



Loebl Schlossman & Hackl

in association with

PSA-Dewberry

Chicago, IL

EIU Experience



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

- 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?

Master Planning: What



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

Site Plan



Overlay Plan



- **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



Mixed-use developments save open space and encourage walking

- **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



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

Team Structure

Steering Committee

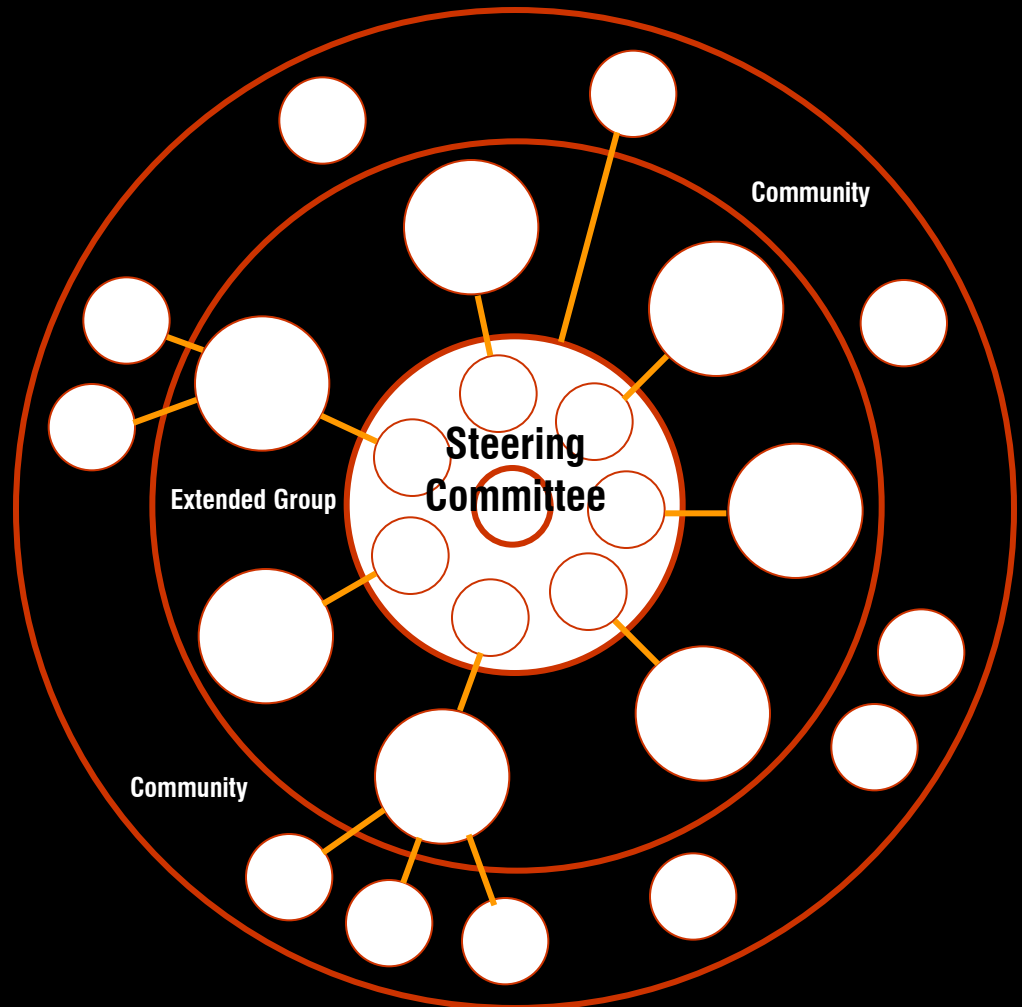
- Role: directions and decisions
- 16 people
- Empowered decision maker

Extended Group

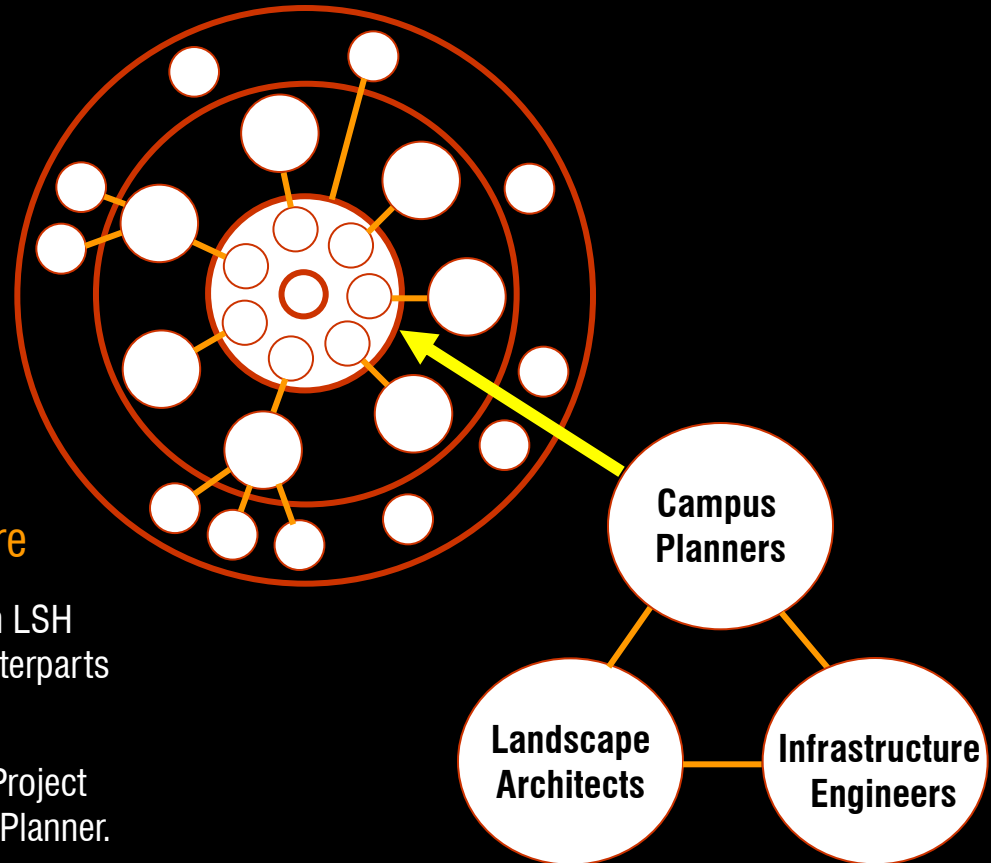
- Role: input and feedback
- Faculty, students, staff, key alumni, authorities

Community

- Role: feedback
- Neighborhood groups, businesses, other organizations



Project Communications



Project Communications Structure

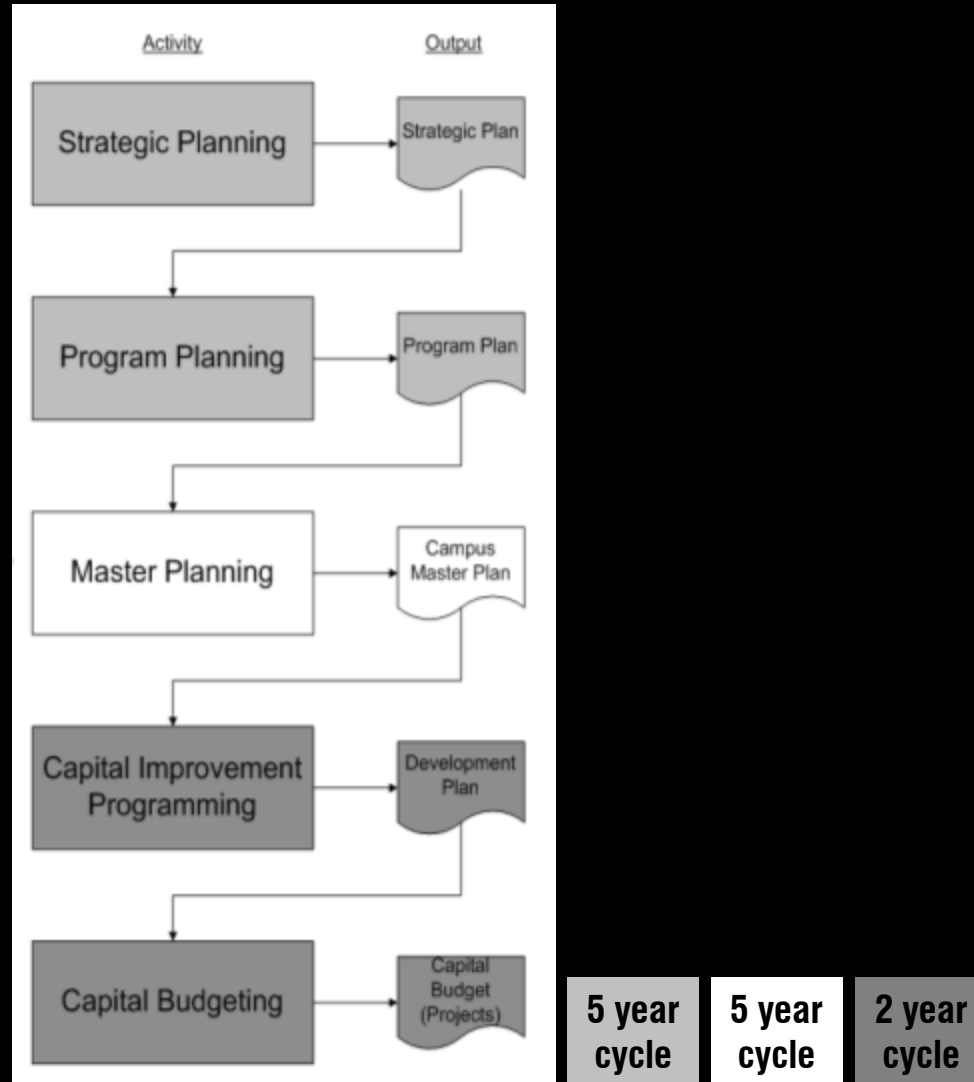
- Direct Line of Communications between LSH Planning Team members and their counterparts at EIU.
- Formal Communication between EIU's Project Coordinator and the Lead LSH Campus Planner.

Master Planning: Process



- Institutional Planning
- Participating
- Communicating
- Visioning
- Assessing
- Planning
- Implementing

Institutional Planning Process



Participatory Process

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



Town Meetings allow
everyone to feel like
they're all in this
together.

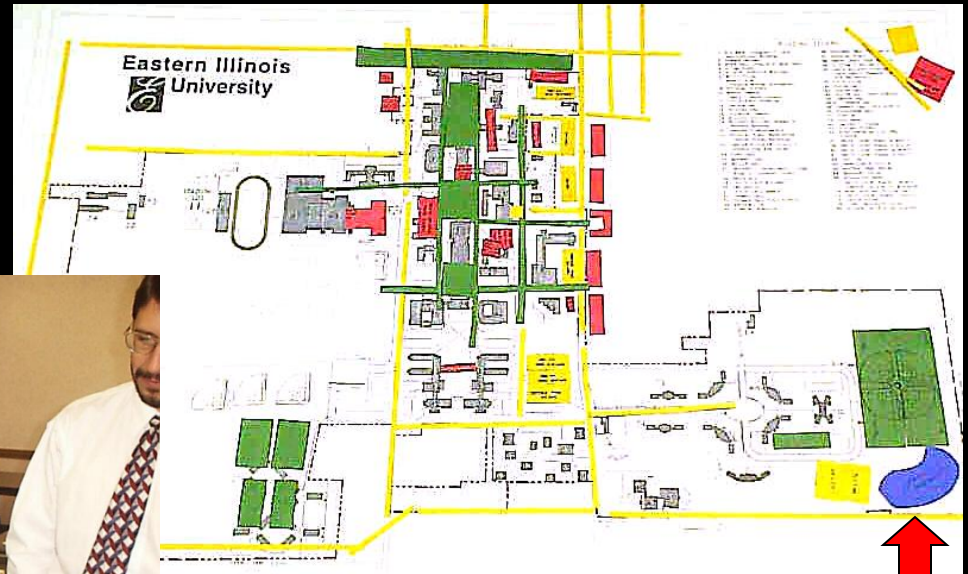


Gaming
Worksessions
encourage non-
planners to
participate in
physical planning
in a meaningful
way.

Participatory Process

Planning Worksessions

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



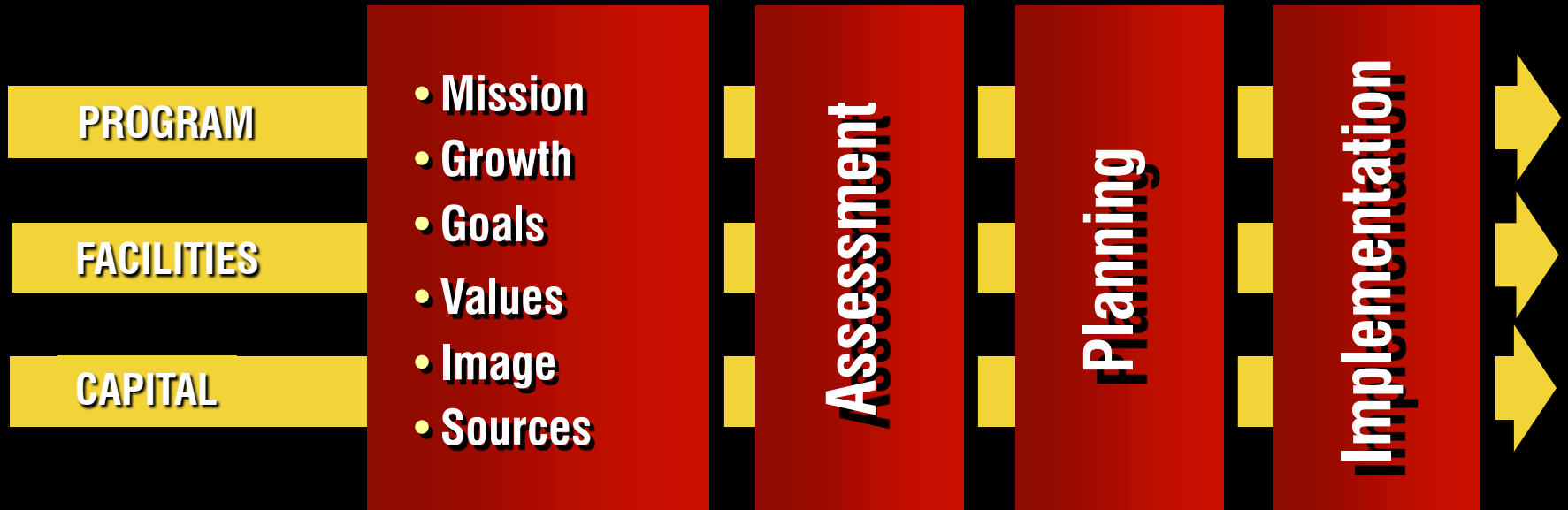
Board Trustee
designing proposed
detention pond

final detention pond
as designed by
Board Trustee

Proposed Planning Methodology



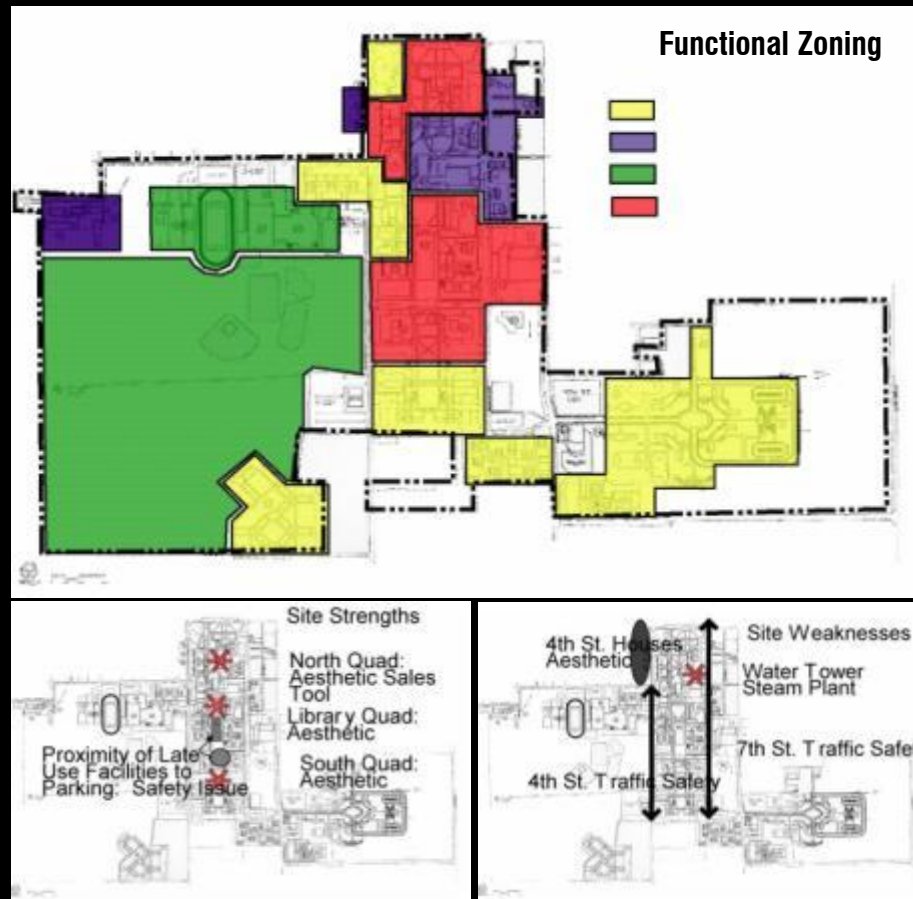
Vision



Assessment



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.

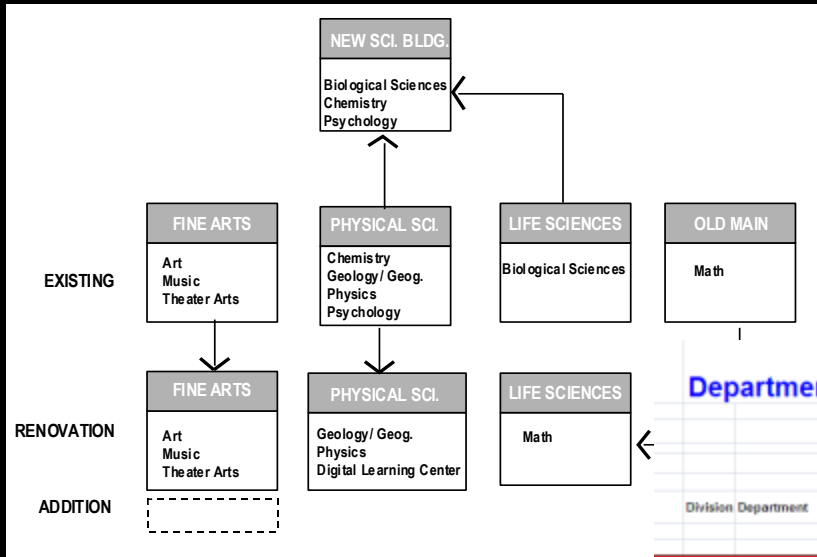
Space List											
Unit: Arts & Humanities											
Department: Foreign Language											
				EXISTING			PROPOSED SPACE PROGRAM / FINAL TARGET				
Room Category	Code	Room Type	Building	Rooms	Average ASF/Room	Total ASF	Rooms	ASF/Room	Program ASF	Target ASF	COMMENT
200 Lab		Small Language Lab	Smith	3	849	2546	4	1000	4000	3000	target: 3 new labs
		Large Language Lab	Smith	5	1322	6609	5	1322	7351	7351	maintain existing
		Other Lab									lab service/storage, research, independent study
Total Lab						9,155			11,931	10,931	
300 Office		PO-2 Vice President	Smith	0		0	0	300	0	0	
		PO-3 Associate VP, Dean	Smith	0		0	0	250	0	0	
		PO-4 Department Chair	Smith	1	140	140	1	200	200	200	
		PO-5 Faculty Office	Smith	10	101	1012	12	140	1600	1600	
		IV-2 Clerical, Secretary, Grad Student	Smith	2	62	124	2	90	160	160	
		Other Office	Smith			845			1200	1000	conference rooms, workrooms, lounge/kitchen, office storage
Total Office						2,121			3,240	3,040	
400-900 Other		400 Library									
		500 Special	Smith	1	654	654	1	800	800	800	new reading room
		600 General									e.g. animal quarters, armory, athletics, AV, field buildings, greenhouse
		700 Support									e.g. assembly, food, lounge, merchandising, recreation, meeting room, locker room
		800 Health									e.g. communications, data, shops, storage, laundry, other
		900 Residential									e.g. hospital, clinic
Total Other						654			800	800	
DEPARTMENT TOTAL ASF						11,930			15,971	14,771	
LEGEND:											
ASF: Assignable Square Feet, space coded as assignable in EIU's Space Inventory.											
Code: Identifies EIU space standards: TL teaching lab, PO private office, IW individual workstation.											
Program ASF: Space requested by department											
Target ASF: Space approved by EIU Steering Committee for ultimate phase master plan											
WSCH: Weekly Student Contact Hours, the number of scheduled course hours in which a student occupies an instructional space during a one week period.											

Planning



Space Accommodations

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

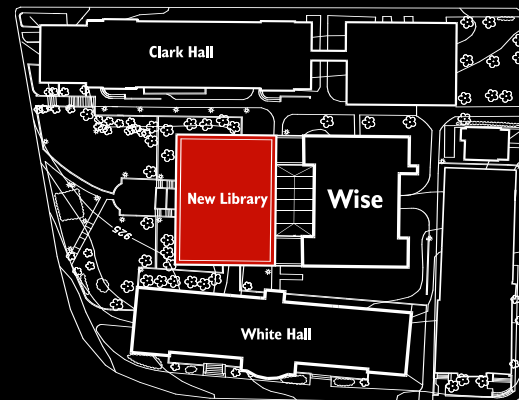
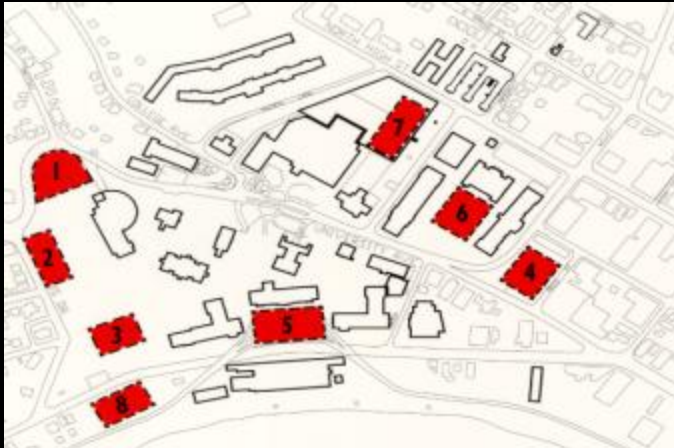


Department Space Allocation Plan

Division Department	Program Totals			Existing Buildings						Future Buildings		
	Existing	Target	Remaining	Smith		Jones		TOTAL EXISTING		Proposed	Proposed	TOTAL FUTURE
				Existing	Proposed	Existing	Proposed	Existing	Proposed			
Arts and Humanities	0	0	0	0	0	0	0	0	0	0	0	0
Communication Studies												
English												
Foreign Languages												
History												
Philosophy												
Social Science Teaching												
Education and Professional Studies	0	0	0	0	0	0	0	0	0	0	0	0
Health Studies												
Instructional Technology Center												
Grant Information												
ETC	0	0	0	0	0	0	0	0	0	0	0	0
Center for Academic Tech Support												
General Classroom												
Unassigned Space												
Total	0	0	0	0	0	0	0	0	0	0	0	0
Addition ASF					0		0		0			0
Addition/ New GSF					0		0		0		0	0

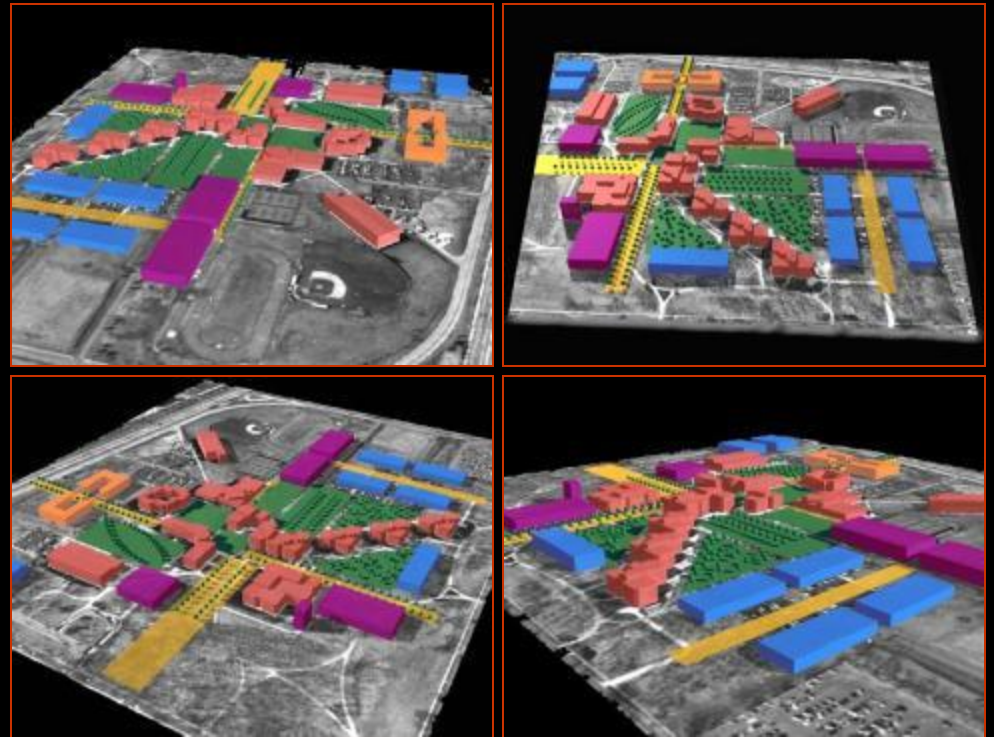
Site Organization

- 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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