Loebl Schlossman & Hackl

in association with

PSA-Dewberry

Chicago, IL
Eastern Illinois University
1999 and 2002 Campus Master Plans
Charleston, IL

- 1999 Plan
- 2002 Update

EIU Experience

- Highly Participatory Planning Process
- 320 Acre Campus
- Create a Pedestrian-Friendly Campus with a Perimeter Vehicular Network
- Organize Core Functional Elements into Discreet Zones
- Create a Strong Campus Image
- Provide Development Guidelines
Campus Master Planning

- What is a master plan?
- Why do you need a master plan?
- Who will create the master plan?
- What is the planning process?
- How long will it take?
A master plan is an ACTION PLAN for development. It advances the vision of the institution, serves as a catalyst for change, and provides a flexible framework for decision-making over time.

Integrated with strategic, academic and financial planning, it includes written statements of vision, goals, program, enrollment and staff projections, space needs, capital plan schedules and costs; and graphic statements of the campus location, size, form, character, image and environment.

It includes both proposed new building growth and proposed existing space reallocation. It defines the infrastructural systems and outdoor spaces that unify all functions of the university and foster a sense of community.

Master planning is also a PROCESS, a multidisciplinary team effort, guided by the academic and organizational expertise of the institution's collective leadership. A successful process can unite all elements of the institution as well as its community to speak with one voice: this is what we want our campus to be!
EIU Values and Strategic Objectives

We value:
• Excellence
• Personal relationships
• Accessibility to an EIU education
• Service

The four values directly support four strategic objectives which will guide our future actions:

• Uphold excellence in all we do.
• Strengthen the EIU personal experience for all members of the EIU community and all whom we serve.
• Enhance accessibility and affordability of an EIU education.
• Support service to each other and to our community, region, state, nation, and world.
Planning Objectives and Outcomes

• Planning team: provide strong facilitation skills in a transparent process: buy-in is invaluable.
• Create a rigorous and defensible data base
• Provide a foundation for decision-making
• Solve space needs: academic, extracurricular, support and residential
• Accommodate planned campus population growth
• Solve parking and traffic problems
• Determine utility needs and plan distribution
• Maximize campus safety and security
• Provide flexible scenarios for development
• Create a cohesive physical identity that weaves the campus into the community and region
Informing the Project: Trends and Ideas

- Blended education: face-to-face, e-learning, lecture capture
- Student as demanding consumer: quality of life
  - residential, athletic, cultural, social
- Multifaceted participatory planning
- Sustainability-based planning
  - Reduced car trips/walkable campus
  - Reduced dependency on fossil fuels
  - Natural stormwater drainage to reduce infrastructure impact
- Security and safety a front-burner issue
- Cross-disciplinary teaming
- Commercialized research
- Non-traditional capital funding
Defining the project – Key Elements

Key Project Structures

• Project Mission & Scope
• Delivery Strategy
• Team Organization
• Project Communications
• Stakeholder Involvement
• Interactive Planning Process

Key Project Products

• Program Requirements
• Site Analyses
• Site Planning Scenarios
• Cost Estimates
• Project Deliverables
Deliverables

- **Updated Data Base**
  - Existing Site Plan, Underground Utility Plans, Existing Assignable Space by Department

- **Space Program**
  - Space Standards, Space Calculations

- **Master Plan**
  - Space Allocation Strategy, Site Plan, Overlay Plans

- **Implementation Plan**
  - Construction Cost, Schedule
Master Planning: Why

- Provide a physical response to the Strategic Plan
- Respond to change in leadership
- Address pressing facility needs issues
- Improve space allocation, distribution and utilization
- Beautify the campus
- Incorporate sustainability objectives
- Address deferred maintenance & renewal projects
- Evaluate potential land acquisition & disposition
- Improve town-gown and gown-gown relationships
- Enhance recruitment & retention
- Respond to change in local government requirements
- Meet pre-requisites for local/ state funding approval
Sustainability Objectives

- **Environmental Benefits**
  - Reduce Natural Resource Consumption
  - Reduce Carbon Off-gassing and Pollution
  - Save the Planet

- **Economic Benefits**
  - Reduce Operating Costs

- **Health and Safety Benefits**
  - Enhance Occupant Comfort and Health

- **Community Benefits**
  - Minimize Strain on Local Infrastructures
  - Improve Quality of Life

*Mixed-use developments save open space and encourage walking*

*Rain garden used for natural stormwater detention*
Master Planning: Who

Consultant Team

Core:
- Campus master planning architect
- Landscape architect
- Site infrastructure engineers

As required:
- Building engineers
- Space use planning consultant
- Telecommunications consultant
- Parking consultant
- Traffic Consultant
- Food services consultant
- Cost estimator

Broad Representation of Campus
Local Government & Community Participation
Stakeholder Involvement

- Board of Trustees
- Senior Administration
- Steering Committee
- Campus and Community Groups
  - Faculty & Staff
  - Students
  - User Groups
  - Neighborhood Groups
  - Community at Large
- Federal/ State Government
- Municipal Government
- County Government
**Steering Committee**
- Role: directions and decisions
- 16 people
- Empowered decision maker

**Extended Group**
- Role: input and feedback
- Faculty, students, staff, key alumni, authorities

**Community**
- Role: feedback
- Neighborhood groups, businesses, other organizations
Project Communications Structure

- Direct Line of Communications between LSH Planning Team members and their counterparts at EIU.
- Formal Communication between EIU’s Project Coordinator and the Lead LSH Campus Planner.
Master Planning: Process

- Institutional Planning
- Participating
- Communicating
- Visioning
- Assessing
- Planning
- Implementing
Institutional Planning Process
Gaming Worksessions encourage non-planners to participate in physical planning in a meaningful way.

Visual Programming Worksessions encourage broad participation and stakeholder buy-in.

Town Meetings allow everyone to feel like they’re all in this together.
Planning Worksessions

Participation creates stewardship, consensus-based decision making and often yields great ideas.

Board Trustee designing proposed detention pond

final detention pond as designed by Board Trustee
Proposed Planning Methodology

- Vision
- Assessment
- Planning
- Implementation
Vision

PROGRAM
• Mission
• Growth
• Goals
• Values
• Image
• Sources

FACILITIES

CAPITAL

Assessment
Planning
Implementation
Assessment

- Site Assessment
- Space Assessment
- Sustainability
- Work Sessions
Site Assessment

Assessment Criteria

- Land use
- Environment
- Topography
- Functional zoning
- Open space
- Vehicular circulation
- Parking
- Pedestrian circulation
- Utilities
- Expansion potential
Space Assessment

Collect / Verify Basic Data

- Space Inventory/Building Floor Plans
- Personnel Data
- Student Enrollment
- Classroom Utilization
- Credit Hours of Instruction
- Academic/Strategic Plan

User Interviews and Facility Tours

Calculate Space Needs

- Develop Parametric Criteria
- Model Expected Changes in Enrollment, Staffing etc. by Department.
- Space Need Calculations
- Model Impact of Proposed Changes to the Space Inventory.

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<th>Existing</th>
<th>Proposed Program / Final Target</th>
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<td>Rooms</td>
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<td>Total Lab</td>
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| 506 Office|        | 15,000    |           |        | 45,000    |          |

| 606-900 Office|        | 15,000    |           |        | 45,000    |          |

DEPARTMENT TOTAL ASF: 15,500

Notes:
- ASF: Assignable Square Feet, space coded as assignable in EU’s Space Inventory.
- Code: Identify EU space standards. TL: teaching lab, PD: private office, IV: individual workstation.
- Program ASF: Space requested by department.
- Target ASF: Space approved by EU Steering Committee for ultimate phase master plan.
- WSH: Weekly Student Contact Hours, the number of scheduled course hours in which a student occupies an instructional space during a one week period.
Planning

- Vision
- Assessment
  - Space Accommodations
  - Site Organization
  - Site Development
  - Phasing
- Implementation
Space Accommodations

- Consolidate Department Space
- Improve Campus Zoning
- Identify New Building Space
Site Organization

- Conceptual Strawman
- Space Allocation
  - Consolidate Departmental Space
  - Improve Campus Zoning
  - Identify New Building Space
- Identify Available Sites
- Building Footprint Testing
- Development Options
Site Development

Alternative Development Diagrams

Chicago State University
Phasing

Phasing is based on need:
- Critically needed
- Needed
- Long term (aka wish list)

Phasing Components:
- Buildings
- Roads and Parking
- Landscape
- Infrastructure
Documentation

- Phased Plans
- Document
- Model
Master Planning – How Long

Visioning: 1 week
Site & Space Assessment: 4 weeks
Programming: 8 weeks
Space Accommodations Planning: 4 weeks
Conceptual Planning: 4 weeks
Master Planning: 4 weeks
Documentation: 2 weeks

Total: 27 weeks
(6 months)
The Products

- Linked Functional/Facilities/Capital Plan
- Long-Range Capital Improvements Plan
- Day-to-Day Planning Tool
- Administrative Governing & Monitoring Tool
- Retention & Recruitment Tool
Summary

A successful master plan:

- Assesses existing site, building and space conditions
- Creates a scenario for departmental space growth and allocation
- Encourages buy-in thru broad participation
- Establishes place-markers and conceptual options for a variety of proposed projects
- Improves site dynamics by the careful shaping of open space
- Fosters a consistent built-form context of mass and scale
- Integrates or improves vehicular/ pedestrian circulation
- Provides the physical component to achieve sustainability
- Conserves or enhances environmental site features

Master Planning is of value to you because it:

- Brings the Institution and its Community together
- Synthesizes strategic and program objectives into physical solutions
- Minimizes operating costs by implementing sustainable design principles
- Provides a road map for prioritized growth
- Protects the long-range vision of the institution from short-term solutions
- Identifies when and where capital expenditures will be needed
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