



**UConn** | UNIVERSITY OF  
CONNECTICUT

**Campus Master Plan**

# **E Appendix: Historic Preservation and Adaptive Reuse Plan**

SKIDMORE, OWINGS & MERRILL LLP  
MAY, 2015









**Executive Summary**

**Volume 1: Campus Master Plan**

**Volume 2: District Guidelines**

**Appendix: Sustainability Framework Plan**

**Appendix: Landscape Master Plan**

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

**Appendix: Utilities Master Plan**

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**Appendix: Historic Preservation and Adaptive Reuse Plan**

Preservation and Conservation Areas Overview 2

Preservation and Adaptive Reuse in the Historic Districts 4

Campus Buildings Assessment 6

Recommendations for Existing Campus Buildings 10

Implementation Strategy 28

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**Appendix: Space Needs Analysis**



# Preservation and Conservation Areas

## Overview

### National Historic Districts and State Register of Historic Places

At the Storrs Campus, UConn owns numerous properties listed within four National Historic Districts. These are:

- Connecticut Agricultural School (University of Connecticut Historic District) – district nominated in 1988
- Mansfield Training School and Hospital (Depot Campus) – district nominated in 1987
- Farwell/Jacobson Barn – district nominated in 2000
- Spring Hill Historic Register District – district nominated in 1979

There are no individual buildings called out in the districts as National Historic Landmarks, only buildings contributing to the historic districts. For state-funded University projects that may affect state-listed historic resources, review by the State Historic Preservation Office (SHPO) is required. Should federal funding be anticipated on a project that impacts nationally-listed historic resources, the same review process is required through SHPO, which has an advisory function but does not have the authority to stop a project.

### Conservation Districts

The University's East Campus Plan of Conservation and Development (2004) prescribes land preservation and conservation areas in the Fenton Forest and Agricultural Campus areas. Designated in 2004, the Fenton Forest Preservation Area, which is over 600 acres, extends beyond the area currently forested and into the northeast facing slope of the Horsebarn Hill pasture, since this is an important direct recharge area for the Fenton River watershed. The nearly 200-acre East Campus Farmland Conservation Area calls for the conservation of all existing pasture land, protecting it from future development.

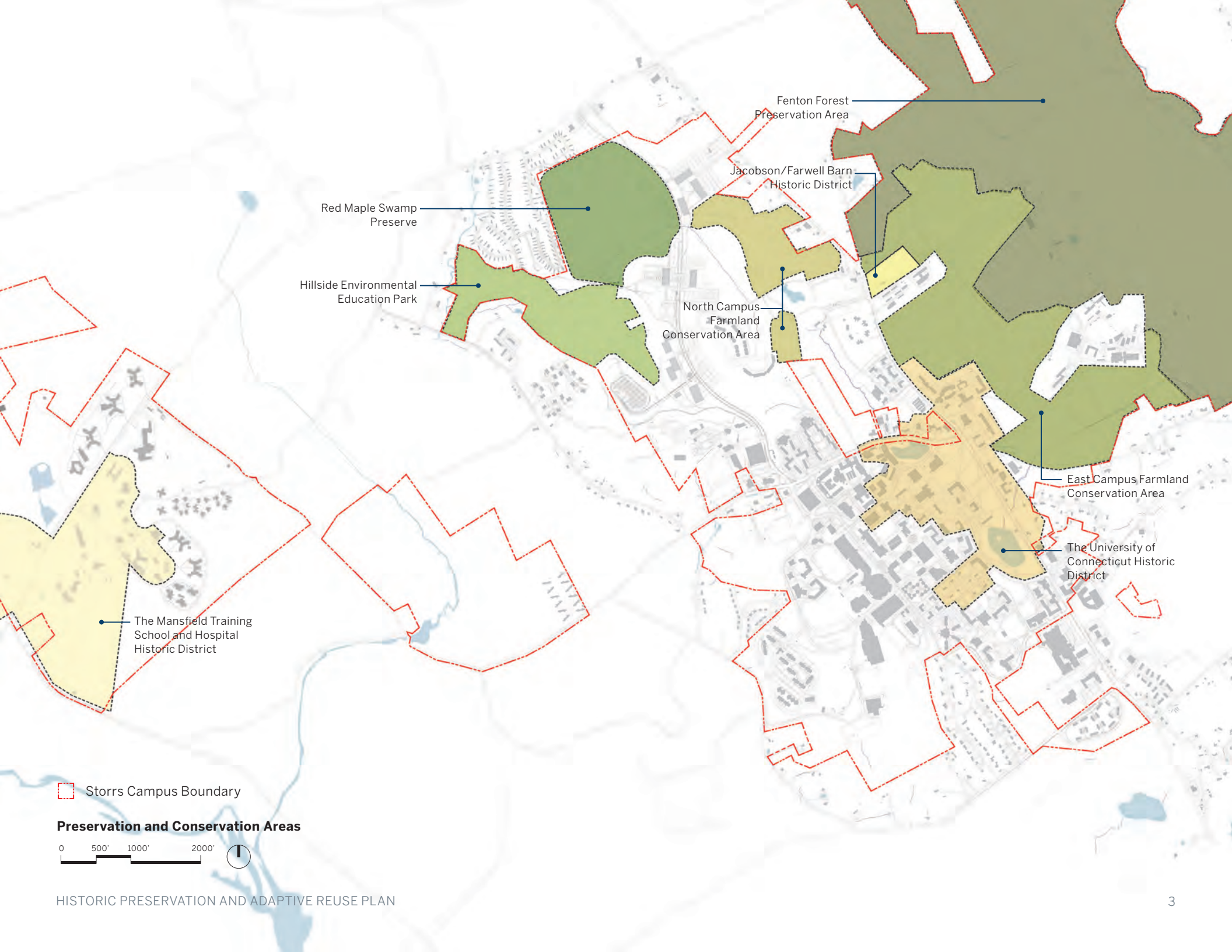
The Hillside Environmental Education Park (HEEP) on North Campus, which is maintained by the University's Office of Environmental Policy and was completed in 2008, consists of 64 acres of restored and conserved habitat, half of which is wetlands and the other half uplands with a recreational trail network. The park was created in response to a 1998 consent order by the Connecticut Department of Environmental Protection, which required remediation of the area due to the now-capped landfill at C-Lot as well as former chemical pits and ash disposal. The Wetland Mitigation Plan includes monitoring of ground water for 30 years and monitoring of wetlands for ten.



Benton Museum c.1921, when it was the campus dining hall



Hillside Environmental Education Park Conservation Area



Storrs Campus Boundary

**Preservation and Conservation Areas**





# Preservation and Adaptive Reuse in the Historic Districts

The spaces of the Main Campus and its buildings range from those with historic significance – embodying the roots and early years of the University – to those that reflect its most recent capital investment programs.

Many of the buildings on the Depot Campus are unused and in poor condition. All but one of the buildings now in use at Depot Campus, a state-owned property that was transferred to the University, were adapted on an ad hoc basis to serve University needs that could not readily be addressed on the Main Campus.

This strategy for preservation, renovation, and re-use of existing campus buildings outlines how each building and campus precinct is to be considered in the context of the campus as a whole. The role of existing campus structures will be measured in light of the University's educational mission as well as the Master Plan goals and principles.



The University of Connecticut National Historic Register District

To provide consistency with historic preservation law, the Master Plan proposes that four principles guide a balanced preservation strategy:

- *Continuity*: shape the historic fabric of the campus so that it maintains the lineage that connects the University to its beginnings and the larger history of the nation, “in order to give a sense of orientation to the American people.”
- *Change*: develop the built historic fabric as part of an unfolding of the national narrative and a physical legacy, recognizing change in response to new needs as part of the same unfolding.
- *Consultation*: ensure that advice and input from other agencies and the public is solicited and considered.
- *Documentation*: ensure documentation of existing historic resources prior to executing changes.



Storrs Hall and the new Widmer Wing overlooking Swan Lake



“... the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people.”

National Historic Preservation Act of 1966



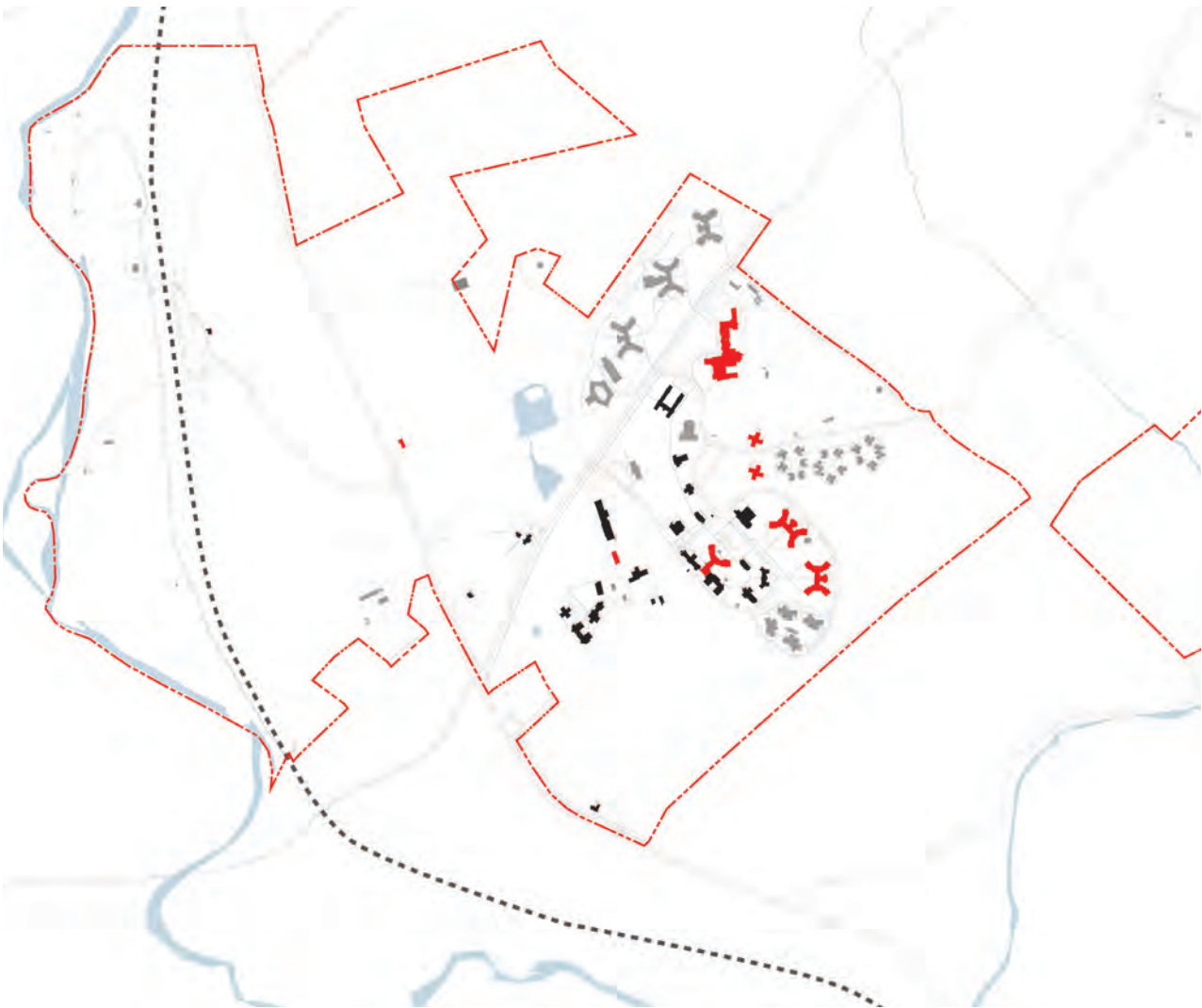
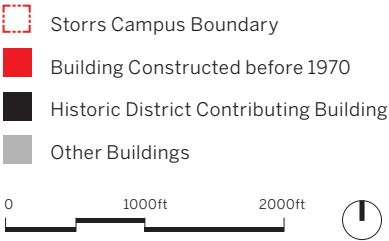


# Campus Buildings Assessment

## Aging Infrastructure

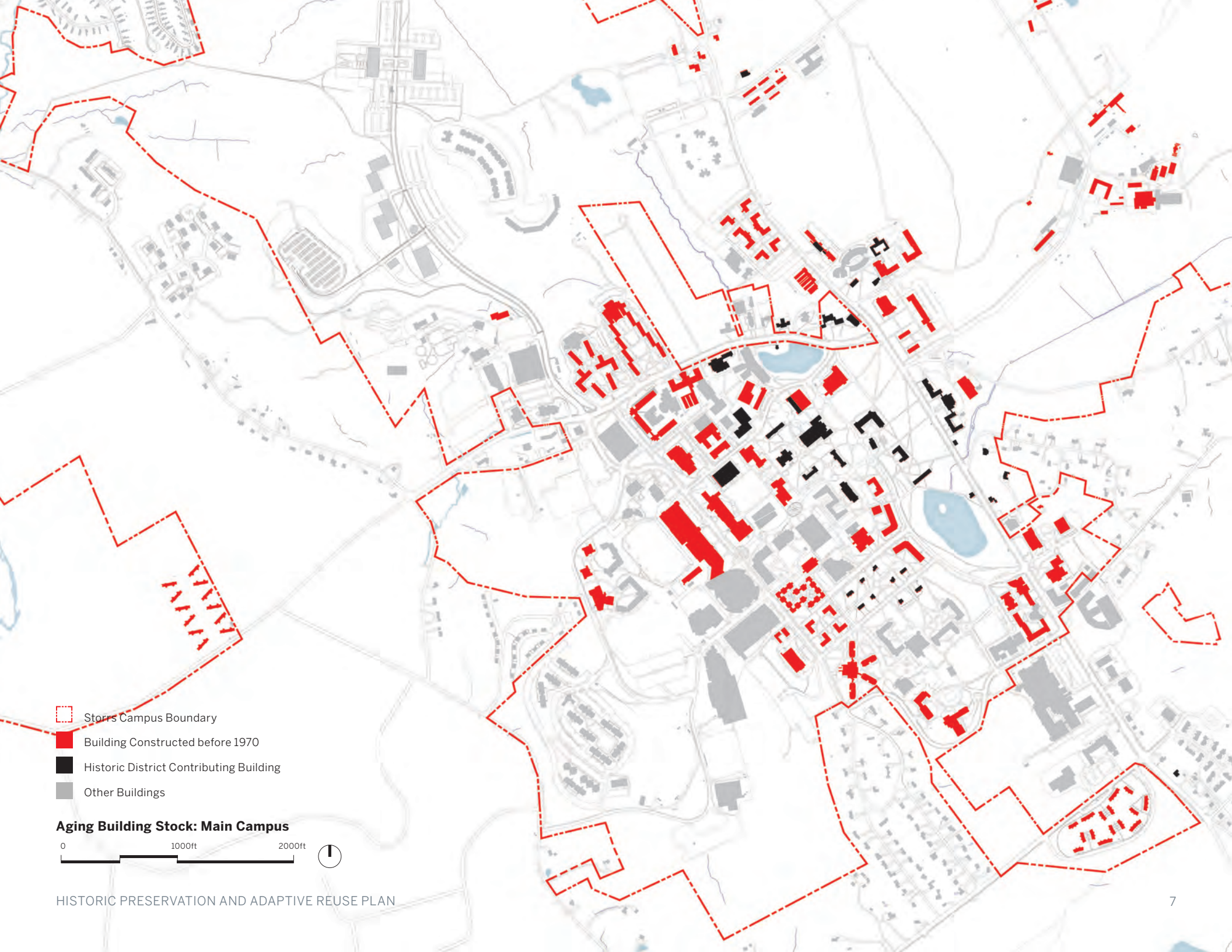
There are a significant number of campus buildings that are neither historic nor in good condition. The future of these buildings over the next twenty years should be determined on the basis of their physical condition and appropriateness for the future of the institution.





The buildings constructed since the 1970s can generally be considered to be providing useful service and are in reasonably good or renovatable condition. Although it is recommended that the condition of each facility be considered individually, these buildings should have been constructed well enough to be worth renovating and maintaining throughout the scope of this 20-year Master Plan. Buildings more than 40 years old and not yet old enough to be considered legacy historic buildings should be examined more closely to determine if they will meet future needs and are worth maintaining for another twenty years. If they are beyond their useful life, then the sites of this aging infrastructure should be put to a new use that better serves the goals of the Plan.



Aging Building Stock: Depot Campus, Bergin, and Spring Manor Farm





-  Storrs Campus Boundary
-  Building Constructed before 1970
-  Historic District Contributing Building
-  Other Buildings

**Aging Building Stock: Main Campus**





# Campus Buildings Assessment

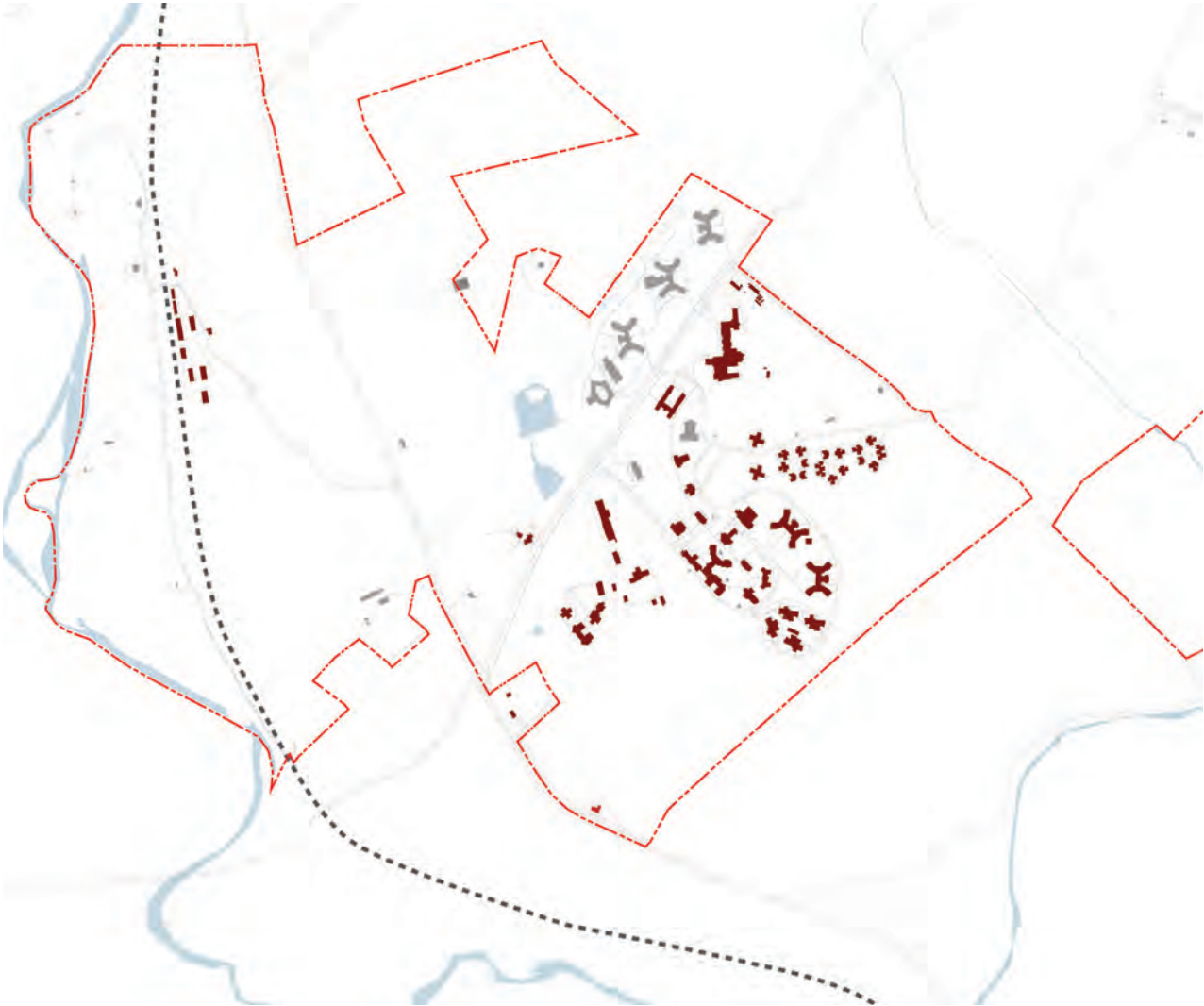
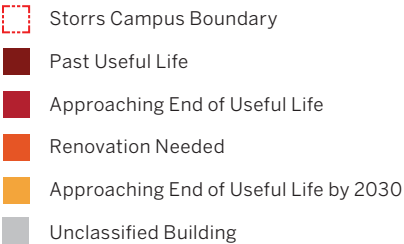
## Condition Analysis

The condition of the built fabric varies widely on campus depending on when it was constructed or how recently it was renovated. Renovation work also varies from small exterior investments to large-scale rehabilitation of entire buildings.

Using the common measure of building life expectancy over the twenty year scope of this Master Plan, the diagram at right shows the current and expected condition of campus buildings during this time frame, in the following categories (in order of most to least critical):

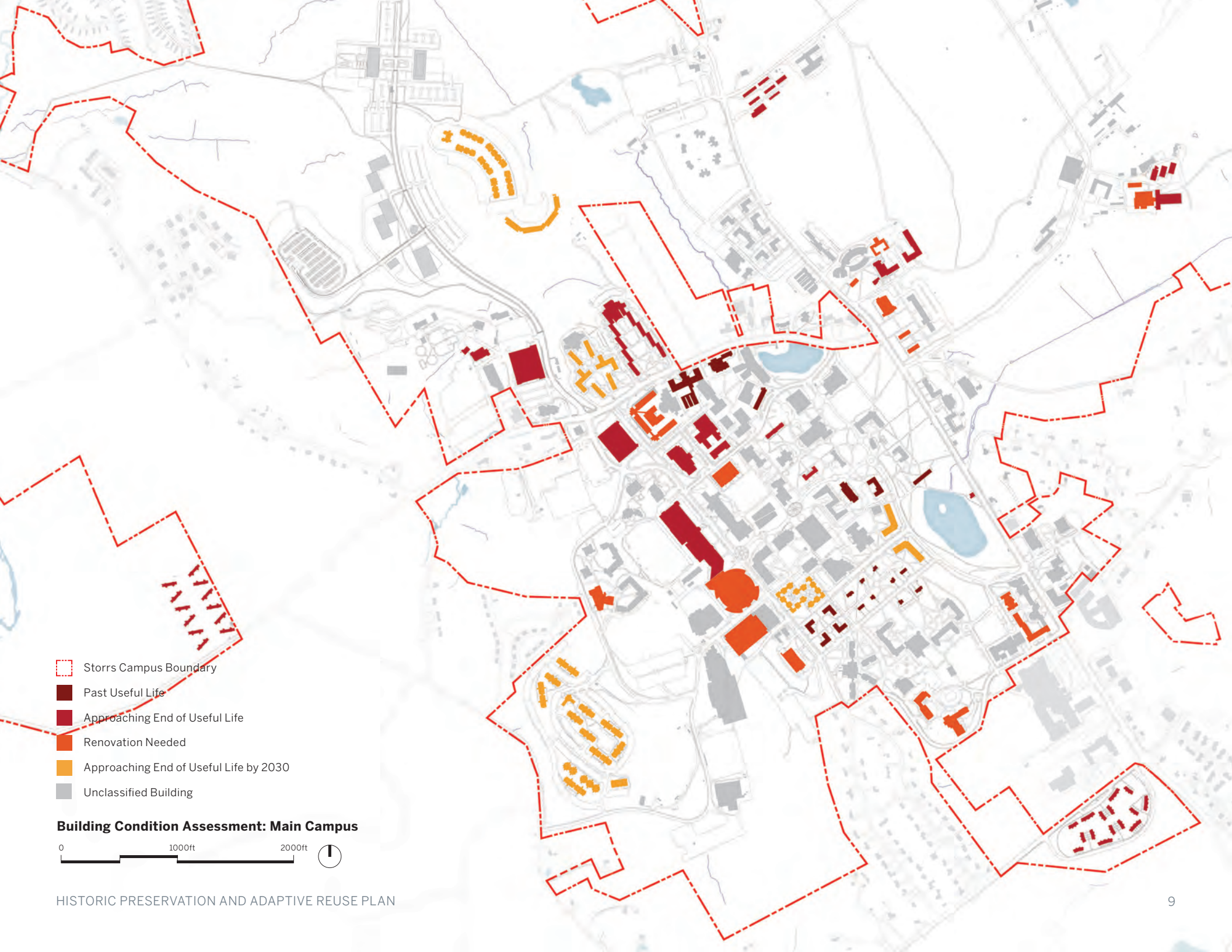
- Past Useful Life
- Approaching End of Useful Life
- Approaching End of Useful Life by 2030
- Renovation Needed

This is a preliminary assessment of building condition. Simply because a building may be past or approaching the end of its useful life does not mean that its future is proscribed. Further study of the condition of all buildings is recommended to establish a full renovation and redevelopment schedule.



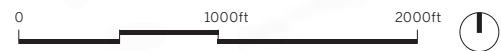
Building Condition Assessment: Depot Campus, Bergin, and Spring Manor Farm





- Storrs Campus Boundary
- Past Useful Life
- Approaching End of Useful Life
- Renovation Needed
- Approaching End of Useful Life by 2030
- Unclassified Building

**Building Condition Assessment: Main Campus**









# Recommendations for Existing Campus Buildings

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Overview and Methodology	12
Existing Buildings to Retain	14
Existing Buildings Suitable for Renovation or Adaptive Reuse	16
Existing Buildings to Consider for Redevelopment	18
Contributing Historic Buildings to Consider for Removal or Relocation	22
Depot Campus	24

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## Overview and Methodology

Due to limited availability of comprehensive building condition data, this report does not provide a full assessment of the condition of all existing buildings at UConn. However, to facilitate the master planning process in lieu of a comprehensive data set, discussions were undertaken with key University staff to estimate the need for renovation or replacement of campus buildings over the next 20 years. The assessment includes an approximation of the current condition of the building fabric as well as the suitability of each building to its current use. As the ideas of the Master Plan have been clarified, the stated goals and site analysis were also taken into consideration when determining the future retention status of existing buildings.

In general, recently constructed and renovated buildings in the campus core are expected to be retained throughout the twenty-year time frame of this Plan. Buildings that contribute to the Nationally Registered Historic Districts on campus are assumed to be retained and renovated for reuse unless the Master Plan goals create a compelling

argument to the contrary. Over the course of this design process, University staff have identified numerous buildings that will require near-term renovation, and several other renovations have been recommended to fulfill the goals of the Plan. Buildings targeted for near-term demolition have been identified by University staff as being in poor condition as well as occupying sites that are of primary importance towards the implementation of this vision. Buildings identified for long-term demolition should have their condition revisited and compared against planning goals at a time closer to plan implementation. These buildings are identified to guide the University in making renovation decisions in the near-term that will work toward the implementation of the Master Plan.

Before any campus building is demolished, its condition should be thoroughly assessed, and that information weighed against the goals of the broader Master Plan.



The Gant Science Complex: continued near-term renovation through NextGenCT



Arjona and Monteith: identified for potential replacement in the long term



<b>Building by Primary Use</b>	<b>Retain Long Term (GSF)</b>	<b>Target for Renovation (GSF)</b>	<b>Remove Near Term (GSF)</b>	<b>Remove Long Term (GSF)</b>	<b>Renovate or Remove beyond 2035 (GSF)</b>	<b>Undetermined / Not Assessed (GSF)</b>	<b>Total GSF</b>
Academic / Teaching	709,970	347,420	0	173,290	26,340	0	<b>1,257,000</b>
Administration	98,600	41,880	0	18,030	39,590	25,200	<b>223,310</b>
Arts / Culture	51,830	194,980	0	45,080	46,560	0	<b>338,450</b>
Athletics / Recreation	352,620	271,450	82,520	2,150	0	1,370	<b>710,110</b>
Dedicated Research	120,660	0	0	112,430	27,810	43,780	<b>304,670</b>
Dining	123,350	41,020	0	0	0	0	<b>164,370</b>
Leased	2,390	0	0	0	0	33,910	<b>36,300</b>
Library / Museum	102,730	387,490	0	3,520	0	0	<b>493,740</b>
Mothballed / Misc / No Data	11,100	31,880	98,680	31,760	0	319,320	<b>492,740</b>
Privately Operated	65,000	0	0	0	0	0	<b>65,000</b>
Residence	432,800	528,960	227,420	112,780	1,550,820	0	<b>2,852,790</b>
Residence / Dining	239,720	126,730	0	0	0	0	<b>366,440</b>
Science	846,650	568,720	150,570	246,230	4,910	17,280	<b>1,834,350</b>
Student Services	64,000	398,700	28,070	0	11,360	0	<b>502,130</b>
Support / Utility	232,630	12,660	10,210	35,880	19,570	170,640	<b>481,580</b>
Transportation	802,420	0	0	0	0	0	<b>802,420</b>
<b>Total GSF</b>	<b>4,256,440</b>	<b>2,951,870</b>	<b>597,470</b>	<b>781,150</b>	<b>1,726,950</b>	<b>611,500</b>	<b>10,925,380</b>
	39.0%	27.0%	5.5%	7.1%	15.8%	5.6%	

SUMMARY OF GROSS AREA BY BUILDING STATUS, INCLUDING MAIN CAMPUS AND DEPOT CAMPUS

\*Numbers correspond to buildings identified under each heading on the following pages



## Existing Buildings to Retain

While the Master Plan calls for a significant amount of new construction, many of the building blocks for the 2035 campus are already in place in the form of existing buildings. In recent years the University has made major investments in the Storrs campus through the UConn 2000 and 21<sup>st</sup> Century UConn initiatives. These new and renovated buildings are expected to be retained with regular maintenance throughout the next 20 years and beyond. Likewise, new NextGenCT buildings – including proposals that are already in the design phase such as the Innovation Partnership Building, the STEM Residence Hall, and the Engineering Science Building – are expected to have longevity well beyond the scope of this Master Plan.

Not all buildings that are expected to be retained throughout the Master Plan are new, however. Legacy buildings contributing to the historic districts on campus are the physical manifestation of the University's heritage. Some of these historic buildings on the Main Campus are expected to be maintained, restored, and adaptively reused well into the future.

The majority of buildings that will make up the University campus in 2035 have already been built. To meet projected sustainability targets, as existing buildings come up for regular maintenance and renovation, these buildings must be fully updated to meet the standards laid out in the Sustainability Framework, in terms of energy, water, and materials.

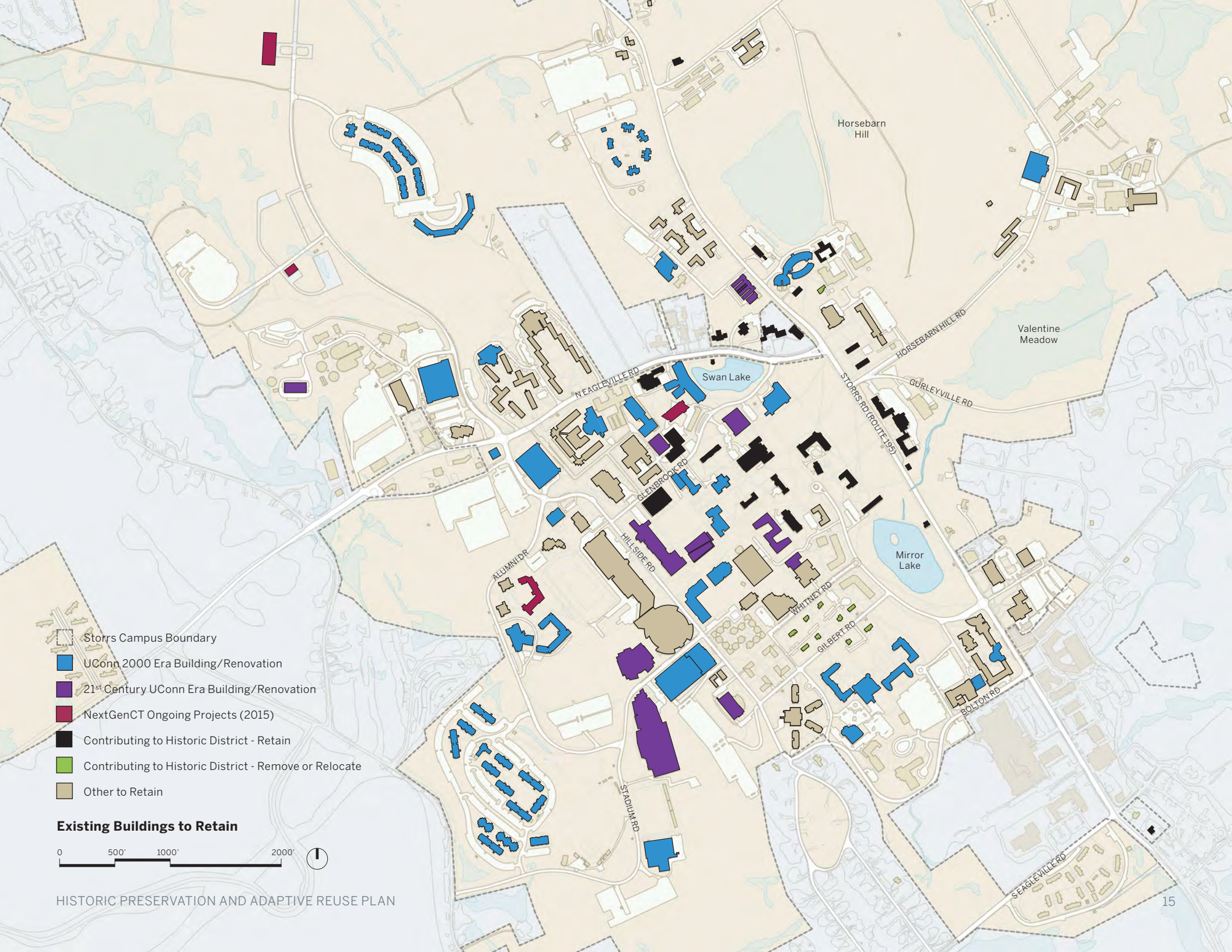


Homer Babbidge Library



Oak Hall: a 21<sup>st</sup> Century UConn development





- Storrs Campus Boundary
- UConn 2000 Era Building/Renovation
- 21<sup>st</sup> Century UConn Era Building/Renovation
- NextGenCT Ongoing Projects (2015)
- Contributing to Historic District - Retain
- Contributing to Historic District - Remove or Relocate
- Other to Retain

**Existing Buildings to Retain**





## Existing Buildings Suitable for Renovation or Adaptive Reuse

The existing building inventory, current building condition, and space utilization must be carefully considered before the University makes investments into new construction. By comparing the projected space needs against existing buildings and spaces suitable for adaptive reuse, the University can use its existing space more efficiently. Adapting existing buildings to future needs can also minimize environmental impact and have a positive contribution towards the University's climate goals.

UConn has indicated numerous buildings on campus that will be in need of renovation within the next five years. These include the following:

- Gampel Pavilion – Roof repair and other improvements
- Gant Science Complex
- Nafe Katter Theatre – Addition to accommodate theatre back-of-house
- Putnam Refectory
- Beach Hall
- Monteith

As a part of the initial phase of the Master Plan, additional buildings have been targeted for renovation, expansion, or adaptive reuse. These include the following:

- Student Union – Increase capacity to accommodate student clubs, increase transparency, and amplify presence on Hillside Road
- Field House – Renovate to improve existing facilities, potentially coordinated with a new Student Recreation Center

As a part of the long-term vision, the following buildings have also been targeted for renovation, additions, or adaptive reuse:

- Homer Babbidge Library – Renovate to become the “library of the future”
- Wilbur Cross – Repurpose to become the campus administrative hub
- Budds Building – Upgrade and repurpose
- Gulley Hall – Upgrade and repurpose
- Dairy Barn – Repurpose to serve the College of Agriculture, Health and Natural Resources (CAHNR) or as a visitor destination
- Landscaping Barn - Repurpose to serve CAHNR
- Jacobson Barn – Repurpose for student use and to improve the gateway
- Rosebrooks Barn – Repurpose for student use and to improve the gateway
- Jorgensen Center for the Performing Arts – Renovate interior to meet 21<sup>st</sup> century needs and amplify its presence on Hillside Road
- On-Campus Residence Halls – Discussed in more detail in the Implementation Strategy for Residence Hall Renovation and Development

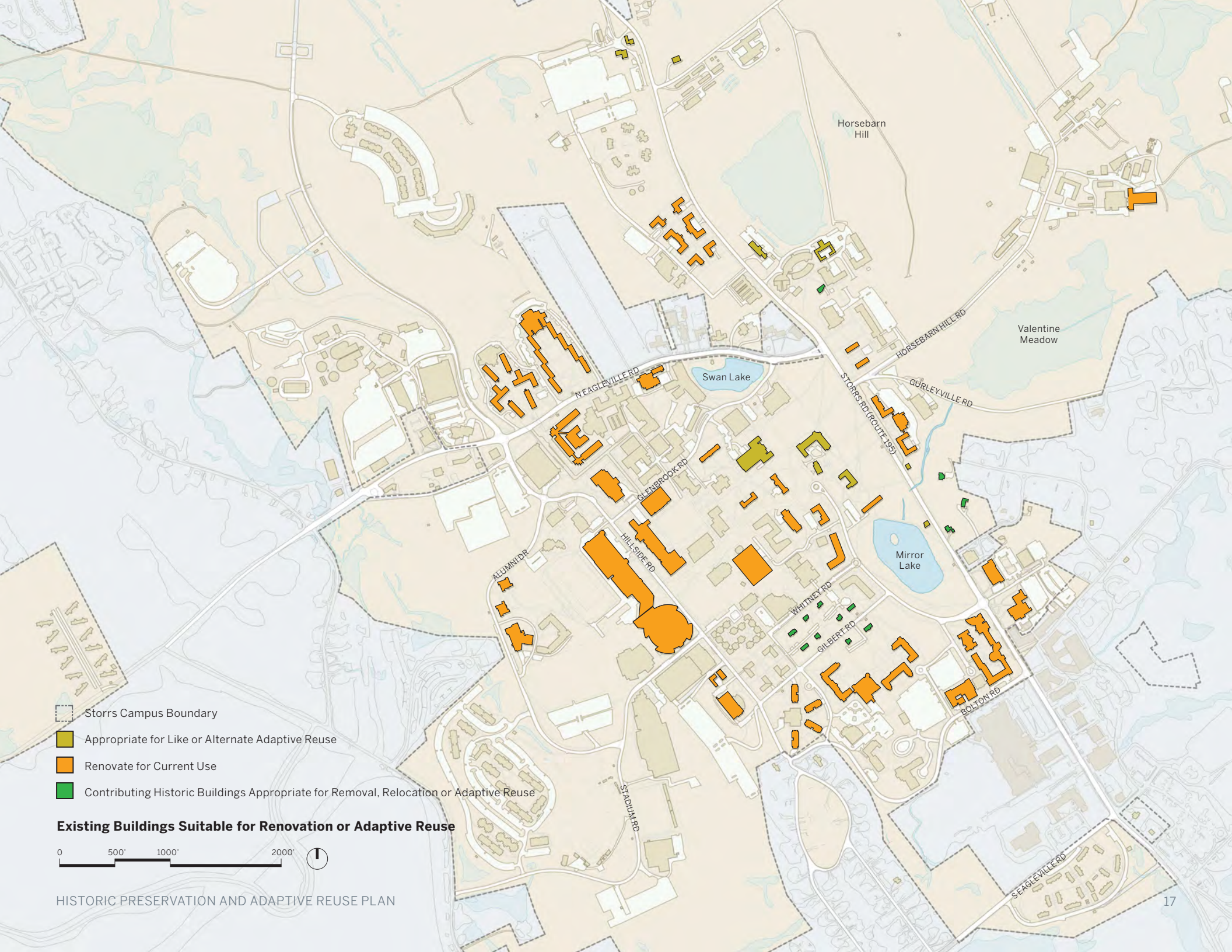


Wilbur Cross



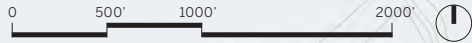
Gampel Pavilion





- Storrs Campus Boundary
- Appropriate for Like or Alternate Adaptive Reuse
- Renovate for Current Use
- Contributing Historic Buildings Appropriate for Removal, Relocation or Adaptive Reuse

**Existing Buildings Suitable for Renovation or Adaptive Reuse**





## Existing Buildings to Consider for Replacement Near Term

The University will need to consider the demolition of several existing buildings in order to fulfill the goals of this Master Plan during the NextGenCT phase of development. The phasing of new construction will be established with the goal of causing the least possible amount of disruption to the people and departments these buildings serve. In the near term, the following existing buildings are proposed for demolition:

### **Torrey Life Sciences**

The condition of this building is poor, and it is not meeting 21<sup>st</sup> century needs of the users. Low ceiling heights and inadequate lab spaces make its usefulness for research activities limited. The siting of the building also infringes on the Master Plan goal of extending the Academic Way pedestrian mall through the science district to connect to North Campus.

### **Williams Health Services / Infirmary**

The existing campus Infirmary is well past its useful life. Its non-central location, along Glenbrook Road near the Heating Plant, is not convenient for students coming from many of the outlying residential areas. A new Student Health Services pavilion is planned as a replacement of this facility along Hillside Road.

### **Mansfield Apartments**

Located away from the campus core and with only 263 beds, the site of the Mansfield Apartments is not being used optimally to meet the goals of the Master Plan. This site can contribute to the growth around Storrs Center with community-focused programming, such as a Hockey Arena or other multi-use facility, as well as denser residential buildings of similar scale to Shippee, Buckley, and the new Storrs Center development.

### **Environmental Health and Safety Main Accumulation Area**

The University has proposed relocating this facility from the environmentally sensitive East Campus to a location adjacent to the new Tech Park.

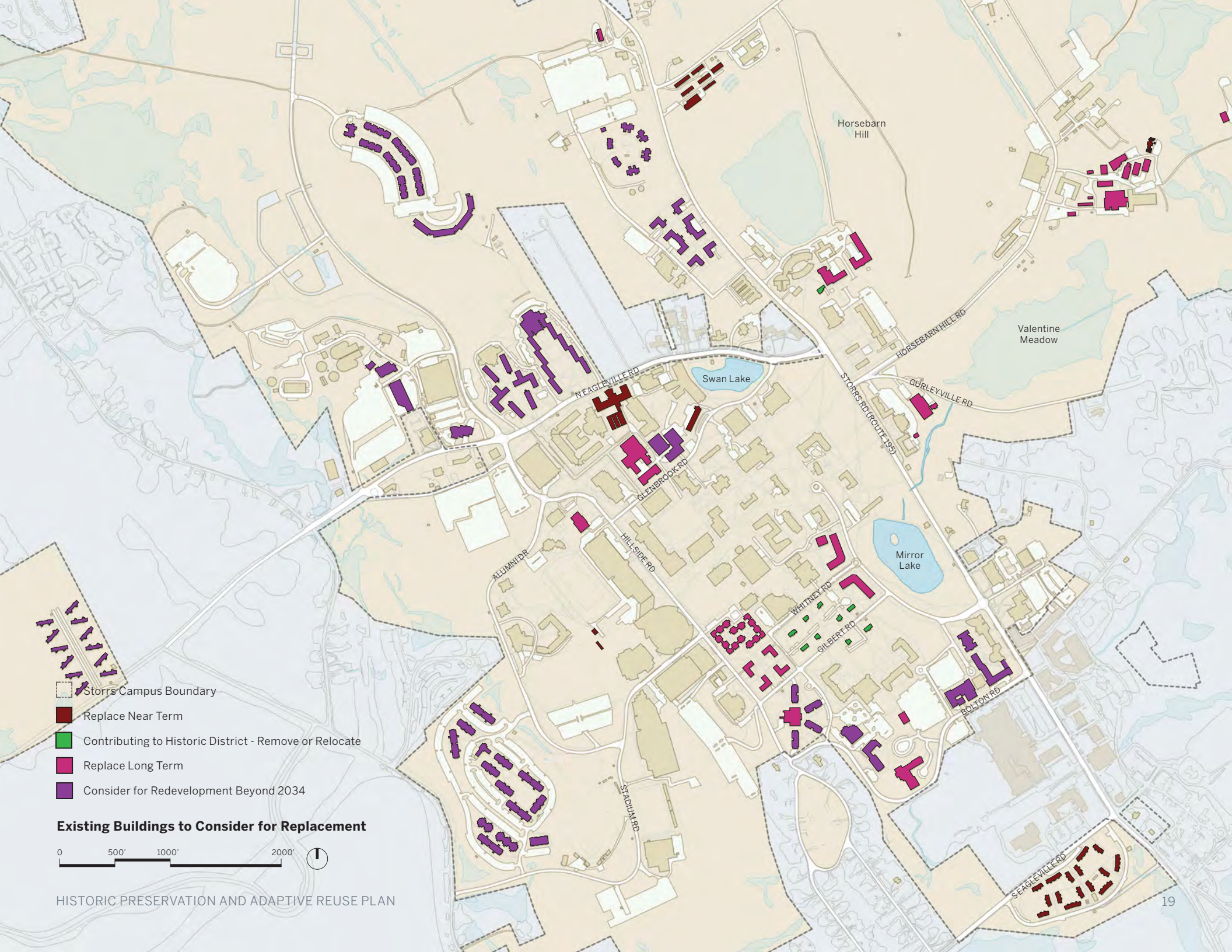


Torrey Life Sciences today



Mansfield Apartments site today





Storrs Campus Boundary

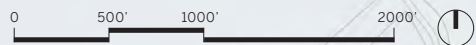
Replace Near Term

Contributing to Historic District - Remove or Relocate

Replace Long Term

Consider for Redevelopment Beyond 2034

### Existing Buildings to Consider for Replacement





# Existing Buildings to Consider for Replacement

## Mid to Long Term

In order to strategically build towards the 20-year implementation of this Master Plan, the University needs to plan where to be target future investment for widest impact. Buildings that are currently in acceptable condition will continue to age, and – in the next 10 to 20 years – the University will need to weigh the cost of renovation against the aspirations of the Master Plan. This could mean limiting the scope of renovations and maintenance on potential redevelopment sites.

Buildings that will be reaching the end of their useful life during the time frame of this plan, and occupying sites that could better serve the goals of the University, include:

### **Alumni Quad and Ryan Hall**

Constructed between 1966 and 1967, these residential halls will be nearly 70 years old by 2035. Ryan Hall, at the center of this complex, was formerly a dining hall but is now housing an assortment of Student Services and Administrative offices.

### **Arjona, Monteith, and Andre Schenker Lecture Hall**

These twin buildings, constructed in 1959, along with Andre Schenker Hall, will be 75 years old by 2035. Although they have both recently undergone renovation, upgrades will again be due towards the end of this Master Plan. The buildings occupy the site that signals arrival to campus along the ceremonial entry sequence. The University will have to weigh the cost of updating buildings with an outdated layout against constructing new buildings on a high-profile site.

### **Bronwell, Engineering II, and United Technologies Engineering**

Constructed in 1968, 1959, and 1987 respectively,

these buildings will be in need of major upgrades in the next 5-20 years. They also occupy a key nexus within the sciences core, where the planned North Woodland Corridor will interface with science and research functions. The University will need to weigh the cost of updating these buildings against the goals of this Master Plan.

### **Connecticut Commons**

Constructed in 1970, this complex is newer than many other existing residence halls. However, it occupies the most central location of any of the residential complexes on campus, at the juncture of Hillside Road and Whitney Road. This site has particular importance given the Master Plan goals of amplifying Hillside and enhancing the ceremonial entry sequence.

### **Drama-Music Building and Von der Mehden Recital Hall**

Constructed in 1959 and 1960, respectively, these buildings are not adequately serving the needs of their users. The Drama-Music Building occupies a prominent location on the edge of campus facing Storrs Center. The layout and form of this building is not serving the Master Plan goals and should be considered for replacement in the future. The Von der Mehden Recital Hall has poor acoustics and is not serving its intended function. With the implementation of the South Woodland Corridor, this site will become a prominent face to the School of Fine Arts. The University should consider replacing this building with one that performs its intended role and makes the most of this site.

### **Human Development Center and Phillips Building**

Constructed in 1971 and 1970, respectively, these buildings recently underwent interior renovations.

However, the site beneath and surrounding the buildings, occupied primarily by surface parking, is vastly underutilized. Upon implementation of the proposed South Woodland Corridor, buildings of a different scale and form may be appropriate here.

### **Jones and White Buildings**

Constructed in 1959 and 1955, respectively, these buildings will be more than 75 years old by the end of this 20-year plan. The siting and form of these buildings impede the opportunity to create a cluster of buildings geared towards modern research needs in a unified East Campus district. The University should consider replacing these buildings when growth of science and research facilities becomes constrained in the area west of Storrs Road. At this point, a relocation of the popular UConn Dairy Bar will also be necessary.

### **Towers Residential Halls**

This cluster of residence halls was constructed in 1961 and houses around 950 residents. Although somewhat removed from the core of campus, these buildings occupy a key site along the entry sequence to campus from the north. When these buildings are due for maintenance, the University should consider redefining this site to enhance the entry sequence in support of the goals of this Master Plan.

### **West Campus Residences**

Constructed in 1955, this cluster of dormitories houses over 500 residents. The condition of these buildings is poor and the site they occupy is key to the implementation of several goals of this Master Plan. The site is adjacent to Hillside Road, the proposed South Campus Commons, and Whitney Road, at the culmination of the proposed ceremonial entry sequence.



The North and Northwest Quads, across North Eagleville Road from the campus core

#### **North and Northwest Quads and McConaughy Dining Hall**

This cluster of buildings was constructed in 1950 and houses a combined 2,400 residents. While this site is well-suited for housing, the possibility of updating them to meet modern standards may be outweighed by broader campus goals. The University may decide that the siting and form of these buildings hinders the goals of this Master Plan. Eventually, the University should consider replacing these buildings in-kind.



The Biobehavioral Science Complex, on the far edge of East Campus bordering Valentine Meadow

#### **Biobehavioral Sciences Buildings, Microchemistry Lab, Avian Research Lab, and Environmental Health and Safety Building**

This cluster of buildings on East Campus consists of many prefabricated buildings detailed to be temporary in nature. Many of these buildings were constructed in the late 1960s to early 1970s and will be well beyond their intended life expectancy by 2035.



The Commissary Bakery and Warehouse, at the confluence of the North and South Woodland Corridors

#### **Commissary Bakery and Warehouse**

Constructed in 1959, this support building occupies an important ecological crossroads on campus. Behind Whitney Hall and overlooking Valentine Meadow, the site overlooks the convergence of the proposed North and South Woodlands.



# Contributing Historic Buildings to Consider for Removal or Relocation

To accommodate the implementation of the Campus Framework over the next 20 years, numerous houses and other buildings that contribute to the University of Connecticut Historic District will need to be either documented and demolished or relocated elsewhere. Should the University decide to pursue a path of historic documentation and demolition, there are no direct legal barriers prohibiting this; the town historic commission has no jurisdiction over buildings within this state-owned historic district. However, members of the public may still come forward in objection to protect the ongoing legacy these buildings represent.

Should the University decide to pursue a path of relocation and restoration, several factors should be considered, including the following:

- The proposed reuse function of the building
- Choosing a site for relocation that both suits the proposed function and supports the structure in a context that reflects the original intended historic siting
- The historic value of the local narrative that these structures represent
- The inherent non-historic (i.e. monetary or stored-carbon) value of an existing structure
- The cost of relocation vs. documentation and deconstruction

Existing buildings that contribute to the University of Connecticut Historic District and potentially stand in the way of progress for the implementation of this Plan are detailed at right.



**Faculty Row Houses**

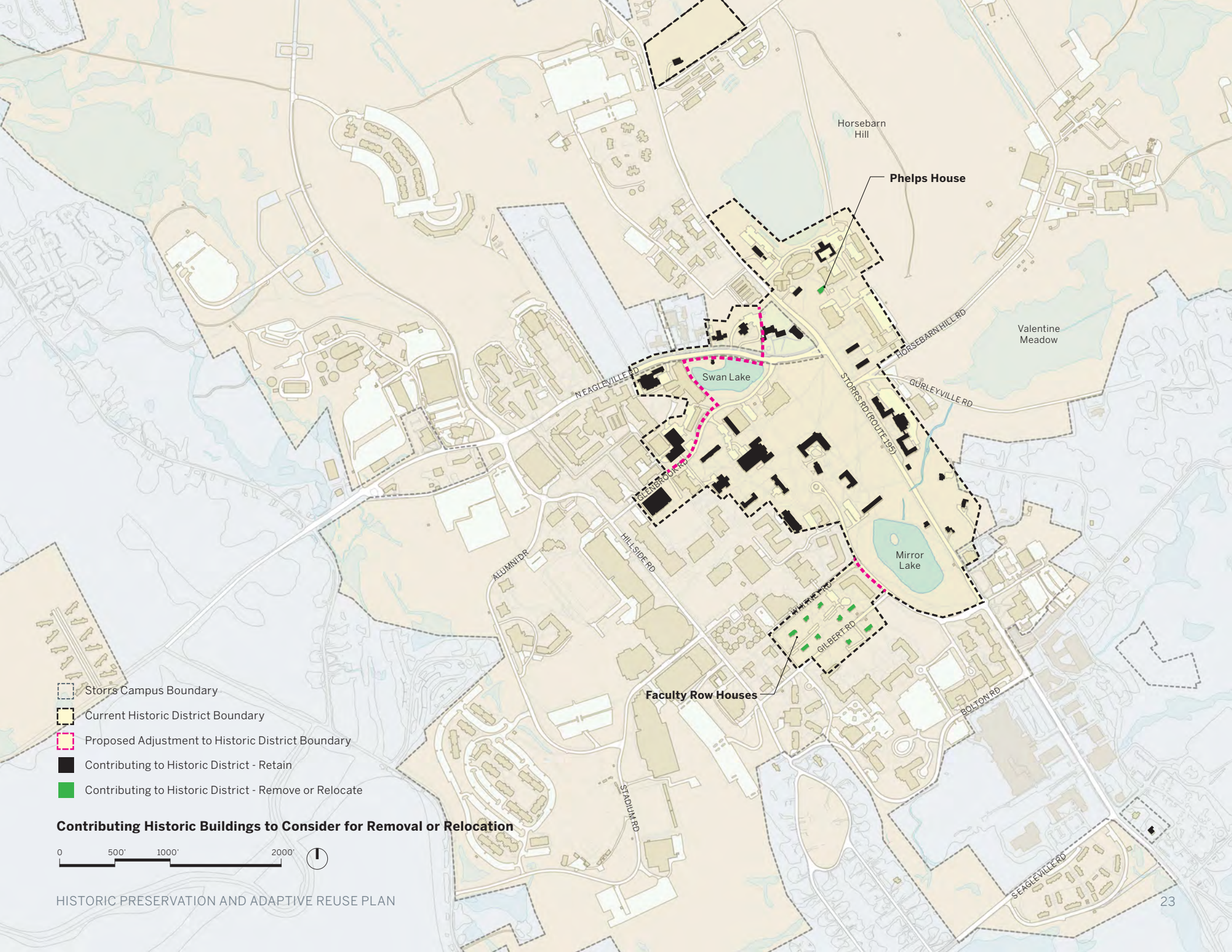
Currently nine houses remain along Whitney and Gilbert Roads, of the original nearly two dozen Faculty Row houses that once stood here and along Mansfield Road overlooking the southern end of Mirror Lake. Constructed by the Agricultural School from the 1890s to the 1930s, these houses served as residences for early University faculty. Many of the houses were removed in the 1950s, and some of the remaining houses were relocated to their current locations. Currently, some of these houses are vacant while others are used as University offices such as the College of Liberal Arts and Sciences Academic Services, the Design Center, the Heart Program, and the Institute of Public and Urban Affairs. The houses are currently sited within the proposed South Campus Commons and surrounding science, academic, and residential buildings. To accommodate this vision, the University should consider removing or relocating some or all of the houses. Since they carry historical significance in their storyline and siting, finding an appropriate context for relocation will be vital to preserving any sense of historic significance.



**Phelps House**

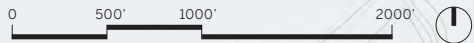
Constructed c.1890 on Horsebarn Hill Road Extension, this Victorian Vernacular style house is the only residential style building remaining in the center of the East Campus academic neighborhood. The house has been subdivided into two residential units which the University is currently leasing out. In the Master Plan, this house sits next to an expanded East Campus academic and research quadrangle and is severed from its original context; the University should, therefore, consider removing or relocating this historic building. Possible relocation sites include elsewhere on Horsebarn Hill, or to another historic village in Mansfield such as Spring Hill.





- Storrs Campus Boundary
- Current Historic District Boundary
- Proposed Adjustment to Historic District Boundary
- Contributing to Historic District - Retain
- Contributing to Historic District - Remove or Relocate

**Contributing Historic Buildings to Consider for Removal or Relocation**





# Depot Campus

## 2009 Master Plan

Although this Plan primarily focuses on the Storrs Campus, the Depot Campus has been identified as an opportunity site. Key possibilities to explore include the public/private development of a sustainable village, support space for the library and research labs, and the capacity to handle needed swing space during construction. To support any of these proposed functions, the University will require a clear plan for the existing buildings on the site. The 2009 University of Connecticut Depot Campus Master Plan draft report outlines four scenarios for the campus summarized below. However, the University may choose to manage the existing buildings at Depot Campus according to a new plan that is more in alignment with the goals of the larger Master Plan.

### Scenario A – Maximize Existing Facilities

This option calls for the renovation of nearly all structures on the Depot Campus and the stabilization of many of the most significant buildings in the Mansfield Training School and Hospital Historic District. It calls for the demolition of relatively few buildings and additions that are in particularly poor condition or detracting from the integrity of the original campus layout.

### Scenario B – Centralize

This option calls for the renovation of only about half of the existing buildings on Depot Campus, the stabilization of only two currently vacant buildings contributing to the Historic District, and the demolition of many buildings on campus including many buildings in the Historic District. Generally, this option favors buildings that are currently being utilized by the University over ones that are presently vacant.

### Scenario C – Hybrid

As the name suggests, this option is a hybrid of the two previous scenarios. It retains and stabilizes most of the buildings that contribute to the historic district, but not all. This option also calls for the demolition of some of the buildings currently in use that are at or approaching the end of their useful life.

### 2009 Preferred Alternative Scenario

This option takes Scenario C as a starting point. It preserves and stabilizes a cluster of buildings that were the core of the Girls' Campus at the Mansfield Training School and Hospital. The historic nurse's dormitory at Dimock Hall, a prominent building along Route 44 at the gateway to Depot Campus, likewise will be restored. This option does, however, call for the demolition of numerous significant buildings contributing to the Historic District, including the main school and gymnasium at Lamoure Hall, two girls' dormitories at Tredgold and Binet Halls and the Employee Cafeteria. This option also calls for the demolition of the remainder of the historic Boys' Campus and historic central support buildings. The demolition of these buildings – along with the cottages along Weaver Road – creates opportunity sites for new facilities, university support services, and the expansion of athletics and recreational fields towards Bonemill Road.



Mansfield Training School and Hospital c. 1956-1961



Lamoure Hall



Scenario A (2009 Master Plan)



Scenario B (2009 Master Plan)



Scenario C (2009 Master Plan)

- Demolish
- Stabilize
- Renovation
- Major Renovation
- Addition
- New Building



Preferred Alternative Scenario (2009 Master Plan)

- New Construction
- Existing Structure



## Depot Campus

### Strategy for Stabilization, Preservation, and Adaptive Reuse

Should UConn choose to create a public-private partnership with a developer in the future to transform the Depot Campus, the University will need to set up guidelines for the developer to renovate or demolish existing buildings. In the meantime, it is recommended that the University enhance its efforts to stabilize all buildings contributing to the historic district against further deterioration, so that preservation and restoration remain viable options. Many buildings on the Depot Campus contribute to the historic district. The relationships of these buildings to each other and to the landscape create the character that binds this historic district together. As such, it will be important to consider the renovation and reuse or the documentation and demolition of these buildings not simply on an individual level, but as clusters of buildings framing open spaces.

#### Historic Girls' Campus

The nucleus of the remaining Mansfield Training School and Hospital is the historic Girls' Campus. This horseshoe-shaped cluster consists of Knight Hospital, Wallace Hospital, the Main Kitchen, Baker, Goddard, and Mathews. With the removal of the 1961 hospital wing that occupies the central space of this cluster, the original relationship to the landscape can be restored. If preserving the character of the overall district is valued over the preservation of individual iconic structures, then this cluster is the heart of where preservation may focus.

#### Historic Main Campus

Branching off from the Girls' Campus up Ahern Lane and Weaver Road is the historic Main Campus, which includes Dimock, Lamourne, Tregold, Binet, the Employees Cafeteria, and the Mail Services/Surplus Building. While the historic integrity of this cluster is interrupted by additions to both the Employees Cafeteria and the Mail Services/Surplus Building, the

loss of Lamourne Hall's neo-classical portico, and the construction of two newer buildings – the Brown Building in 1973 and the Fuel Cell Institute in 2001 – the district is still largely intact. It retains the historic relationship to the Girls' Campus, and several of the buildings have an iconic presence atop the hill overlooking Route 44. If preserving the character of the overall district is a goal of the University, the renovation and adaptive reuse of many or all of these buildings may be considered.

#### Historic Boys' Campus

The historic Boys' Campus is not nearly as intact as either the Girls' or Main Campuses. Many structures were demolished in 1992, after the nomination of the historic district but before the closing of the Mansfield Training School and Hospital and subsequent acquisition by the University. The remaining buildings from this cluster include the Carpenter Shop, Johnstone, Norling, and Sequin. The former quadrangle was historically overseen by the superintendent from the White Building and Fernside Cottage across Route 44. Originally, the Boys' Campus was intentionally separated from the Girls' Campus. Since fewer of the original Boys' Campus buildings remain, the historic context is diminished and the preservation of these four buildings south of Route 44 is less compelling. The University may choose to create a new quadrangle anchored by these historic buildings, or these four buildings may become candidates for documentation and demolition in order to create a larger site for redevelopment. The White Building and Fernside Cottage, which remain in occupiable condition, are in harmony with the adjacent historic houses and rural landscape. They are not anticipated to interfere with future development parcels and are recommended for preservation.

#### Historic Service Campus

The historic Service Campus, situated at the base of the hill that separates the Girls' and Boys' Campuses, is comprised of five utilitarian structures: the Storehouse, the Powerhouse, the Garage, the Plumbing Shop, and the Pipe Storage Shed. With the possible exception of the Powerhouse, none of these buildings is of particular architectural interest. As utilitarian buildings, they were never laid out to have particularly harmonious relationships with each other or the landscape. As such, the strongest case for the preservation of these structures would be a goal of total preservation of the district. If, on the other hand, it is decided to remove the remaining buildings from the Boys' Campus, then a path of documentation and demolition may be followed for these buildings as well in order to open a larger brownfield site for redevelopment.

#### Remaining Historic District

The remaining buildings contributing to the historic district consist of houses and farm structures scattered across Stafford Road and Spring Manor Farm. These areas are not recommended for future development.

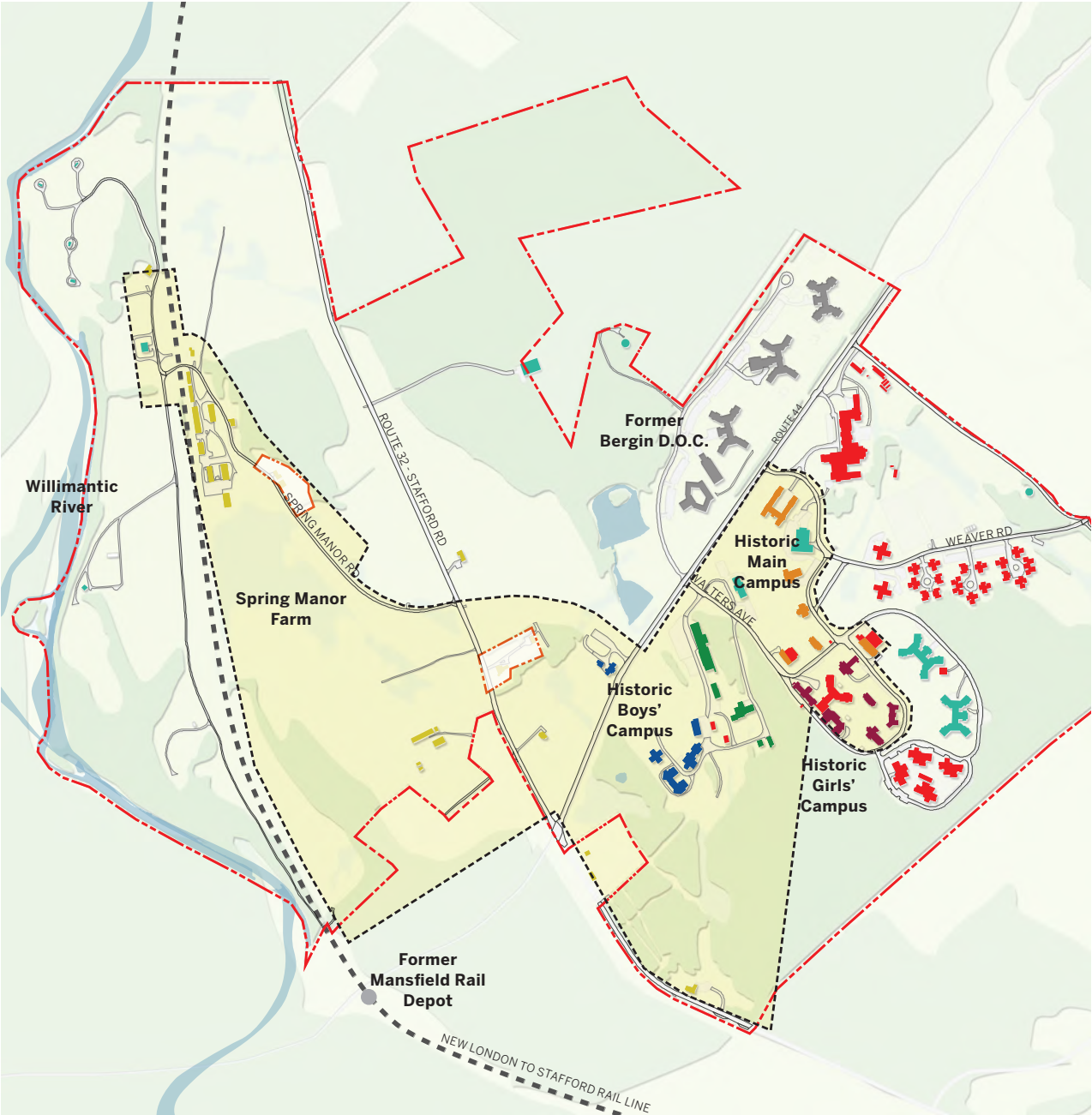
#### Buildings Not Contributing to the Historic District

Many of the non-historic buildings on the Depot Campus were originally built to a level of relatively poor quality and are not aging well. This includes the three clusters of cottages along Weaver Road originally built as group-homes for the Mansfield Training School and Hospital in 1975; the adjacent single-story Walters and Kennedy Buildings (1973); the grouping of four cottages (1982) on Ahern Lane with a more recent greenhouse; the Longley School (1952); the greenhouses at Bonemill Road currently leased out by the University; the previously mentioned additions to the Knight Hospital; the Employees' Cafeteria and the Mail Surplus Building; and numerous scattered

sheds, pavilions, and garages. These buildings are not expected to age well over the time frame of this Master Plan, and, since they do not contribute to the historic district, it is recommended that they be the first buildings targeted for removal to facilitate a partnership of the University with a developer.

There are several buildings on Depot Campus which are new enough that they do not contribute to the historic district but could be maintained in acceptable condition throughout the next twenty years and beyond, if it is deemed beneficial to both the University and the future partner developer. This includes the Brown Building (1973) and the Fuel Cell Institute (2001). These buildings are currently in use by the University and may be found suitable for adaptive reuse to accommodate the eventual vision for Depot Campus.

- Storrs Campus Boundary
- Historic District
- Contributing to Historic District - Main Campus
- Contributing to Historic District - Girls' Campus
- Contributing to Historic District - Boys' Campus
- Contributing to Historic District - Utilitarian Campus
- Contributing to Historic District - Other
- Non-Historic Tentatively to Retain
- Remove
- Not University Operated



Depot Campus: Strategy for Stabilization, Preservation, and Adaptive Reuse





# Implementation Strategy

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Renovation, Adaptive Reuse, and Historic Preservation	30
STEM Facility Renovation	32
Contributing Historic Buildings Renovation	34
Residence Hall Renovation and Development	36

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# Renovation, Adaptive Reuse, and Historic Preservation

## Implementation Strategy

Meeting the facility needs of a university campus is about more than the quantity of built space; it is also concerned with the quality and functionality of all spaces on campus. The development of a comprehensive renovation and adaptive reuse schedule is vital for maintaining desirable facility conditions across campus. Within the twenty-year duration of this Master Plan, most existing buildings will require renovation in order to keep legacy space relevant for future needs.

### Longevity of Building Fabric

Extending the length of an existing building's functionality with a comprehensive renovation is often more sustainable and economical than replacing the building. Although this Master Plan suggests a loose time frame for renovations required in the near, mid, and long term, it is recommended that the University engage promptly in a comprehensive study of existing building conditions and needs so that a more detailed schedule of project prioritization can be developed. This Master Plan suggests which buildings are anticipated to remain at a minimum through the next twenty years. It is recommended that this comprehensive facilities condition assessment commit to recommending each existing building to either a date for renovation or for removal. Further, the scope of proposed renovations should be tied to the expected longevity or useful life of each building and its contribution to overall campus goals. Separate, detailed studies of the STEM buildings, the historic district buildings, and all residence halls are suggested to be examined individually. Descriptions of the recommended work are found in the subsequent sections.

### Meeting Future Programming Needs

This Master Plan has proposed many new buildings on campus. It is recommended that a future study analyze which academic, administrative, and other departments are anticipated to move into these new buildings so that the impact of newly vacated space in existing buildings is understood. The study should examine the impact of proposed relocation of departments between existing buildings, such as the conversion of Wilbur Cross into an administrative hub. To program the relocation of campus departments, the University should refer to this Master Plan for overall goals and needs before making decisions at the individual building level. This data will inform facility renovation need, reveal available swing space, and drive renovation sequencing. Whenever possible, the University should utilize existing buildings as swing space rather than construct temporary facilities. The study should result in a comprehensive strategy for the sequencing and choreography of these movements throughout the campus.

A study of the future programming of existing buildings should also refer to the overall campus programming findings discussed in the Space Needs Analysis. From a macro perspective, it was found that legacy spaces are frequently not in alignment with current standards. For example, legacy campus offices tend to be over-sized compared to modern standards, while legacy residence hall bedrooms tend to be under-sized.

### Unifying Individual Renovations with the Master Plan

Integrating the required renovation, adaptive rehabilitation, relocation, and demolition of existing buildings into the goals and framework of this Master Plan will require more than a study of the building condition and program. Comprehensive consideration of required building, utility, and landscape projects will result in a more effective use of resources and a more unified campus. During the implementation of all required work on existing buildings, the University should follow the sustainability recommendations contained within the Master Plan. Renovations inherently involve the reuse of space and materials which can contribute to a decrease in the University's ecological footprint. If a building or a portion thereof is to be removed, it is recommended that the University follow a consistent policy of recycling building materials when possible and deconstructing rather than demolishing existing buildings so that materials can be salvaged and reused.

### Renovation and Reuse Strategy: Key Steps

- Establish physical condition of buildings and the extent of renovation required to extend useful life.
- Determine appropriateness of the existing buildings to meet anticipated needs.
- Determine suitability of existing buildings in terms of location relative to anticipated future needs.
- Determine suitability of existing buildings for adaptation to alternate uses.
- Determine suitability of existing buildings to support overall campus planning goals, including the historical narrative.
- Make recommendations for the future role of the existing buildings in terms of their appropriateness to meet the future needs of the University.





Addition to Bousfield Psychology



# STEM Facility Renovation

## Implementation Strategy

Beginning as an agricultural school, the University is built on a science foundation. With the pressing need to feed a growing global population on a finite amount of land, this agricultural science history is coming full circle. *Next Generation Connecticut* and this Master Plan position the University for a unique opportunity to enhance the collaboration between STEM fields spread across the Main, East, North, and Depot Campuses. The renovation strategy developed for the STEM facilities should be considered comprehensively so that the campus fabric supports the larger University goal of encouraging these disciplines to work together. Interdisciplinary collaboration can be encouraged or hindered by the design of the physical environment in and around these facilities.

The near- and even mid-term phases of this Master Plan are driven in large part by NextGenCT funding, which focuses on enhancements to the University's science, technology, engineering and math (STEM) disciplines. While several new buildings proposed in this Plan will be dedicated to improving the facilities utilized by these fields of study, it is also inevitable that many existing spaces will need to be maintained and updated. It will be important for the University to study how the future occupants of new STEM buildings are expected to interact and collaborate with individuals in fields of study which are to remain in the existing buildings, as this may impact the programming and scheduling of renovations to existing facilities.

### Understand Building and Programmatic Needs

Many STEM facilities, such as Chemistry, Pharmacy, Biology/Physics, and Agricultural Biotechnology, are relatively new and are not expected to require major renovations until the end of the time frame of this Master Plan, at the earliest. Other facilities, such as the Gant Complex, the Atwater Laboratory, and the Biobehavioral Buildings, are expected to require extensive renovations. STEM departments are expected to be relocated out of facilities such as Beach Hall, which are no longer well-suited to discipline standards. Still other facilities currently serving STEM fields are anticipated to be removed completely. Since many of the STEM disciplines have unique space and laboratory requirements, the sequencing of renovations with minimal reliance on laboratory swing spaces will be of particular importance to consider while planning these renovations.

While studying the expected programming needs for renovated buildings, the University should refer to the Space Needs Analysis, which notes macro-scale findings for the quality of lab space on campus, and make the appropriate upgrades during renovation. Both over- and under-crowding and over- and under-scheduling of rooms were found to be problematic for these lab spaces. When programming the renovation of STEM buildings, it is recommended that the University consider these larger findings in addition to specific requirements for each department in order to promote the maximum efficiencies and usability of spaces.





EDWARD V. GANT  
SCIENCE COMPLEX

Renovations to the Gant Science Complex



# Contributing Historic Buildings Renovation

## Implementation Strategy

The buildings contributing to the University of Connecticut Historic District are currently used for a diverse range of purposes, including academic, administrative, agricultural, residential, and cultural functions. Society's collective desire to preserve these physical manifestations of history makes historic buildings natural candidates for thoughtful renovation and adaptive reuse.

Wilbur Cross was originally built in a prominent location at the crest of a hill to house the academic library. When the collection outgrew the space, Wilbur Cross was converted into a hub for student services. This plan proposes that, in the future, the building will become the University administrative hub. Likewise, Austin Hall is now the home of the College of Liberal Arts and Sciences but was originally constructed as Warring Hall for the Chemistry Department. It is anticipated that Beach Hall will undergo a similar programmatic change from housing science fields to liberal arts fields when it is renovated. Work was recently completed on the Widmer Wing addition to Storrs Hall, the earliest constructed building remaining on the Main Campus. As the needs of the campus change, the historic buildings must evolve and remain relevant.

### An Integrated Program for Adaptive Reuse

When considering a strategy for the programming, renovation, and adaptive reuse of buildings in the historic district, the overall goals of this Master Plan should be the basis of decision making. Just as science hubs are being strengthened elsewhere on campus, the Plan has targeted the buildings of the Heritage District as a hub for University administration. As departments are relocated to different facilities, there will also be an opportunity to enhance the presence of many liberal arts fields in the District, bringing more life to a quiet part of campus. As with all renovation projects, it is recommended that buildings are paired with landscape projects to improve the quality of the campus environment both inside and out. The historic landscape is a vital part of the preservation of the historic campus. This is perhaps most evident in the barns and agricultural buildings that contribute to the historic district. The meaning and stories of these structures is tied to the landscape, and the preservation and adaptive reuse strategy developed for these buildings is critical. Creative architectural solutions can carry both functional relevance and historic memory into the University's future.

### Understanding the Condition of Buildings

As anticipated programming for historic buildings is determined, an assessment of required work in each building should be undertaken. Due to their age, it is anticipated that there may be a need for more extensive renovation work on the historic buildings than others on campus. Legacy spaces, either original to the buildings or added as a part of a previous renovation, may not be sized appropriately for modern standards; more creative programming and architectural solutions may be required in the historic buildings so that they remain relevant. Likewise, many of the historic buildings may require extensive mechanical system upgrades, adding

complexity to the renovation process. It is recommended that an inventory of original details, particularly interior details, is conducted, as this may impact the extent of renovations recommended for each buildings.

### A Comprehensive Strategy for Renovation

There are no legal requirements for the University to follow any particular protocols when designing and implementing renovation work in its historic buildings. However, it is recommended that documentation of original architectural details and the story of each building's history are assembled to inform the renovation work, so that a more rich experience of the University's history may be brought to light by these buildings. The renovation of different buildings or different spaces within each building may offer possibilities for unique architectural solutions. Some buildings or rooms may be restored to a condition similar to the original design, while others may call for a modern aesthetic. The ultimate architectural strategy will need to be determined on a building-by-building basis; however, the University should develop a set of guidelines to inform decision-making for the renovations so that the integrity of the District as a whole is maintained.

This Master Plan suggests that not all of the contributing historic buildings are expected to remain in the future. As a state entity, the University is under no legal obligation to retain these buildings, but it must consult with SHPO, which will oversee the process in an advisory capacity. If the University decides it is interested in pursuing either relocation or documentation and deconstruction of any building contributing to the four historic districts within its land holdings, a study of options and a public process should be conducted.

It is recommended that UConn engage in discussions with SHPO, preservationists, the community, and the

general public to inform a comprehensive strategy for the historic districts. Further, the University should study the architectural and historic significance of each building in question; the economic implications of relocation versus documentation and removal; possible sites both on and off campus for relocation; and programming options for the houses should they be relocated on-campus versus the possibility of transferring them to a third party.

#### **Preservation Strategy: Key Steps**

- Determine the suitability of the contributing historic building stock to meet future needs identified in the Master Plan.
- Utilize the historic districts and their contributing historic building stock as a part of the campus legacy and as a significant determinant of the form of the plan.
- Determine the potential value of each contributing building to support the historical and cultural narrative of the campus consistent with the principles of the Historic Preservation Act of 1966.
- Determine potential to relocate contributing buildings or building groups where feasible.
- Define and establish appropriate processes for communicating and securing public input.



Addition to the Historic Storrs Hall



Facade renovations are needed on the South Campus Residential Halls



# Residence Hall Renovation and Development

## Implementation Strategy

While this Master Plan considers overall development needs of the campus over the next 5, 10, and 20 years, particular attention must be paid to the needs of residential life. There is an apparent widespread need for renovation of existing residential buildings and currently no available swing space to house students during renovations, much less the capacity to accommodate targeted enrollment growth. It is recommended that the University engage immediately in a detailed study of a ten- or even twenty-year residential hall construction and renovation schedule.

Currently, UConn houses students in more than 20 residential buildings and complexes. These facilities range from traditional dormitories to more modern suites to apartments. In 2013, the University housed 12,437 residents – approximately 70% of the undergraduate student body. The University has indicated that it will continue to target this 70% undergraduate housing rate into the future.

Overall, campus residence halls are currently at 1,273 beds (10%) over original design capacity. This overcrowding has been achieved by adding more beds to rooms than had initially been intended, by converting lounges and study spaces into bedrooms, and by utilizing overflow spaces never intended to be residential halls, such as the Nathan Hale Inn.

### Space Analysis

A chief goal of the renovations will be to alleviate the overcrowding and to return each renovated residential hall to a capacity more in line with either the original design intent or modern residential hall standards. The residence hall study should compare the original design capacity for each hall to its current occupancy to determine which are in the greatest need of de-crowding. The study should also analyze a typical floor plan of each hall to assess the possibilities in each structure to allow for larger bedrooms in line with modern standards. Additions to existing residential buildings should also be considered, particularly if there is a need for additional social spaces to make up for legacy under-sized bedrooms. The form of any additions should be assessed within the goals of the overall Master Plan. The study should determine the targeted number of beds in each hall post-renovation.

### Accommodating Enrollment Growth

Targeted enrollment growth will have a huge impact on the schedule for both new construction and the renovation of existing residential halls. Although this Master Plan projects between 1,000 and 5,000 additional students enrolled over the next 10 years, the University must project the undergraduate enrollment growth rate for each year in the study. Targeted growth may or may not be linear over the next ten years, and it will be important to accurately predict housing needs on campus on a year-by-year basis. Once the targeted enrollment growth rate is established, an annual housing need can be determined by applying the 70% on-campus undergraduate housing goal to overall enrollment figures.

Currently there are two new residence halls under design. The STEM Residence Hall on West Hill is anticipated to house approximately 720 residents when it opens in the fall of 2016. The Honors Residence Hall is anticipated to accommodate 650 students when it opens on a site overlooking Mirror Lake in the fall of 2017. Combined, the capacity of these two new residence halls could alleviate current over-crowding and allow minimal swing space for small renovations. However, this factors in neither the projected enrollment growth nor the demolition and subsequent on-site replacement of existing residence halls as indicated in this Master Plan. A study of residence hall construction and renovation needs must be implemented before any existing halls can be taken off-line for renovation or replacement.

### Planning for Replacement Facilities

The Master Plan indicates three residence halls that are targeted for on-site replacement: the Mansfield Apartments, the four West Campus Residences buildings, and the Connecticut Commons complex. These halls currently house 263, 508, and 439 residents, respectively. The study must indicate how the University will accommodate the additional housing need created while these sites are offline for construction.

New construction at these three sites is important to the overall goals of the Master Plan. The underutilized site of the Mansfield Apartments is planned potentially for a mixed-use development and parking garage. Paired with this project will be higher density apartment buildings similar in scale to the new Storrs Center development and the urbanizing context of this district. New buildings at the West Campus and Connecticut Commons sites will flank the ceremonial entrance roadway once Whitney Road is extended through to Hillside Road. These new mixed-use buildings will have residential units above a ground floor occupied by student services that will contribute to the making of a “Main Street” on Hillside Road.



Renovation of McMahon Dining Hall



Storrs Center: a model for apartments on the south part of campus



# Residence Hall Renovation and Development

## Implementation Strategy

### New Construction on Low Barrier Sites

In order to achieve these strategic goals through new construction, the study should consider the construction schedule of other new residence halls on sites where current uses can more easily be displaced. In addition to the upcoming design and construction of the STEM and Honors Residence Halls, the Master Plan indicates two additional sites that may be better suited to immediate development.

- At *South Hillside Road*, a new mixed-use residence hall to the southeast of McMahon could, similarly to the West Campus and Connecticut Commons sites, contain student services on the ground floor and contribute to a more vibrant Hillside Road. Other than the steep terrain (which could also be considered an asset), this site poses no barriers to immediate development.
- On *South Hill*, to the west and just uphill of the South Hillside Road site, the Master Plan proposes several residential buildings or a student recreation center on Y-Lot. These buildings could offer excellent views and also be a gateway connecting the proposed South Woodland Corridor to recreational trails in the Separatist Tract and ultimately off campus to the Joshua's Trust land. Since several buildings are indicated in the Plan, this site could be divided into several phases of development. To build on this site, the University would have to account for the loss of surface parking, perhaps by including an underground garage terraced into the hillside.

### Establishing a Prioritized Schedule for Renovations

After enrollment growth and demolition swing space have been considered, the study should focus on scheduling residence hall renovations. It is recommended that the study begin with a full facility conditions assessment. It is assumed that the older residence halls are more in need of renovations in the near and mid term and are suffering disproportionately from over-crowding. The study should confirm, on a building-by-building basis, if this is the case and establish a prioritization schedule for renovations. Under these assumptions, nine residential complexes are likely to require renovation in the next 20 years.

- *North Campus* currently houses over 1,400 residents. The Master Plan indicates that this complex is to remain at least through 2035, at which point the structures will be nearly 85 years old. The study should consider the long-term goals for these buildings and site, and scale the extent of the renovation accordingly. The study should consider more extensive work on this complex including adjacent improvements to pedestrian circulation that would allow exterior east-west circulation across the site. The study should consider a phased renovation of the 10 buildings plus dining hall.
- *The Towers* currently house 950 residents in six buildings. The renovation should be considered along with a Storrs Road streetscape and gateway experience study. The study should consider a phased renovation of the buildings.
- *McMahon*, which houses over 600 residents, has just undergone extensive renovation with an addition to the dining hall, and work on the loading dock is scheduled in the near term. However, renovation to the residence halls in the above

towers should be considered to uniformly bring this building up to date.

- The three historic East Campus residential halls – *Holcomb*, *Whitney*, and *Sprague* – should be considered for renovation as a group. Together they house more than 350 residents. The renovation should be considered within the context of a Storrs Road streetscape study as well as the designs for both the North and South Woodland Corridors.
- *Ellsworth and Hale Halls* atop West Hill house a combined 625 residents. The renovation should be considered in the light of changing context due to the development of the STEM Residence Hall and new science buildings in the area.
- *Shippee* houses nearly 300 residents and contains a dining hall. The scope of renovations to this building should reflect the changes to the context from the new Storrs Center development and reflect long-term goals for the area.
- *Buckley* houses 450 residents in a mid-rise tower. Like at Shippee, the study should consider the changing context of this hall when establishing the scope of renovations.
- The four mid-rise towers of the *Alumni Quad* house more than 970 students. The study should consider a phased renovation of these buildings as well as the influence the South Woodland Corridor.
- *Northwest Quad* is currently home to approximately 1,015 residents. These Halls were renovated along with the construction of the Northwest Dining Hall in 2000. Like the North Campus residential halls, by the end of the twenty year time frame of this Master Plan, these six buildings will be nearly 85 years old. The study should consider the extent of renovation in the context of the long-term goals for this site.

Buildings that were constructed more recently are not expected to require the major renovations and upgrades needed in older buildings, nor are they expected to be operating significantly over design capacity. Under these assumptions, there are six building complexes tentatively not flagged for renovation until the long-term plan or beyond. By this time, all the building complexes listed below will be 30-40 years old – at which point many are likely to come due for renovation. With this in mind, it will be crucial to have a clear schedule to complete the renovations of the previously listed older residence halls before addressing the newer ones.

- *South Campus* (1998), 710 Residents – scheduled for immediate renovation to repair the façade only
- *Garrigus Suites* (2001), 660 Residents
- *Hilltop Apartments* (2001), 1,200 Residents
- *Busby Suites* (2003), 665 Residents
- *Charter Oak Apartments* (2003), 620 Residents – ongoing code compliance upgrades
- *Husky Village* (2003), 300 Residents

The residence hall renovation study should indicate the level of renovation required in these buildings and the time frame for the work. Alternatively, if these buildings are currently found to be in good condition, regular maintenance might be suggested through the near and mid term, with scheduled re-evaluation of building conditions in the future.

Other considerations to keep in mind while studying the overall capacity of residence halls include the following:

- There are currently 40 students housed in the *Nathan Hale Inn*, which has been utilized as overflow housing. This building was never intended

to be a full-time residential community, and it is recommended that the University prioritize alleviating the need for this swing space, or consider purchasing the facility.

- One pair of residential buildings on East Campus – *Grange and Hicks Halls* – has been targeted in the Master Plan for adaptive reuse. Currently these buildings house approximately 210 residents. The Plan calls for converting them to academic classrooms or offices. The University will have to accommodate the housing that will be displaced by this conversion. Alternatively, the site may be reconsidered as a new, larger gateway residential complex. Its location and visual prominence make it a high-value site that could accommodate a 600-700 bed residence hall.

### Sequencing Improvements

After renovation need for each residence hall is established, the study should determine a preliminary construction sequencing and timing schedule, bringing together expected renovations, demolitions, conversions, and new construction. Some renovations may be expected to be completed over one summer, while other buildings may be found to require more extensive renovation and remodeling work, and bedrooms may be required to be taken offline for a semester or a school year. The schedule produced by this recommended study should incorporate all the time a building or portion thereof will be unavailable for resident occupancy such that, under the pressures of renovation and enrollment growth, the University can maintain the targeted capacity of its residence halls. The schedule will need to factor in potential changes to the number of residents in a hall post-renovation.

If enrollment growth is projected to be high and construction schedules are anticipated to disrupt the occupancy of residence halls during the academic year, the University may need to explore further options. One possibility might be to increase the volume of the proposed new residence halls previously discussed. Another possibility would be to add on to some of the existing residence halls when they are scheduled for renovation. A third option is to study constructing additional new residence halls considered in the Master Plan at an accelerated pace. Additional sites that have been considered for long-term residential development or beyond include:

- Along Alumni Drive between the West Hill residential neighborhood and the proposed Science Quad on X-Lot
- The site of the current North Campus residential quad could be studied for a comprehensive redevelopment to accommodate a greater number of student residents in the neighborhood

A study of graduate student residences is also suggested to be conducted separately but concurrently. This study may focus on the development of housing on sites further from the core of the Main Campus, such as Northwood Apartments and Depot Campus.





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