials, such as decomposed granite, for the path that follows the edge of the infiltration basin
- Maintain diagonal view corridors to Mirror Lake
- Accentuate the existing bowl-like topography



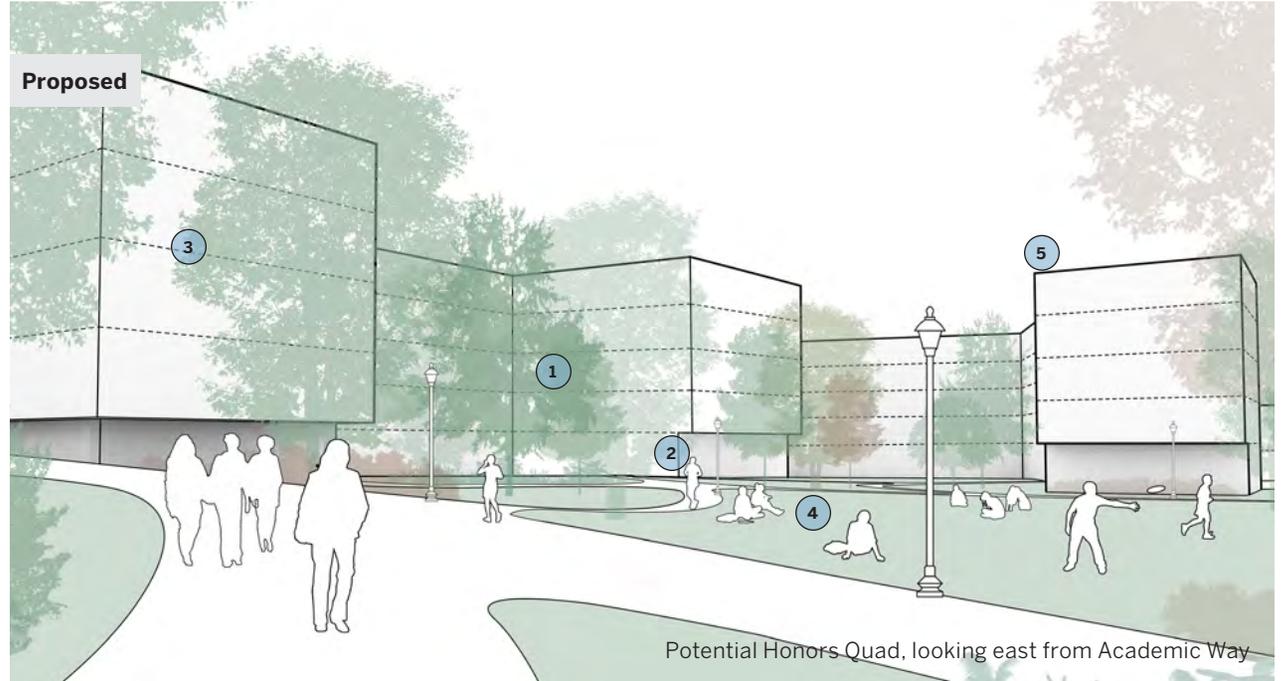
# Key Area Guidelines

## Residential Quads



### Existing Conditions

Residential quads in other areas of campus are nodes of student life and activity. While the lawn space around the South Campus Residence Halls is well used today for ad hoc outdoor activities (except in the winter), it does not offer a space for formal sports and is broken up often by pathways that do not follow clear desire lines. The south and west side of the lawn are clearly defined by buildings, while the east side opens out to Mirror Lake.

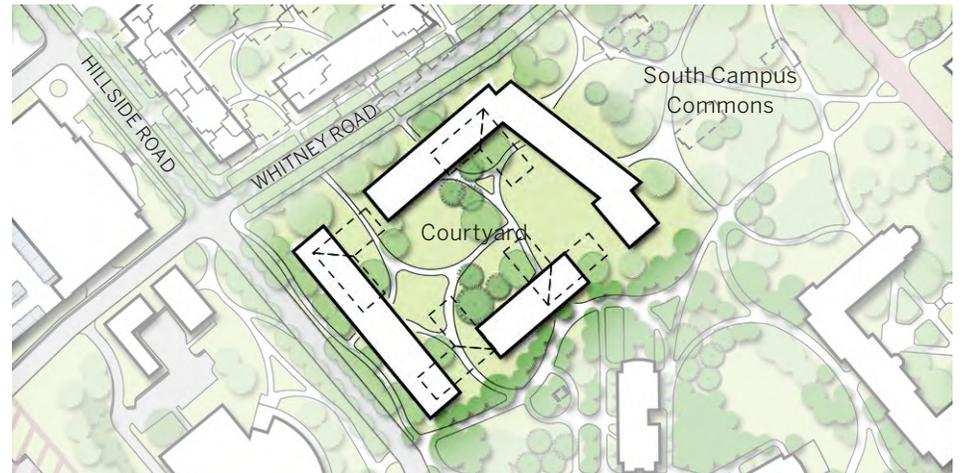


### Design Principles

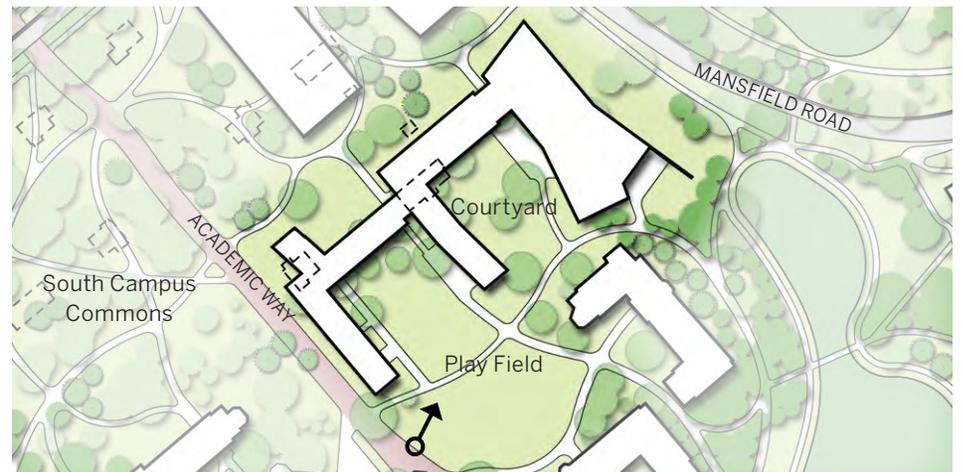
1. Use building massing to shape and define clear quad spaces
2. Create permeable edges to provide frequent passages into and out of the space
3. Increase height along key campus axes and view corridors
4. Create a diversity of spaces from large lawns to more intimate courtyards and gardens
5. Integrate topography and building height to create a consistent height datum across quad spaces

### Landscape Guidelines

- Design the interconnected spaces as a harmonious ensemble of distinct parts
- Maintain adequate open lawn space for active and passive recreation
- Use topography to create informal spectator seating and deter pedestrian crossing of recreation areas
- Introduce more intimately scaled spaces along the edges



West Campus Residences Replacement: Interior Quad



Honors Residence Hall: Lawn Space and Small Courtyards



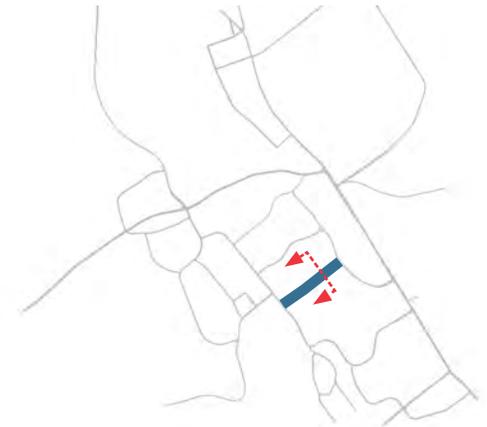
# Street Character Guidelines

## Whitney Road



### Existing Conditions

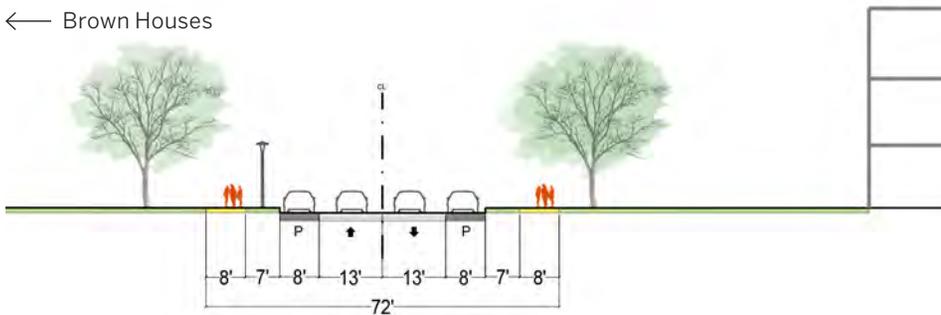
- Two travel lanes with parking lanes in both directions
- Slow-moving traffic and bikes mix in shared lanes
- 6' - 8' sod verge on both sides with the exception of the rear of Dodd
- Large canopy trees on both sides, irregularly sited
- Concrete sidewalks on both sides
- Pedestrian lighting on one side of the street
- Road abruptly ends at CT Commons, continuing south via a narrow one-way street



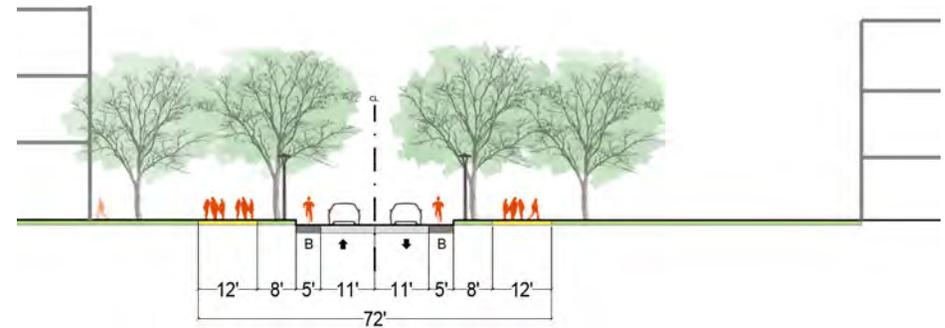
### Vision

- Remove on-street parking, add bicycle lanes, and plant canopy trees in the verge on both sides of the street to create a regular rhythm as a gateway road to the campus
- Choose species with significant seasonal change to add visual interest and drama
- Preserve mature canopy trees adjacent to the street
- Extend Whitney Road west to Hillside Road, preserving the existing canopy trees on the south side of the new extension
- Incorporate pedestrian scaled lights on both sides of the street
- Screen existing service areas with landscape and avoid new docks facing the street
- Widen sidewalks to accommodate pedestrian traffic and groups

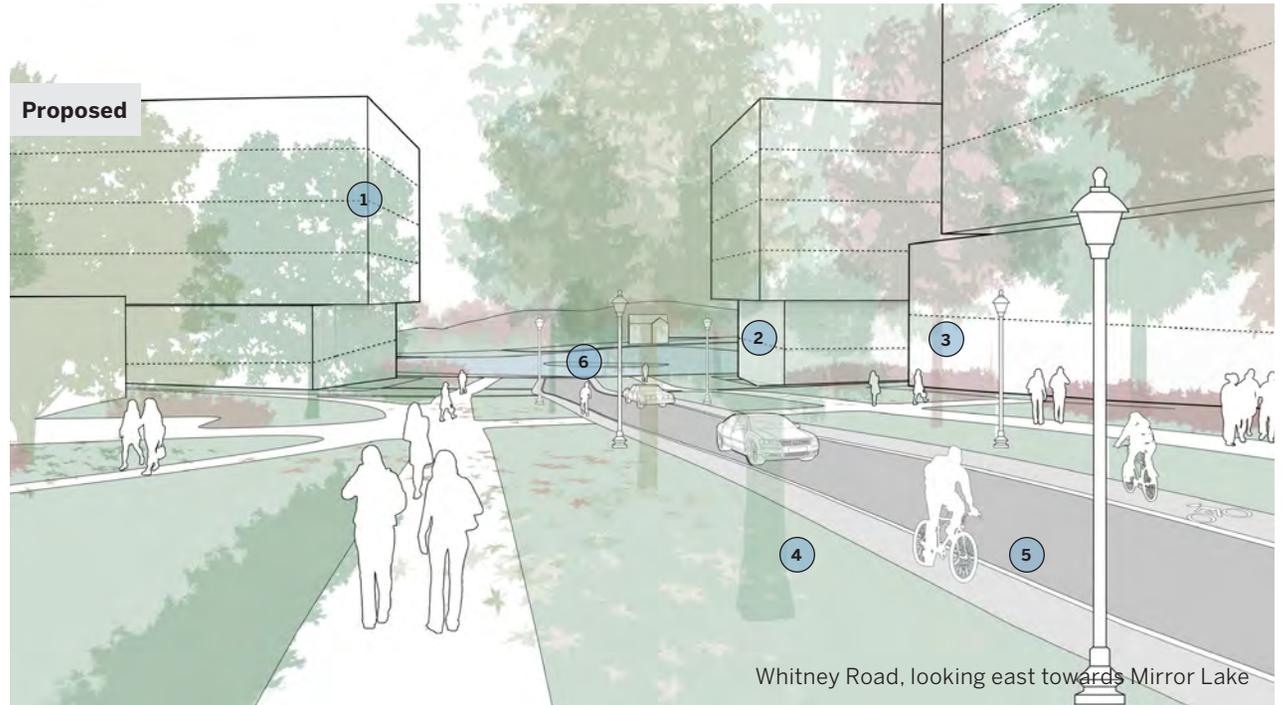
← Brown Houses



Existing Section of Whitney Road



Proposed Section of Whitney Road



### Design Principles

1. Frame Whitney Road with tall buildings
2. Use building articulation and massing to suggest building entrances
3. Activate the ground level with program and transparency
4. Create a consistent allée of trees to mark the gateway approach
5. Reduce the width of the road by removing parking and introducing dedicated curbside lanes for bikes
6. Maintain a clear view corridor to the island

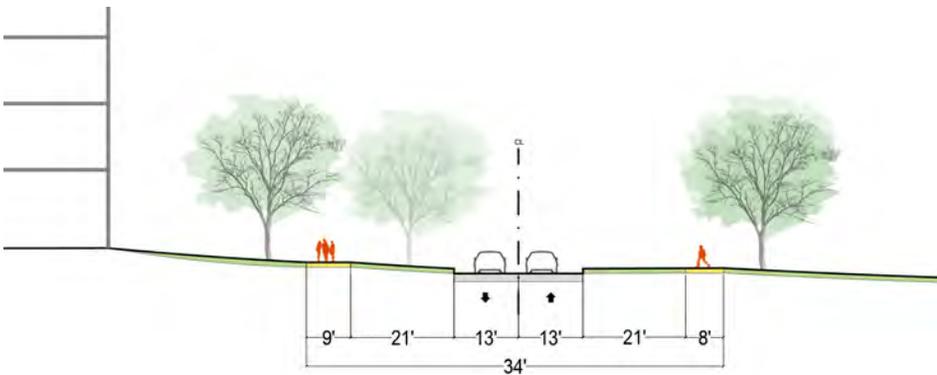
# Street Character Guidelines

## Mansfield Road



### Existing Conditions

- One slow-moving travel lane in each direction
- Four story buildings on west side of street, overlooking Mirror Lake
- Wide verge on west side of street, planted with large canopy trees
- Meandering sidewalk on east side with sod and large canopy trees
- Concrete sidewalk on the west; asphalt path, transitioning to concrete on the east

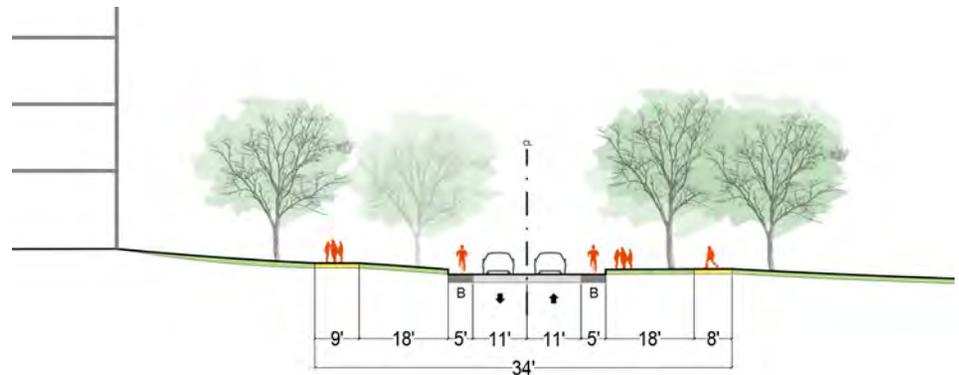


Existing Section of Mansfield Road



### Vision

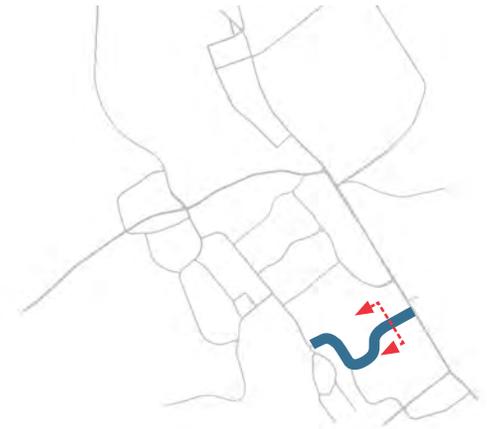
- Consider a more sustainable ground-plane treatment on the east side of the road, where the campus meets Mirror Lake
- Unify the materials of the sidewalk; consider a permeable solution
- Address the verge where the sidewalk approaches the east side of the street
- Introduce bike lanes on each side of the road
- Set back new buildings to preserve existing mature trees



Proposed Section of Mansfield Road

# Street Character Guidelines

## Bolton Road

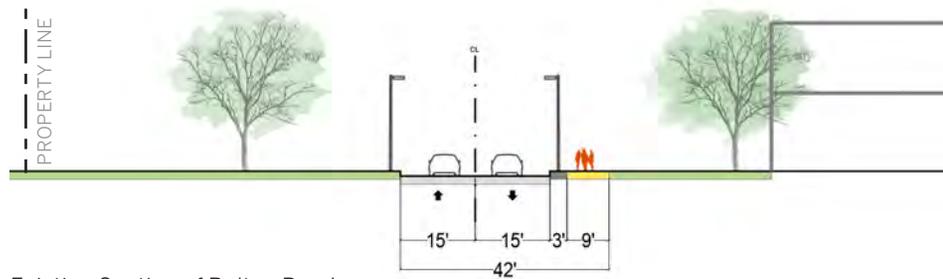


### Existing Conditions

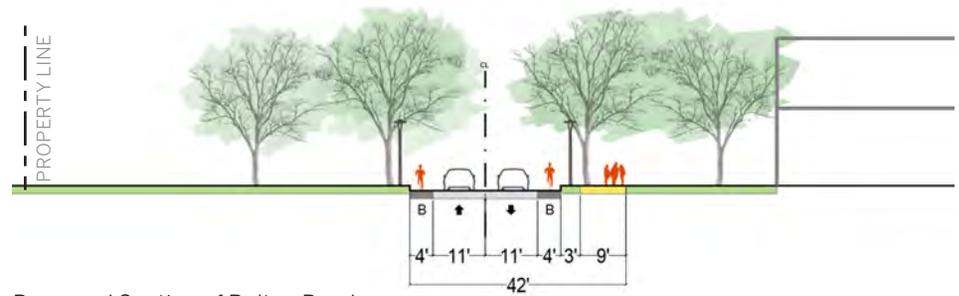
- Two wide travel lanes in both directions with high-speed traffic
- Verge shifts from sod to asphalt throughout
- Inconsistent tree plantings on both sides
- Concrete sidewalk on north side; asphalt sidewalk on south side which is inconsistent and sometimes missing completely
- Large shoe box lights on both side of street often interrupt the sidewalk

### Vision

- Incorporate a consistent sidewalk on both sides of the street
- Where room exists, plant canopy trees on both sides of the street to create a gateway road to the University
- Replace areas where the verge is asphalt with vegetation
- Incorporate street lighting scaled to pedestrians and low speed traffic
- Introduce raised crosswalks for safer pedestrian crossings and to calm traffic
- Install dedicated bike lanes on both sides



Existing Section of Bolton Road



Proposed Section of Bolton Road



# Hillside Road District

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# Hillside Road District

## Existing Conditions

Hillside Road is already a bustling hub of student activity, with consistent pedestrian traffic moving between the Field House, Student Union, various academic buildings, residence halls, and the larger athletics area. Recent investments in the streetscape have improved the aesthetic and functional quality of Hillside through materials, lighting, banners, and bike racks. In some respects, these investments are a model for other campus streets.

Currently, however, 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. All movement and activity is limited to the busy sidewalks on either side of the road. Hillside Road itself is often congested with slow-moving vehicles and buses, which make frequent stops to allow pedestrian crossing.



Hillside Road District Today, Looking South



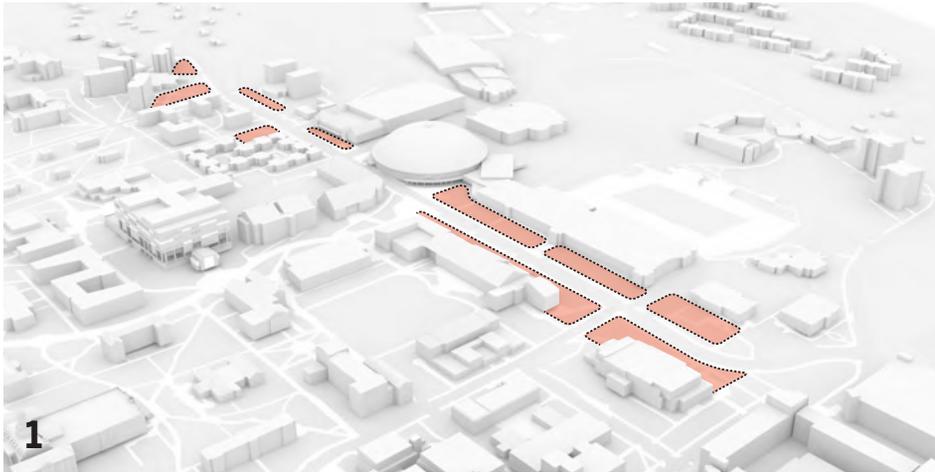
The Student Union on Hillside Road



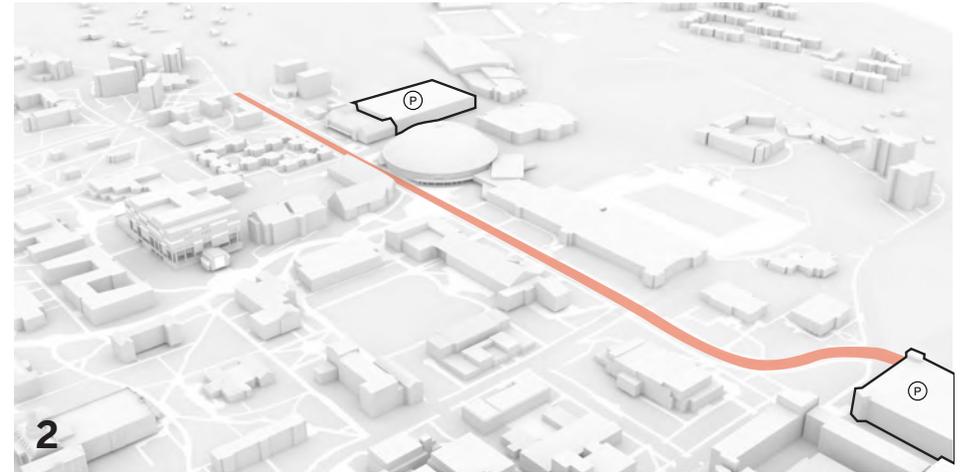
Existing Street Right-of-Way

# Hillside Road District

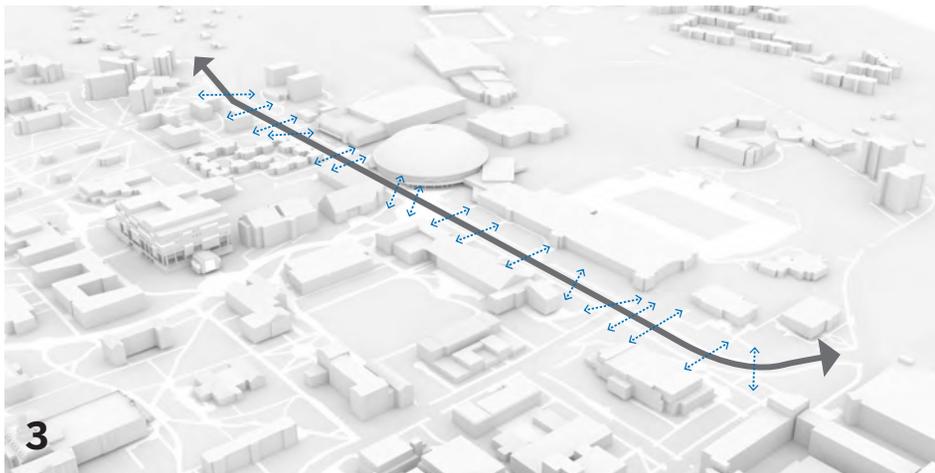
## Issues



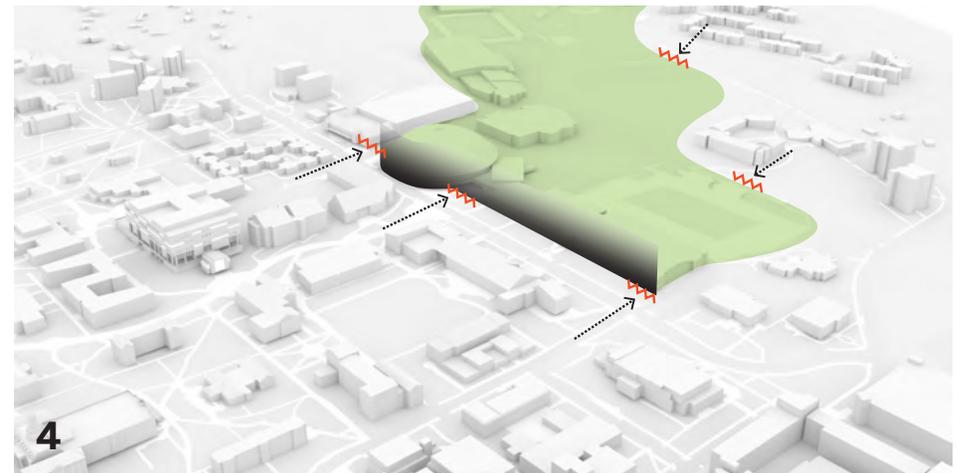
Hillside Road lacks formal definition by the surrounding buildings. Setbacks create large, uninhabited void spaces, varying in width along the corridor.



Traffic is particularly acute here due to the lack of north-south alternatives and the two large garages.



Heavy vehicle and pedestrian traffic – particularly at class change times – combine to cause many conflicts and create safety concerns for all users of the road.



Major athletics and recreation facilities create a “wall” of development that cuts off the Academic Core from the western portion of campus.

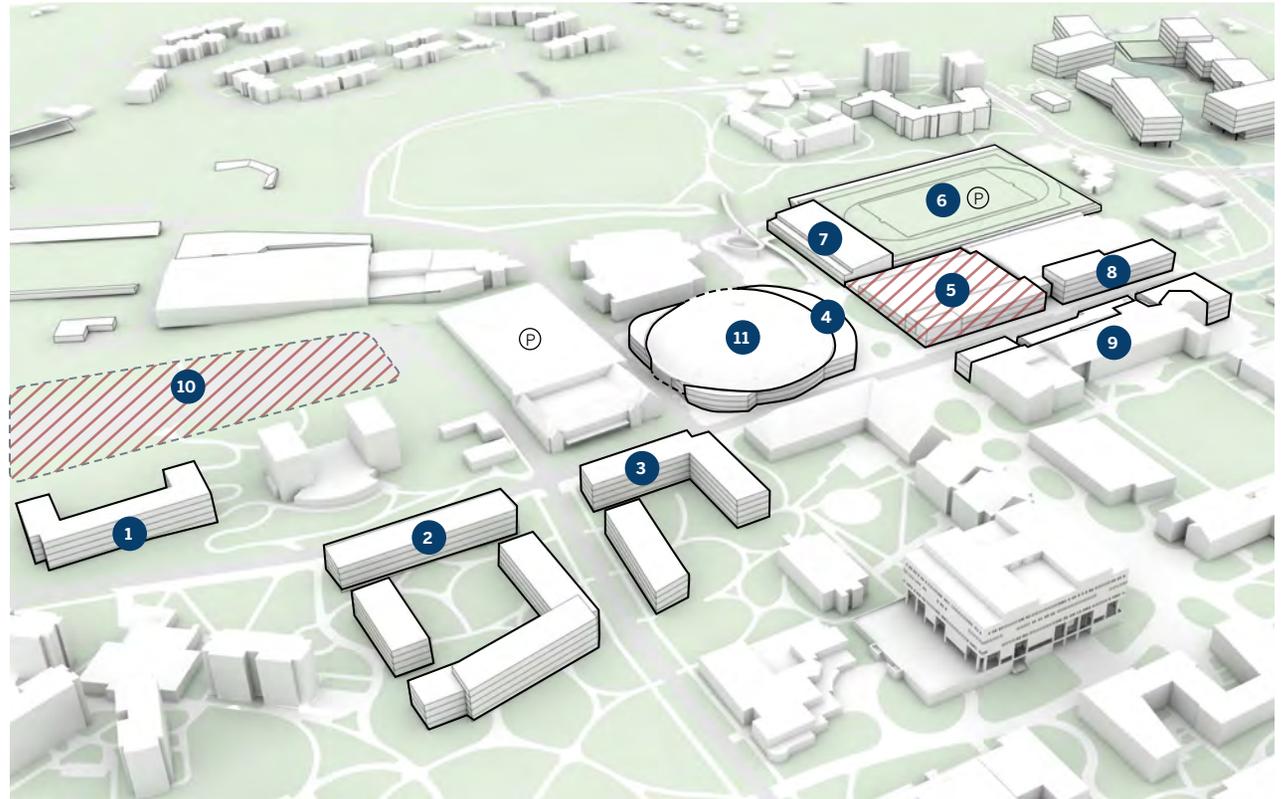
# Hillside Road District

## Vision

This plan proposes to re-think Hillside Road by activating the building façades and the spaces in front of them; creating a central, pedestrian-oriented space with attractive gathering areas; and realizing a narrower, transit-focused roadway. By activating the building façades and giving people places to linger, Hillside Road will become the Main Street of campus. Traffic will be limited during peak hours, potentially only to buses and service vehicles, in order to reduce pedestrian-vehicle conflicts and make this a safer place to walk.

### 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 student-oriented programs and facilities, such as 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

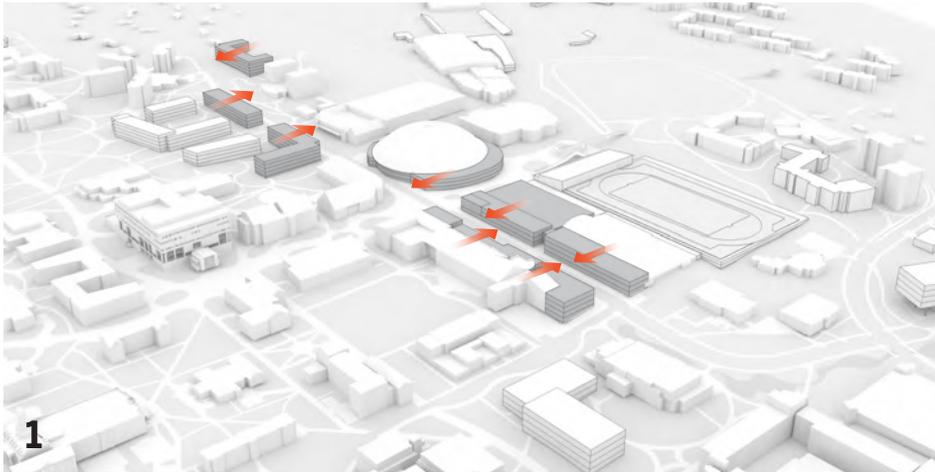


### Key Projects

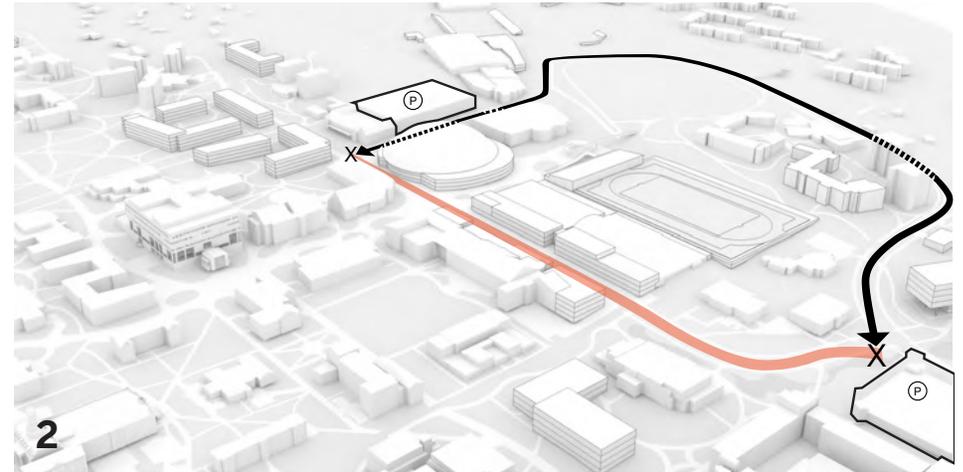
- |  |  |
|--|--|
| 1. South Hillside Residence Hall: ±180,000 GSF (600 beds)      | 5. Student Rec Center: ±200,000 GSF (Option)   |
| 2. West Campus Residences Replacement: ±300,000 GSF (900 beds) | 6. Sherman Field Above Parking: ±1,000 spaces  |
| 3. CT Commons Replacement: ±210,000 GSF (700 beds)             | 7. Athletics Pavilion: ±135,000 GSF            |
| 4. Gampel Concourse: ±40,000 GSF                               | 8. Student Health: ±50,000 GSF                 |
|  | 9. Student Union Expansion: ±100,000 GSF       |
|  | 10. Y Lot Residence Halls or Rec Center Option |
|  | 11. Gampel Roof Renovations                    |

# Hillside Road District

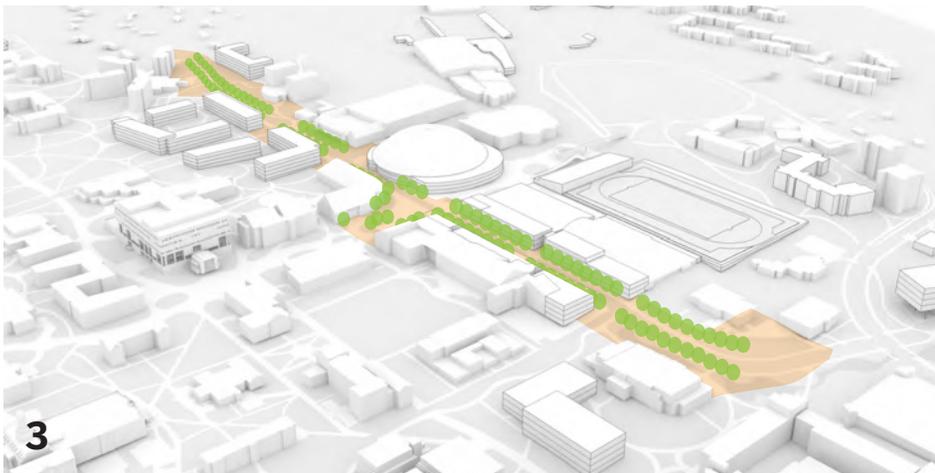
## Design Opportunities



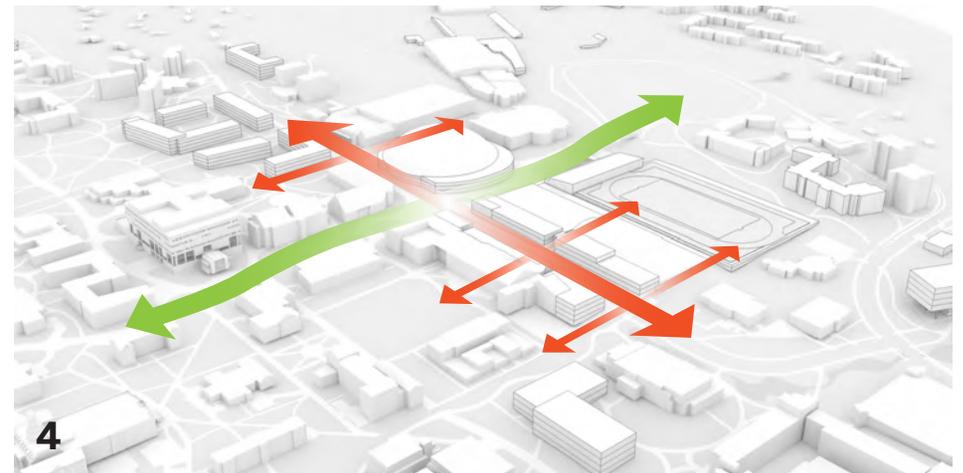
**1** The plan proposes a strategic expansion of existing buildings to fill the void space of the various building setbacks, as well as new buildings framing the streets.



**2** The zone from Alumni Drive to Jim Calhoun Way will be restricted to buses, bikes, and service vehicles. Cars will be redirected, creating a more pedestrian-focused corridor.



**3** Physical and programmatic changes will make this the heart of student activity on campus. Paving and landscaping will be upgraded to emphasize the Main Street feel.



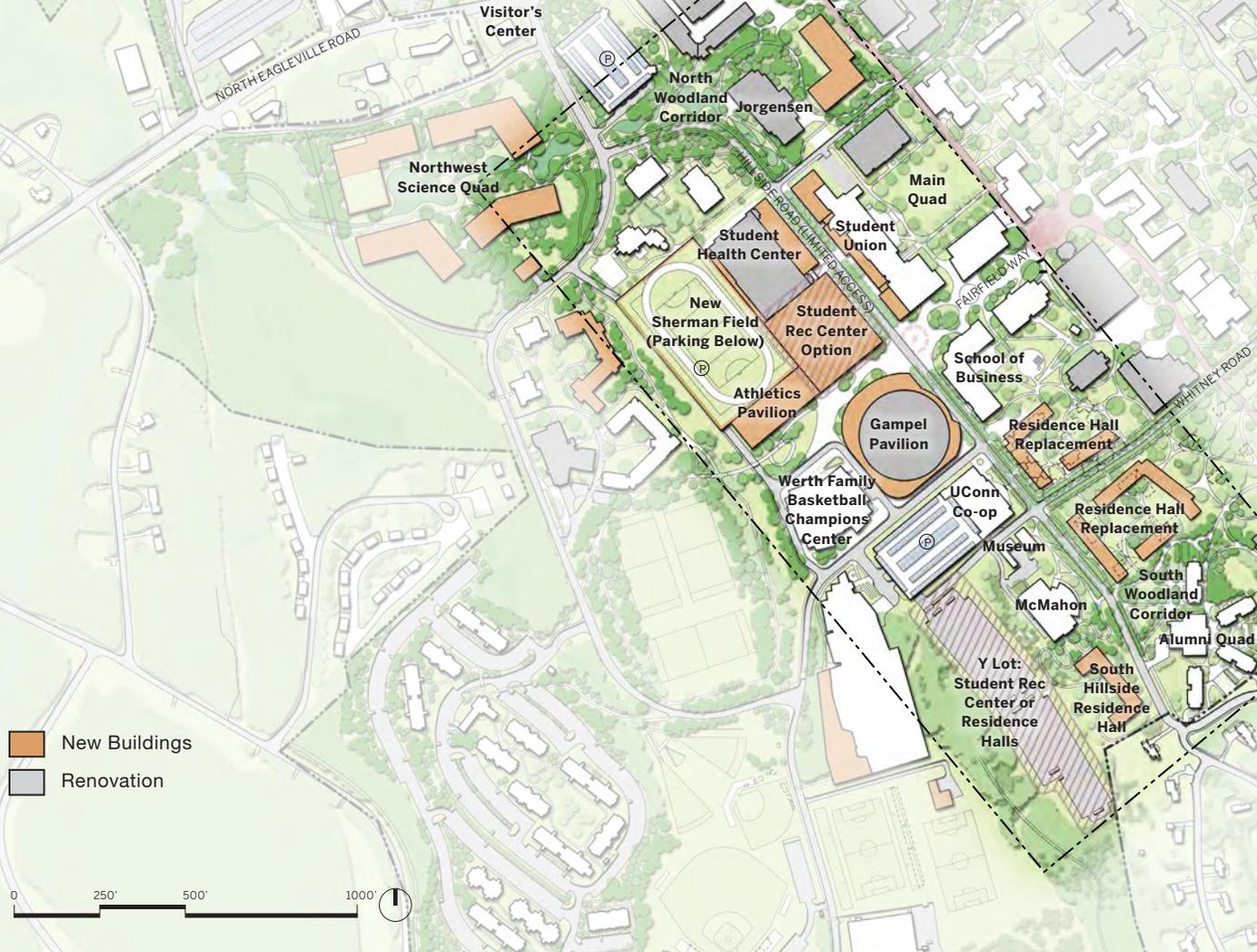
**4** Greater east-west porosity will be created by carving through existing buildings and extending key campus corridors, such as Fairfield Way, to connect to the west hill.

# Hillside Road District

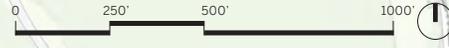
## Existing Conditions



# Hillside Road District Vision



-  New Buildings
-  Renovation



DISTRICT GUIDELINES

# Hillside Road District

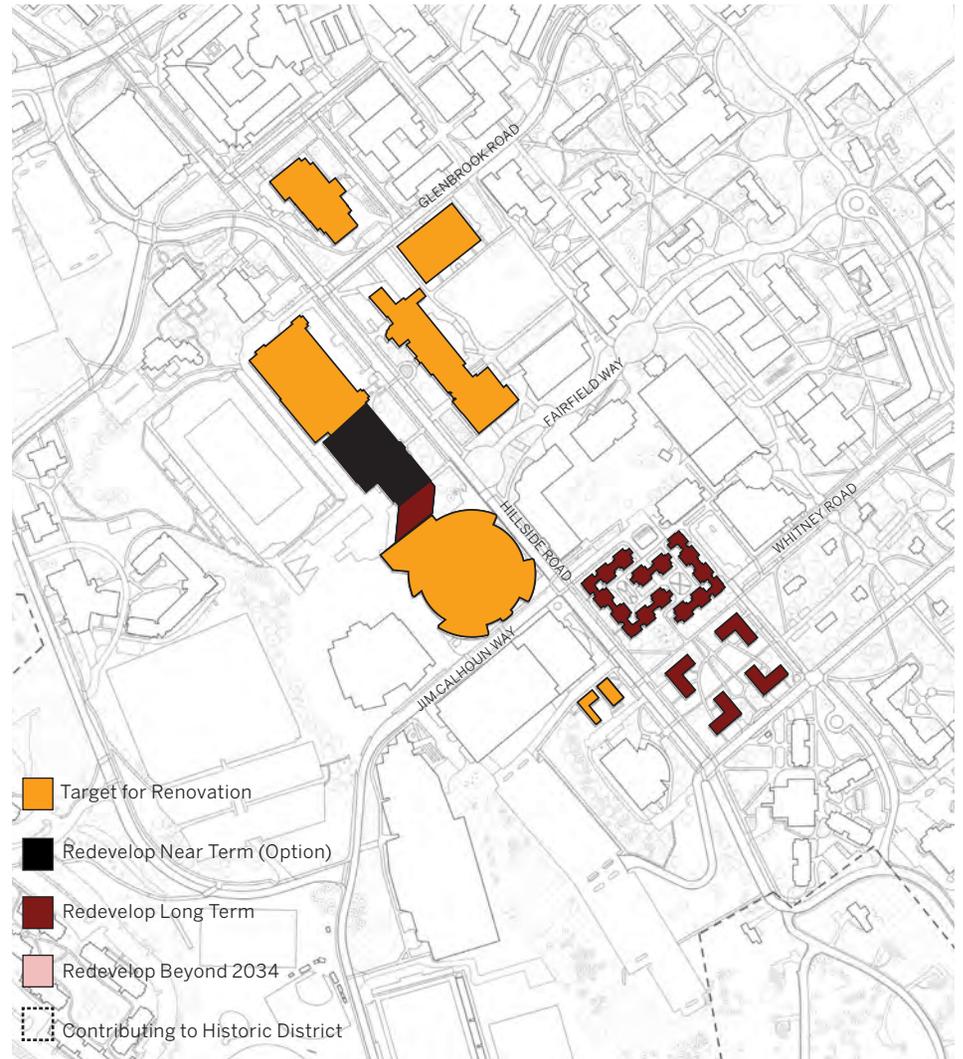
## Development Guidelines: Building Sites

### Planning Concept

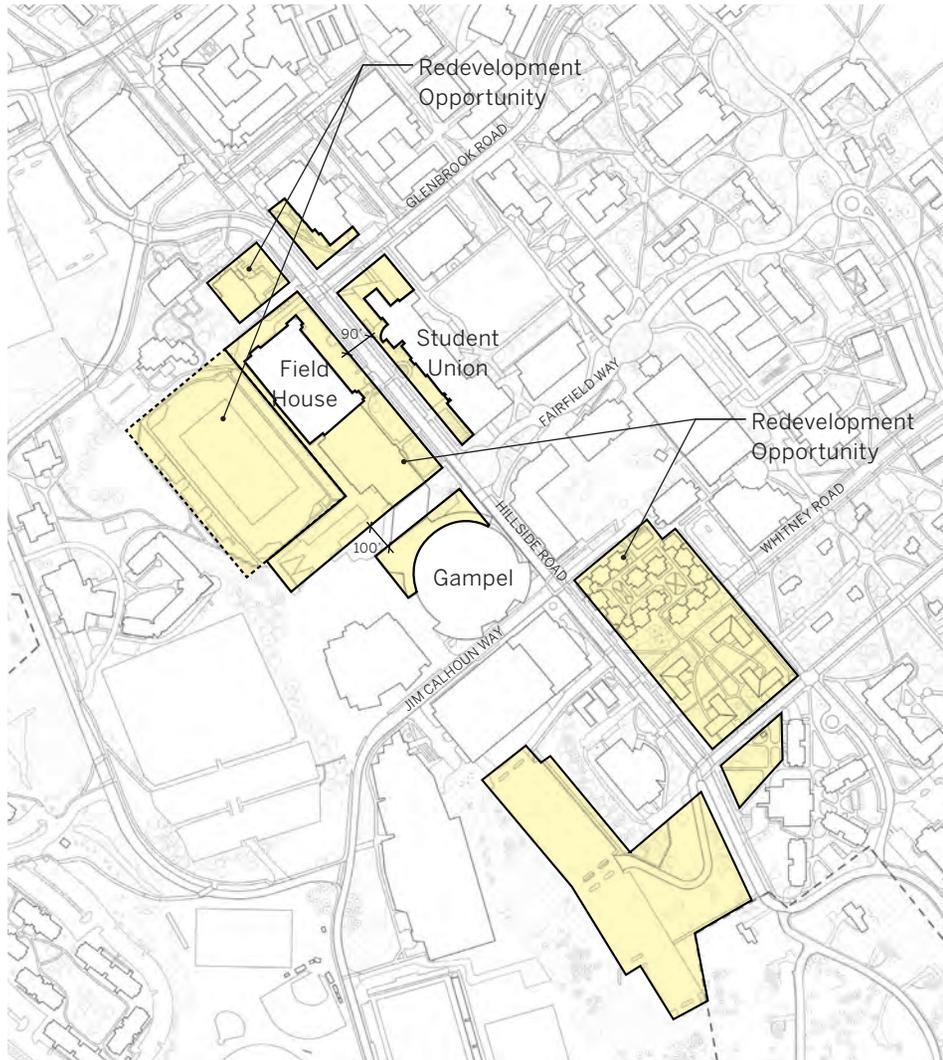
- Infill large setbacks and empty lots along Hillside Road
- Maintain a consistent street wall line, based on the setback established by the School of Business
- Concentrate active uses at ground level on Hillside Road
- Use transparency to bridge indoor and outdoor spaces
- Expand existing buildings where possible to maximize critical adjacencies (Student Union, e.g.)
- Stack program where appropriate to increase density and minimize development footprint

### Sustainability Opportunities

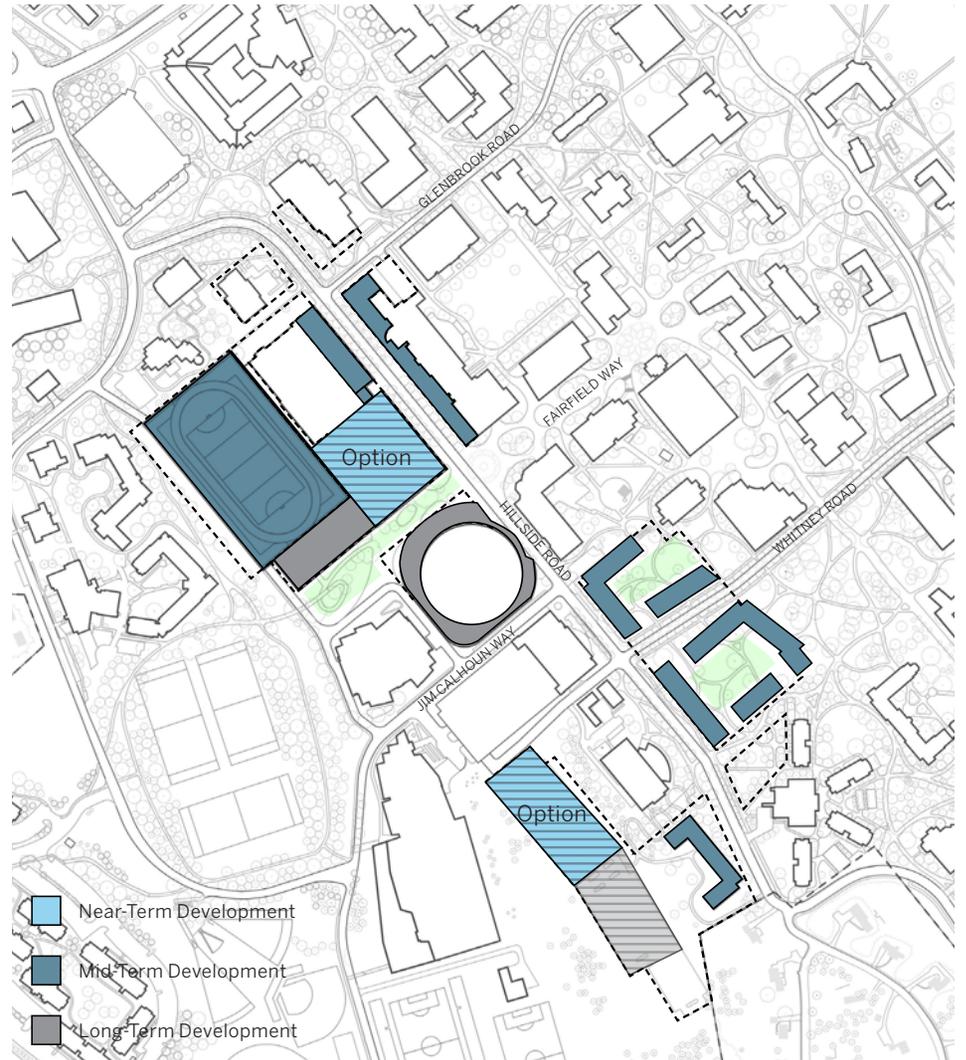
- Focus on developing high-performance façades along this central circulation district to demonstrate climate-positive, sustainable design
- Design innovative systems to minimize the energy consumption of pavilions and sports arenas
- Optimize building envelopes to reduce infiltration, improve energy performance, and improve resilience related to thermal comfort
- Design healthy interiors that focus on ergonomic furniture, non-toxic materials, daylighting, and improved environmental quality
- Renovate existing buildings selectively to minimize demolition, waste, and carbon impacts associated with new construction
- Develop solar thermal district infrastructure to address the higher domestic hot water demands of residence halls



Approach to Existing Buildings



Areas for New Development



Development Strategy

# Hillside Road District

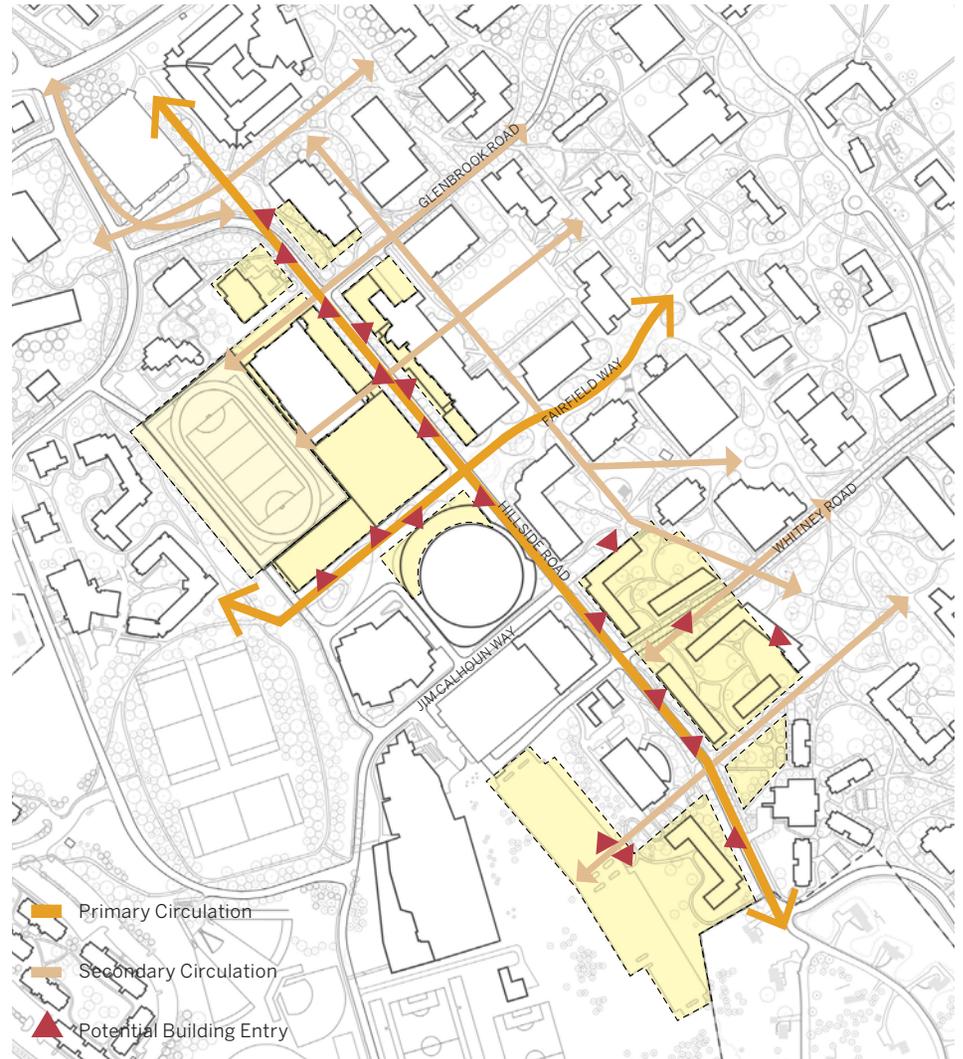
## Development Guidelines: Access + Circulation

### Planning Concept

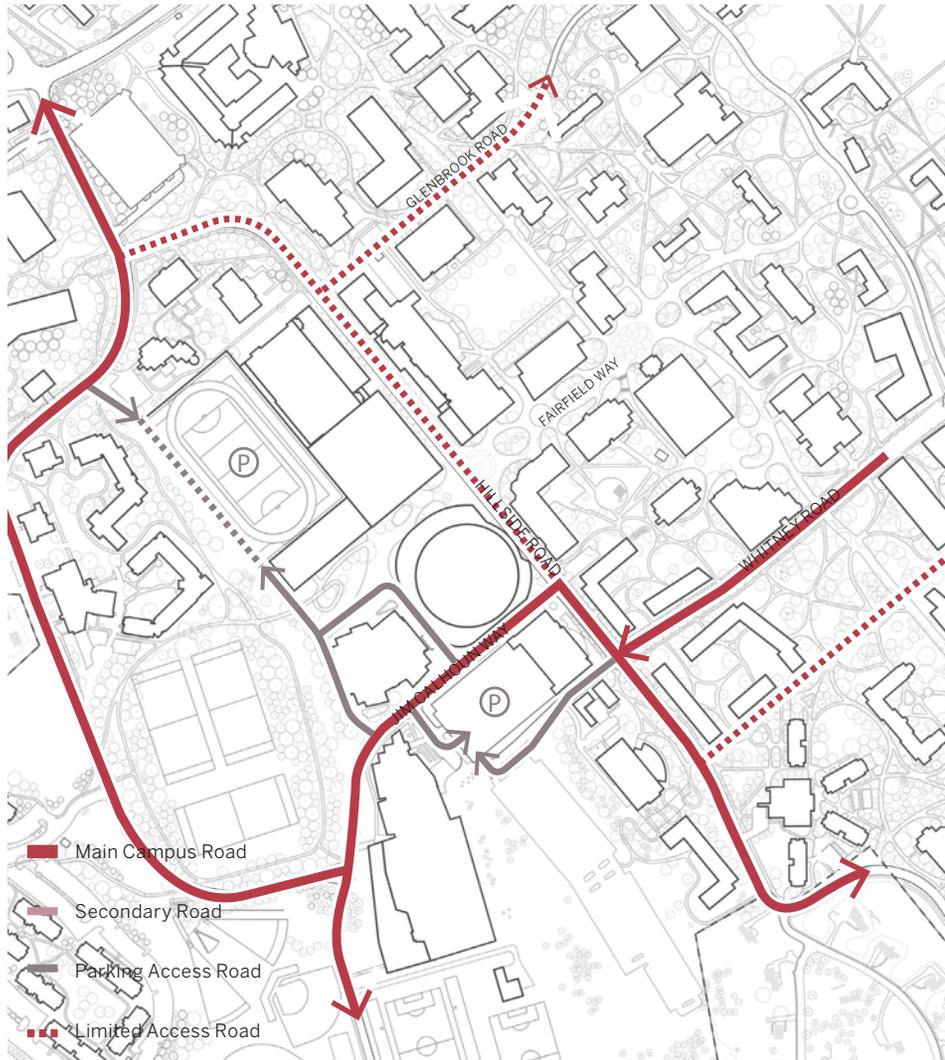
- Extend Fairfield Way to the west with the redevelopment of athletics facilities to connect up to the hilltop residence halls
- Create east-west connections through buildings to break down the long, linear buildings along Hillside
- Focus entrances on Hillside and Fairfield Way; secondary entrances should relate to other significant open spaces

### Sustainability Opportunities

- Focus on facilitating pedestrian and bicycle circulation in this central district
- Provide safe, walkable means to move from transit areas to residential and academic locations
- Improve campus bus and shuttle routing and scheduling to minimize wait time, transit time, and idling
- Optimize delivery and service vehicle access to reduce traffic volume and idling time
- Provide new transportation services and infrastructure, such as covered transit stops with communication systems
- Design enhanced bicycle infrastructure including covered, secure bicycle parking, convenient bike sharing options, and designated bike lanes that connect to the larger campus network



Pedestrian Circulation + Front Doors



Vehicle Circulation



Service + Loading

# Hillside Road District

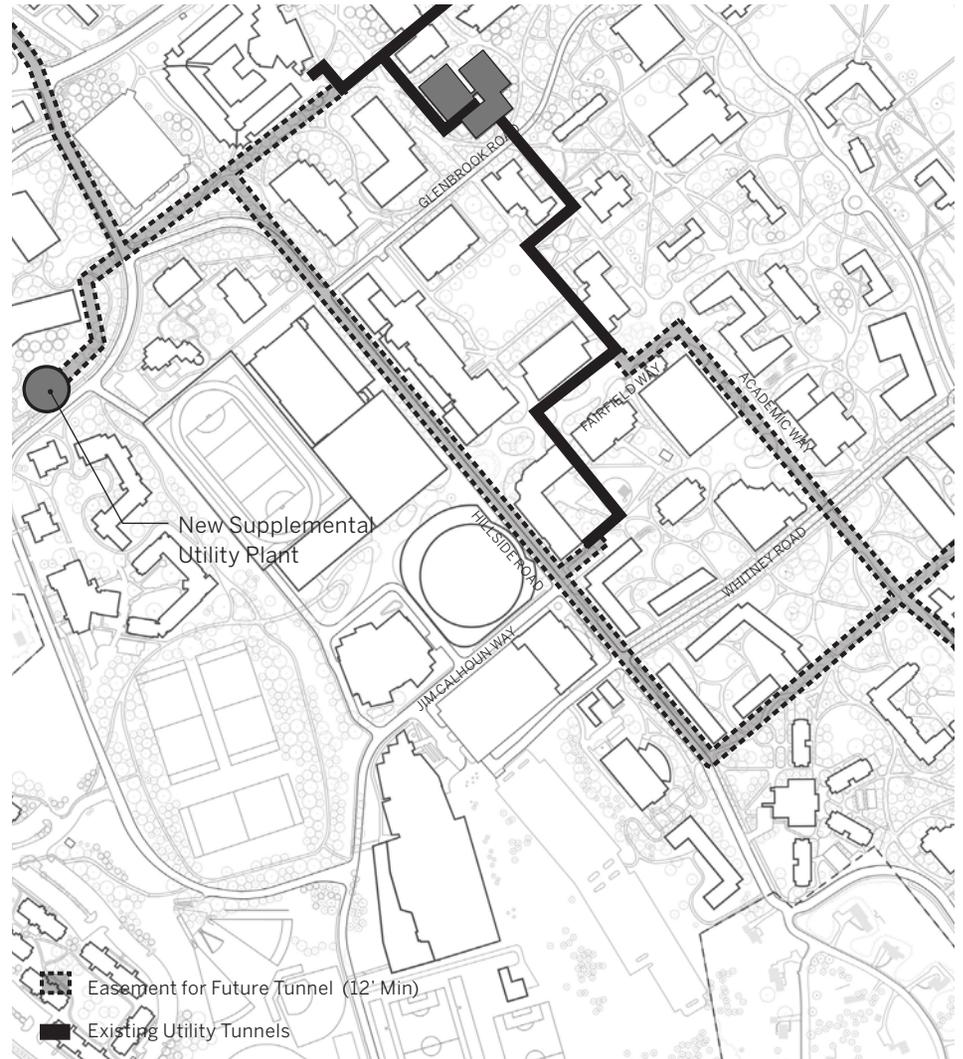
## Development Guidelines: Utilities + Infrastructure

### Planning Concept

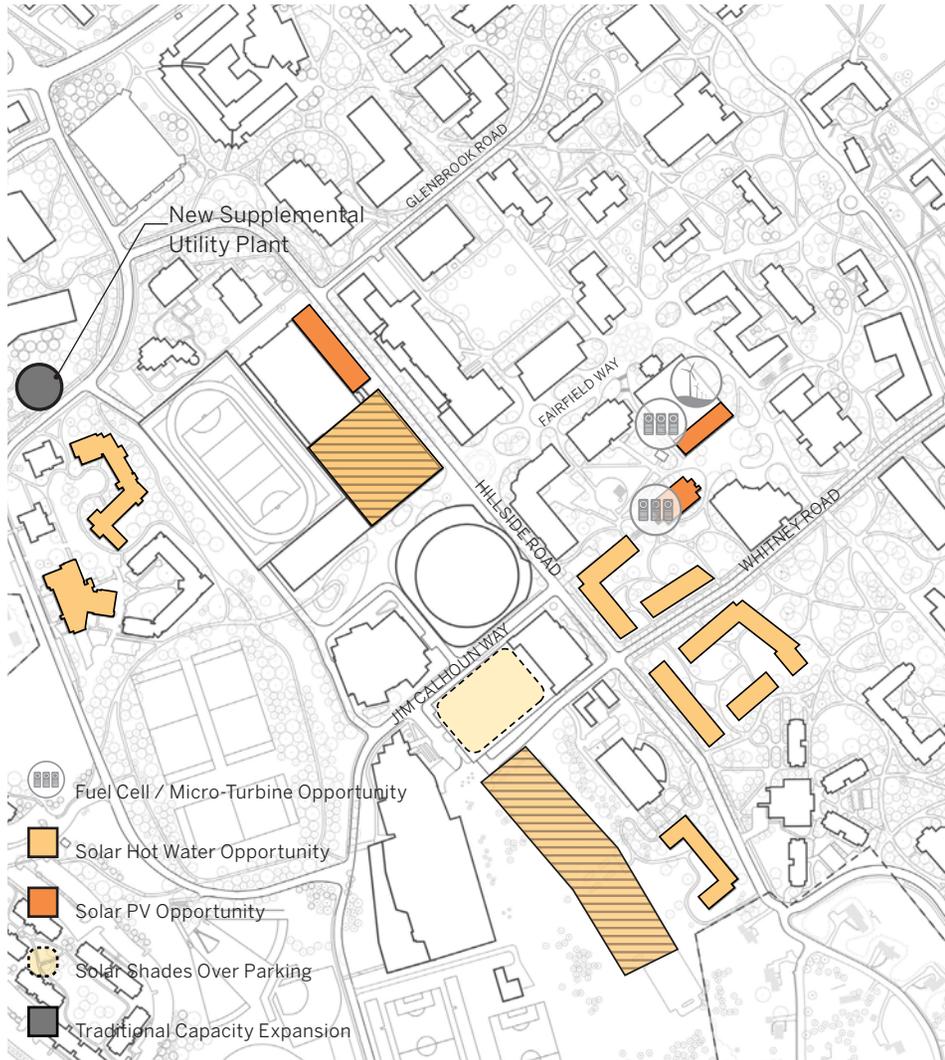
- Prioritize increases in efficiency, including energy, water consumption and reuse, and supplementing or replacing aging infrastructure, to reduce overall demand before investing in new supply or generation capacity
- Add district-based supplemental utility plants that are interconnected via looped systems, providing redundancy and shared load distribution
- Couple new underground looped system with investments in roads and landscape improvements, reserving easements along Hillside Road, the current Gilbert Road, and the Academic Way for future implementation
- Integrate renewable energy generation with all new projects
- Tie site-level LID infrastructure to larger system of campus woodlands

### Sustainability Opportunities

- Utilize high-efficiency, electric-driven chillers
- Reuse excess/waste heat (steam) from CUP to drive absorption chillers
- Utilize reclaimed water for cooling tower water makeup
- Route underground utilities within tunnels to increase system life expectancy
- Utilize pipe-in-pipe distribution with leak detection to minimize losses
- Evaluate potential for roof-mounted solar hot water on all new residential buildings
- Evaluate potential for solar shades on major parking areas, including the South Garage.
- Integrate vegetated areas and LID strategies on roofs, walkways, and plazas to address stormwater and heat island effect, especially in this dense central campus district
- Continue implementation of pervious paving along Hillside Road and Fairfield Way



Utility Easements + Distribution



Generation



Low Impact Development (LID) + Green Infrastructure

# Hillside Road District

## Development Guidelines: Landscape Structure

### Planning Concept

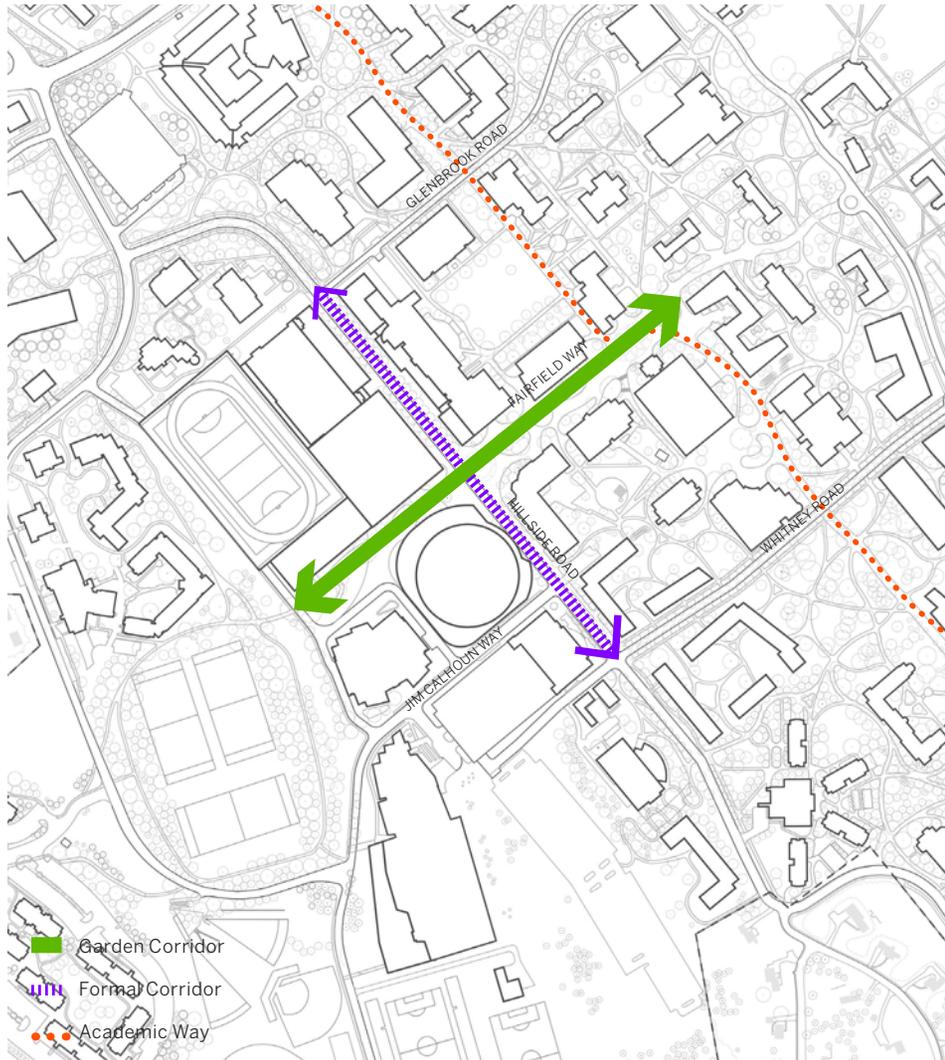
- Extend Fairfield Way to provide a direct, accessible outdoor connection between the hilltop residence halls and the campus core
- Augment existing garden-scaled plantings with large trees
- Develop landscape spaces that contribute to the spatial experience of the campus

### Sustainability Opportunities

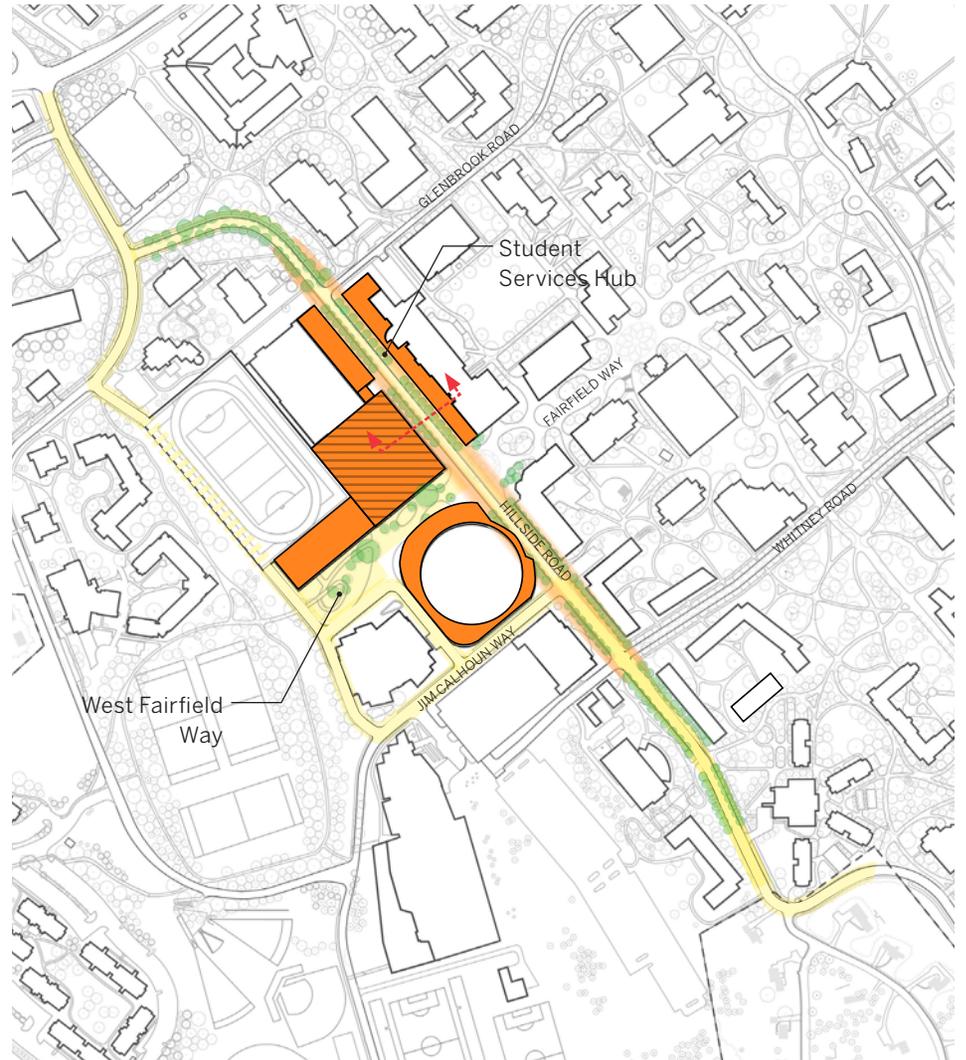
- For buildings in the Eagleville Brook watershed (north of Whitney Road), consider green roofs or other LID strategies to limit impermeable surface coverage
- Install light-colored hardscape and create new tree canopies and plantings to reduce heat island effect and increase shade and thermal comfort for outdoor occupants
- Design outdoor lighting to avoid light pollution, glare, and excessive energy use



Courtyards, Quads, and Plazas



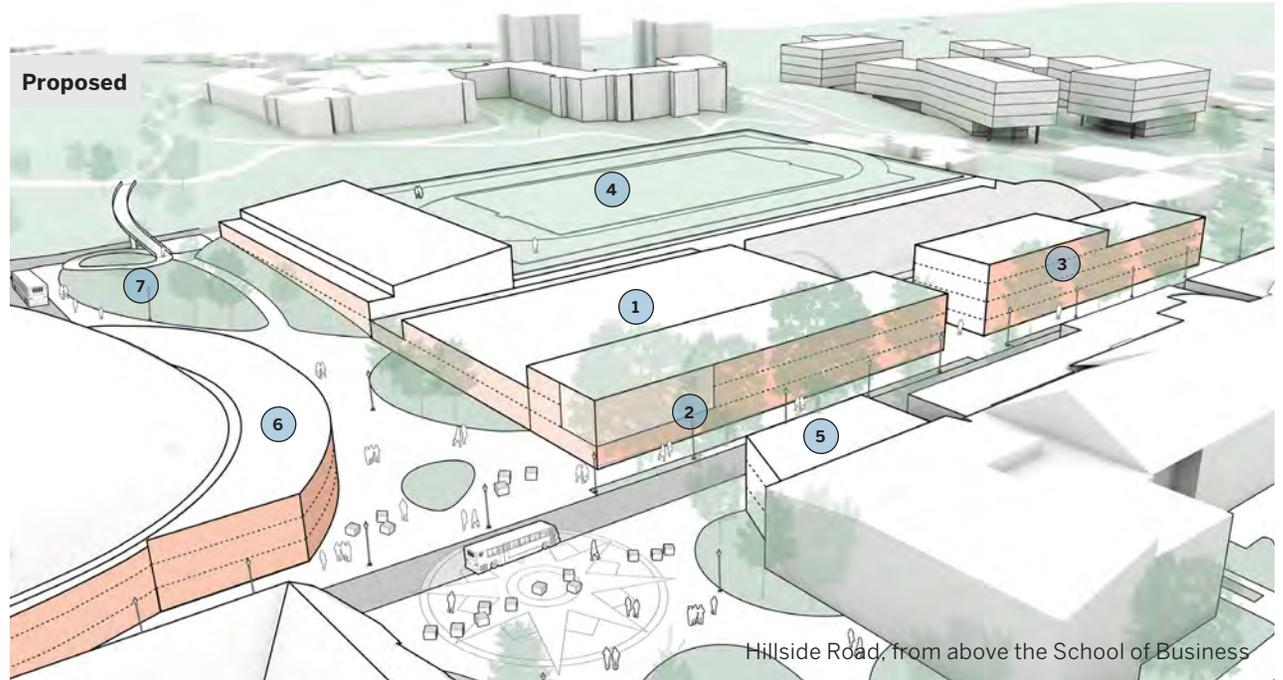
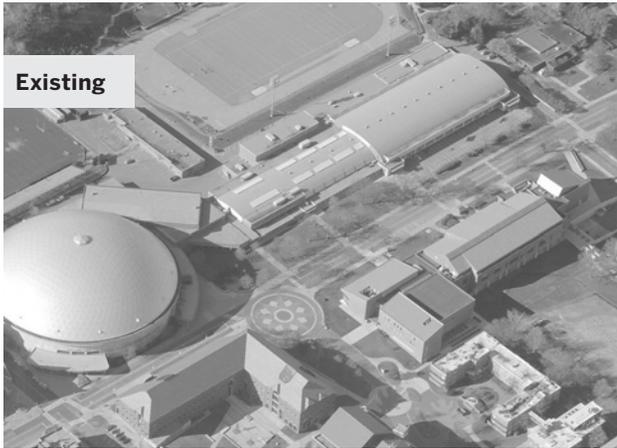
Corridors



Key Design Areas  
(Detailed on Following Pages)

# Key Area Guidelines

## Student Services Hub



### Existing Conditions

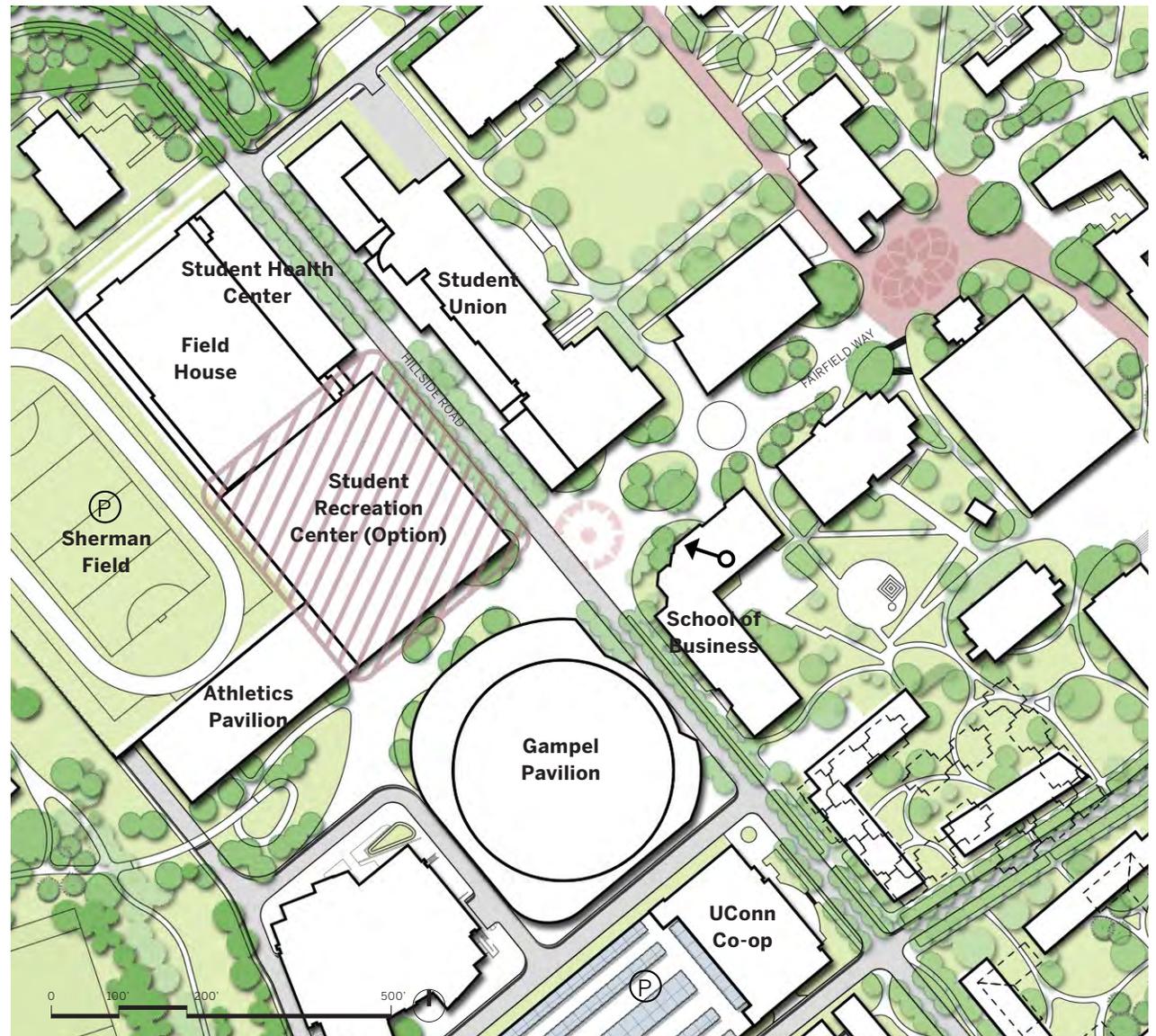
Currently, the central stretch of Hillside Road is bounded by the Student Union and the Field House, which both present inactive faces to the street. In front of these buildings are undefined fragments of lawn and surface parking. While improvements to Fairfield Way have created interesting public spaces and an area for bus queuing and drop-off, the space feels incomplete as a central hub of campus activity.

### Design Principles

1. Create new student-oriented facilities, such as a potential Student Recreation Center to replace the existing Guyer Gym
2. Bring active uses to the street front
3. Vary heights and break up building massing to create visual interest
4. “Raise” Sherman Field over parking and connect to the hilltop
5. Expand the Student Union towards Hillside
6. Redevelop the area around Gampel as a new concourse, incorporating food and drink, retail, and other amenity spaces that activate the area
7. Extend Fairfield Way west to the hilltop

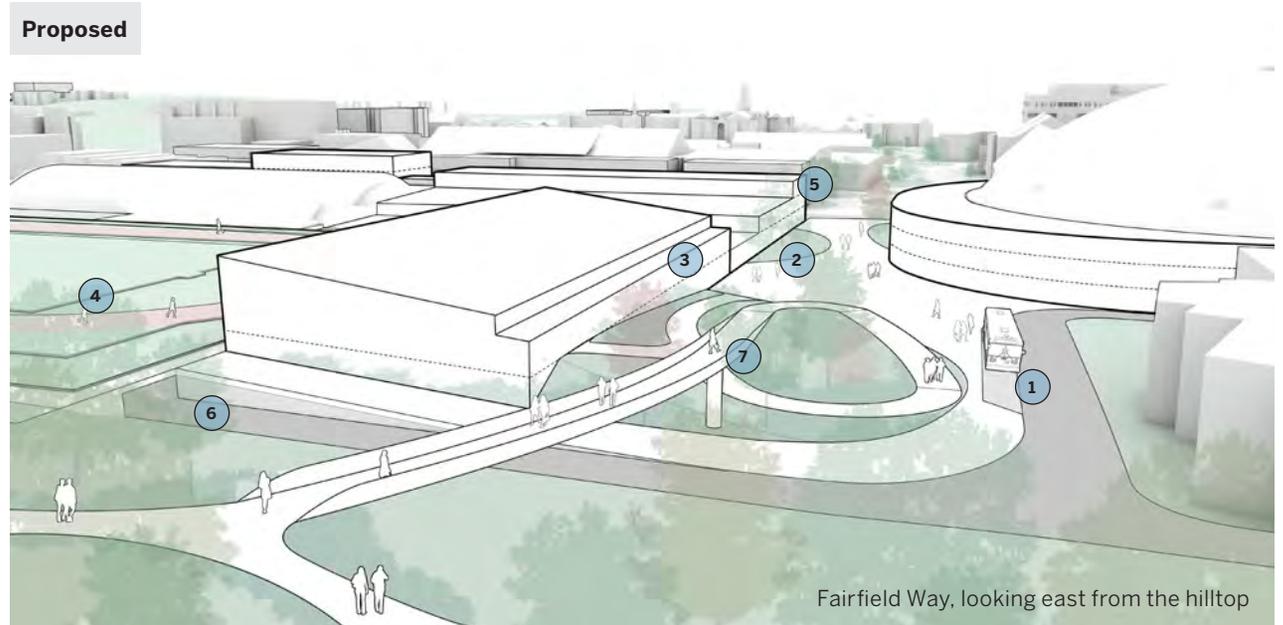
## Landscape Guidelines

- Flank the roadway with a single species of high-limbed canopy trees in shared soil pits or beds
- Use lighting to encourage the use of the space at night, with the ability to add temporary lighting for events
- Place benches and bike racks in key locations
- Provide movable furniture for outdoor dining and socializing
- Introduce art elements that can contribute to the unique civic identity of this campus crossroads



## Key Area Guidelines

### West Fairfield Way / Transit Hub



#### Existing Conditions

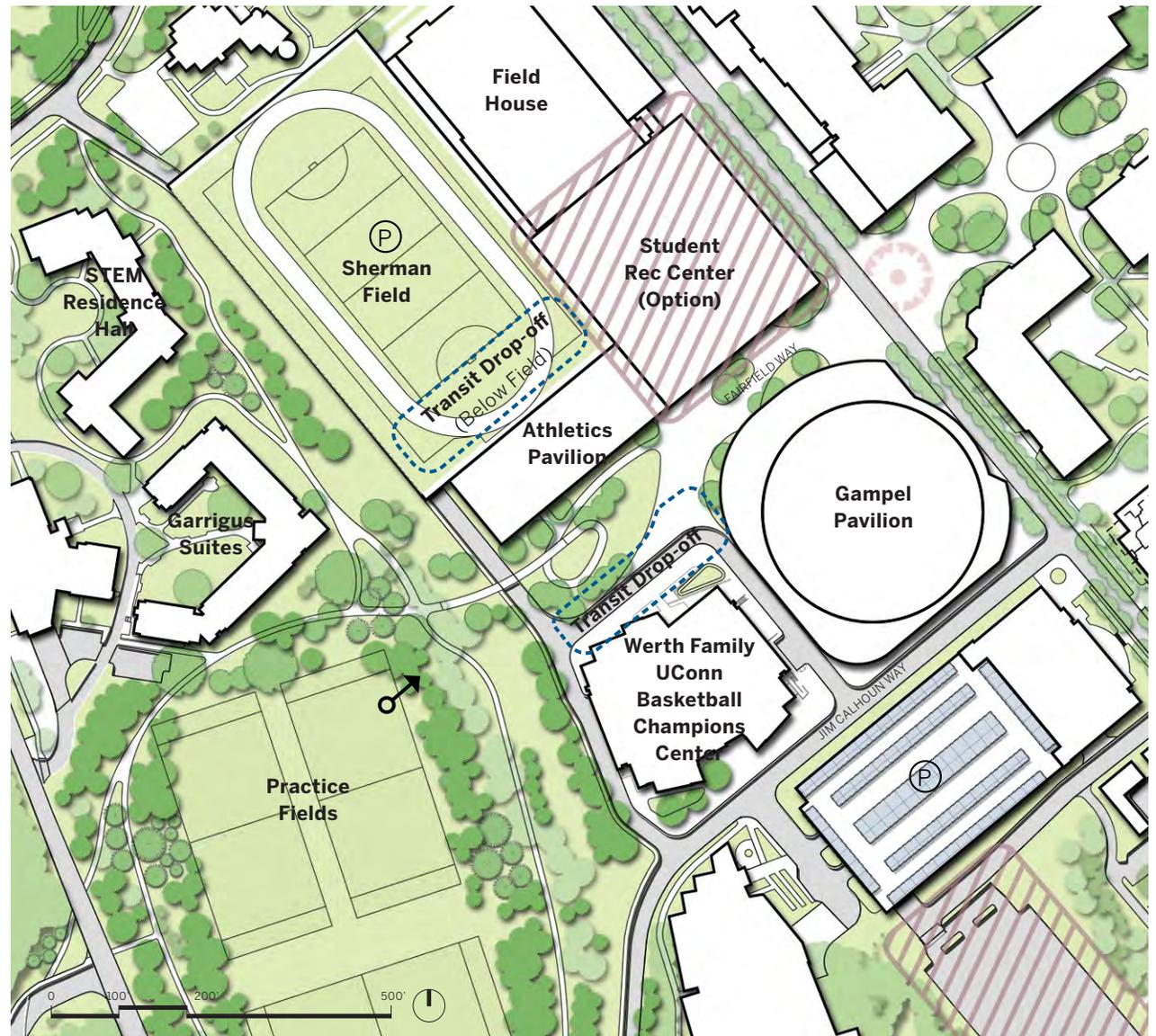
The existing Natatorium, which presents a blank wall and heavy landscaping towards Hillside Road, is the de facto terminus of Fairfield Way. Although it has a small interior connection through to the west, the area behind Gampel and the Field House is largely empty today, serving back-of-house functions and parking. The new Basketball Champions Center introduces a front door to this empty space, suggesting that it could be re-envisioned as the center of a complex of buildings clustered around the primary east-west campus axis.

#### Design Principles

1. Create a new bus/transit drop-off to pull queuing and traffic away from Hillside
2. Extend Fairfield Way west to the hillside
3. Frame the new plaza space with a new Athletics pavilion
4. Connect Sherman Field directly to hilltop residential and recreation area
5. Maintain the building setback line along Fairfield Way
6. Provide a new access drive connecting to the new parking area
7. Ramp up to create a seamless connection to the hilltop from Fairfield Way

### Landscape Guidelines

- Use topography to create a dramatic visual terminus to Fairfield Way
- Provide seating and shelter near the bus drop-off
- Align the pedestrian bridge to provide long views down the length of the corridor
- Locate benches or seat walls in key areas along plant bed edges
- Continue material palette of Fairfield Way
- Integrate the existing rain garden into the landscape design



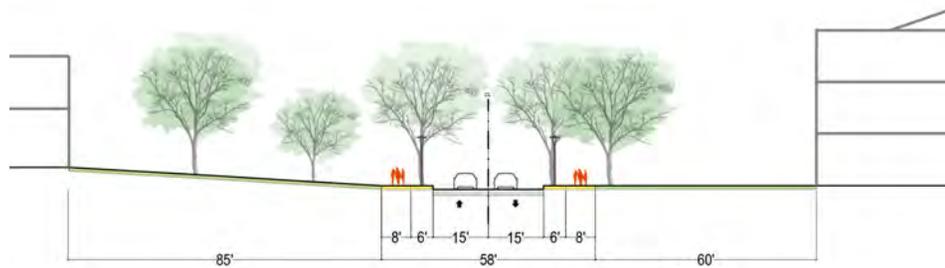
# Street Character Guidelines

## Hillside Road

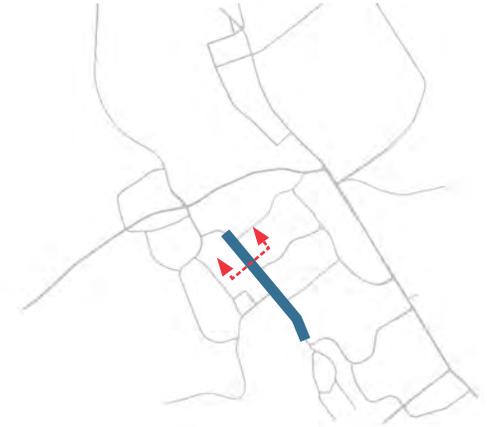


### Existing Conditions

- One wide shared travel lane in both directions
- Brick pavers and landscape verge
- New tree plantings
- Large setbacks on both sides of the street
- New pedestrian scaled lights and banners on both sides of street

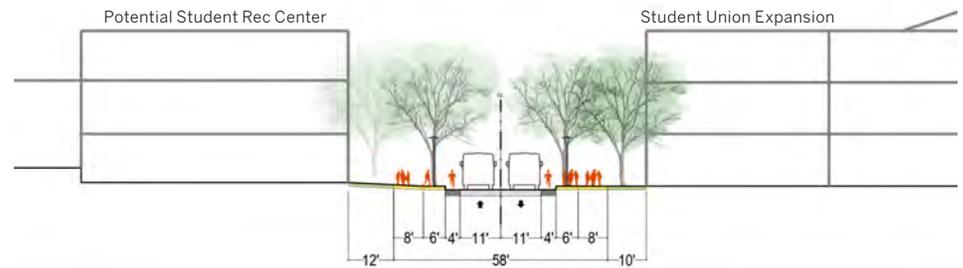


Existing Section of Hillside Road



### Vision

- Limit traffic to campus shuttles and bicycles
- Insert liner buildings as additions to student hubs
- Build upon recent landscape and pedestrian experience improvements
- Consider changing the material of the road bed to emphasize pedestrian scale
- Focus campus programmatic activities on Hillside to create a human-scale, campus "Main Street" environment



Proposed Section of Hillside Road

Existing



Proposed



Hillside Road, looking north near the Student Union

### Design Principles

1. Expand buildings to create a complete and consistent street wall
2. Set back to create gathering spaces and preserve mature trees
3. Activate the ground level with program and transparency
4. Break up the massing for entrances and east-west connections
5. Provide spaces for the building program to extend out to the street
6. Restrict traffic to transit and bicycle only
7. Create a consistent identity through street furniture, lighting, and signage



# Guidelines for Other Districts

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# Heritage District

In 1910, the landscape architect Charles N. Lowrie designed the first Master Plan for the campus. Lowrie’s plan envisioned a “city on a hill” in a park-like setting. Paths meandered between the main classroom buildings, 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 came of age almost exactly according to his vision when Wilbur Cross, the final piece of the puzzle, was constructed in 1935. Today, this part of the campus represents the identity and heritage of UConn for students, visitors, and faculty. The scale and character of its historic architecture and intimate garden spaces should be celebrated and preserved.



## Respect for Historic Buildings

- Avoid changes or additions to buildings that would result in the loss of historic character, views, or key adjacencies, where possible
- Use landscape to frame views of Wilbur Cross and other heritage buildings
- Prioritize renovation of buildings within the Heritage District

## Scale

- Respect the importance of Wilbur Cross as a campus landmark
- Design adjacent projects in harmony with current buildings
- Preserve the monumentality of the Great Lawn and Founder’s Green spaces
- Elsewhere, foster more intimate spaces between buildings, under tree canopies, and along campus circulation spines

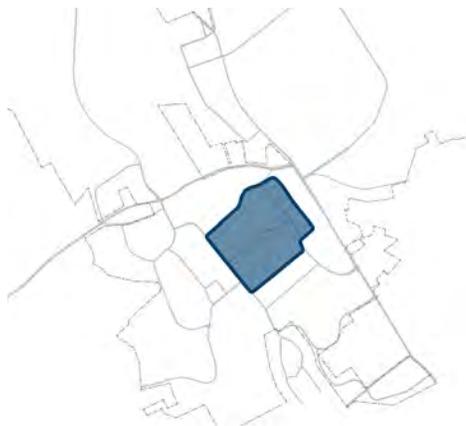
## Materiality

- Use a simple palette of brick and stone for buildings and public realm
- Use a variety of plantings to create visual interest and texture on the ground plane in garden spaces and around walkways
- Avoid significant additional plantings on and around formal lawns



# Academic Core District

The core of campus today includes major administrative and academic buildings straddling the primary crossroads of student and faculty movement through campus. It is the center of the University’s academic mission, focused on teaching, research, and innovation. Both traditional and recent campus growth have emphasized the main campus axes in this core area, either with connections to Fairfield Way (the new Oak Hall), frontage on the Main Quad (the renovated Student Union), or both (Laurel Hall). Homer Babbidge Library occupies the nexus of these campus arteries and should be emphasized as a hub of student activity and innovation.



## Placemaking

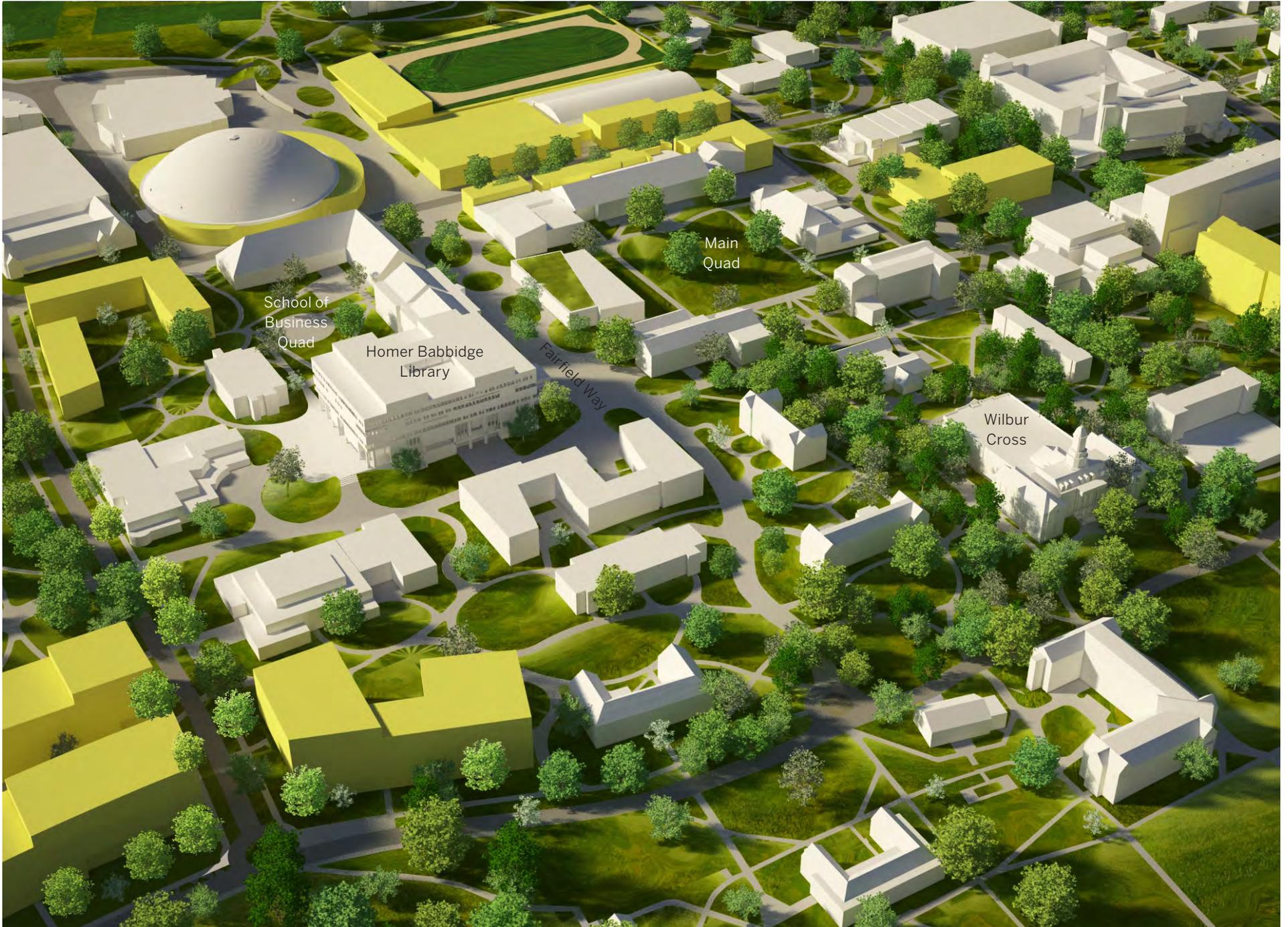
- Create a legible framework for moving around and through the district
- Emphasize key connections in the siting of pathways and landscape improvements
- Enhance the importance of the Academic Way and Fairfield Way as key campus crossroads
- Use topography instead of stairs to accommodate grade changes, where possible

## Building Orientation

- Frame active quad spaces with new buildings
- Focus building entrances on major circulation spines: Fairfield Way, Academic Way
- Locate front doors to be legible and related to the larger campus pathway network
- Accommodate ADA accessibility with all new building entrances

## Scale

- Consider larger buildings while remaining respectful of existing context
- Design with careful consideration of light, shadows, and their impact on adjacent open spaces
- Create buildings in harmony with their context
- Respect the importance of Wilbur Cross and the Library as campus icons and visual markers



# West Campus District

The area of campus west of Hillside Road along Jim Calhoun Way is devoted chiefly to sports and recreation, serving Athletics, club, and intramural needs, as well as general student recreation. Many of UConn's athletics 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. There is also a serious deficit of general student recreation space on campus, with limited access to play fields and only a small portion of the existing Field House dedicated to this use. Significant changes are anticipated in the coming years to address these needs.



## Connections

- Create new connections from the hilltop to the campus core
- Provide passages and connections through the athletics district
- Extend Fairfield Way to the west as a primary campus pedestrian axis
- Incorporate the University's health and wellness mission into the overall circulation framework, with space for bicycles, pedestrians, and fitness trails

## Environmental Stewardship

- Avoid expanding the development footprint of campus
- Increase permeable surface where possible by replacing surface parking
- Consider sustainable irrigation and other water-saving measures
- Increase tree coverage

## Siting and Orientation

- Keep Athletics and recreational or club sports facilities separate and distinct
- Lay out new recreational facilities with careful consideration of sunlight and wind
- Set back residential development from sports fields to avoid casting significant shadows



## East Campus District

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. South of the historic Agricultural Campus along Storrs Road, a small collection of residential buildings will offer dramatic views down the hill towards Valentine Meadow and back to the Heritage District. All development should be of appropriate scale and character to be compatible with the unique history and environmental constraints of this district.

### Character

- Reuse existing barns and other historic structures to preserve the area's agricultural character
- Use materials and architectural forms that are contextual
- Celebrate the Dairy Bar as an important campus destination

### Scale

- Maintain building heights that are consistent with existing development
- Limit total size of buildings to reduce environmental impact, particularly water discharge and runoff
- Ensure that landscape and topography are the primary vertical elements in the district

### Views

- Maintain quality of views from Route 195, Horsebarn Hill, and Horsebarn Hill Road
- Keep view corridors free of buildings and back-of-house or service areas





# South Gateway District

The character of the south entrance will be transformed to reflect its emerging urban setting, while still remaining respectful to the surrounding community. New mixed-use redevelopment will strengthen the link between the campus and Storrs Center and enhance wayfinding and orientation.

## Scale

- Define a more urban edge along the Storrs Road frontage
- Respect the scale and height of adjacent single-family neighborhoods
- Incorporate buildings into topography to reduce perceived height and bulk
- Step down in height moving south towards Moss Sanctuary

## Community Focus

- Announce arrival at UConn from the south
- Create spaces that can be shared between University and community
- Include a mix of uses to attract both students and local residents
- Improve landscape and image of the Storrs Road and South Eagleville Road frontages
- Extend trail connections to Moss Sanctuary
- Strengthen the relationship with Storrs Center as a new center of gravity for students

*\*Refer to “Campus Gateways & Edges” for additional guidance on the South Gateway District*



# North Gateway District

The first glimpse of Horsebarn Hill is a beautiful and powerfully compelling entry moment to the campus. It fosters an image of the agricultural roots of the University while expressing its modern sustainability mission and commitment to preservation and community collaboration. This gateway along Storrs Road provides a key opportunity to link the University's heritage with its future as a research and intellectual hub, by visually linking the farmland conservation areas with a new Tech Park Orientation and Exhibition Center, Discovery Center, or renewable energy demonstration facility.



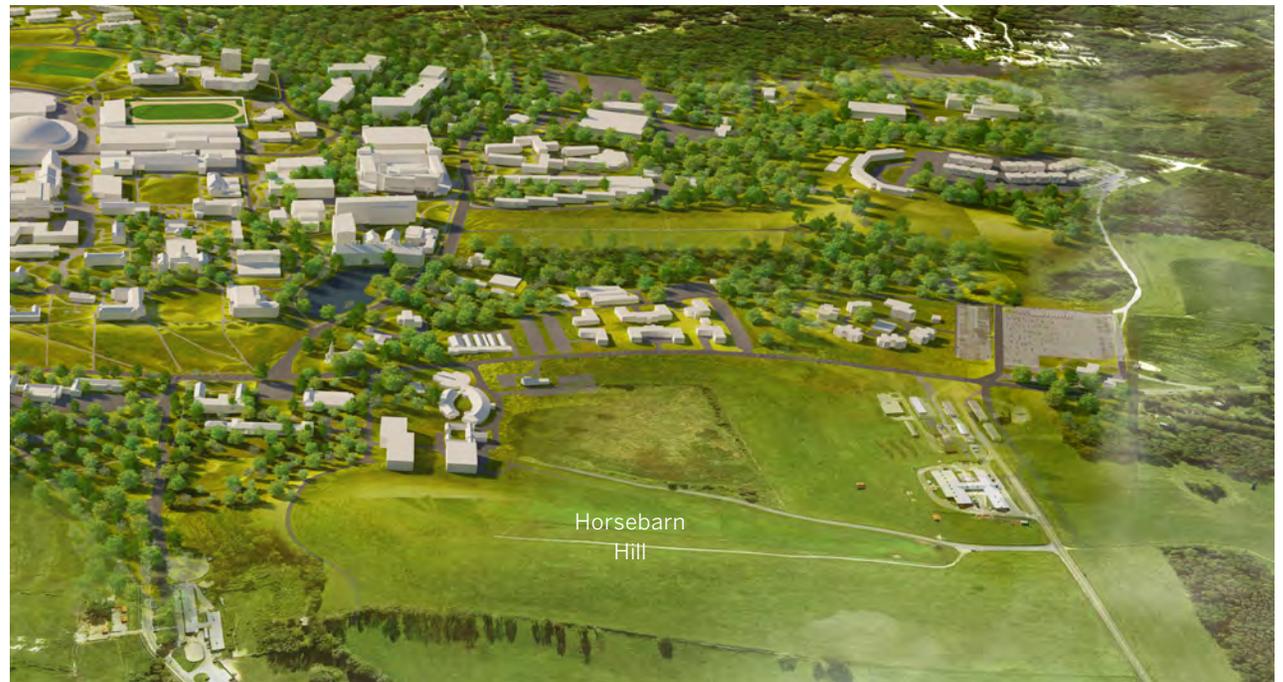
## Identity

- Emphasize the view of Horsebarn Hill as the first experience of the campus
- Hide loading docks and other visual clutter with landscape
- Showcase important historic buildings while curating a 21<sup>st</sup> century identity for the University
- Install highly-visible technologies (such as photovoltaic arrays or wind turbines) that showcase the University's commitment to sustainability
- Develop clear signage with a consistent graphic and material palette

## Experience

- Choreograph the visitor entry sequence to provide views of major historic and landscape assets, beginning with Horsebarn Hill and the various historic barns
- Create pedestrian and bicycle connections back to the main campus
- Bring student and visitor amenities to the gateway
- Improve wayfinding through memorable signage
- Use trees and planting to strengthen the sense of arrival and ceremonial entrance to the campus

*\*Refer to "Campus Gateways & Edges" for additional guidance on the North Gateway District*





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