

ORIGINAL



**CAMPUS MASTER PLAN
REPORT**

UNIVERSITY OF NORTHERN IOWA
Cedar Falls, Iowa

December, 1995

University of Northern Iowa

CAMPUS MASTER PLAN REPORT

Planning activities at the University of Northern Iowa are based on previous campus master plans and previous planning efforts. These include:

The February 13, 1991 Board of Regents Report on the University of Northern Iowa Campus Master Plan.

The "Comprehensive Campus Master Plan" prepared in 1968 by Caudill Rowlett Scott of Houston, Texas.

"A Progress Report to the University and the Board of Regents," August 1967. A report on the student and faculty questionnaires, and the process for Determination of Space Requirements.

"Program Summary and Alternative Development Concepts, University of Northern Iowa, Comprehensive Campus Plan, Phase I," December 1967.

The 1968 Campus Master Plan utilized the concept of concentric zones of land use to reinforce the idea of a compact unified campus. This concept entails a central core consisting of the library and student union as a vehicle-free zone surrounded by a zone or ring of academic colleges each having a designated area, and the central administration. Subsequent zones contain student housing, physical education and support facilities. Utility services follow the concentric zones.

The ideas developed in the 1968 campus plan continue to guide the formulation of capital proposals. The concept of a compact campus based upon the concentric zones continues to be used in campus planning activities.

In 1984, the Select Committee on University Planning issued a report that included a broad range of recommendations to strengthen the university. Items that addressed the "physical" campus included: "emphasize the aesthetics" of the campus, preserve the center of the campus for pedestrians, develop parking at the perimeters of the campus, improve visitor parking, develop a "main campus entrance" and improve signage.

As a result of the Select Committee on University Planning Report, direction was given to the Facilities Planning Office to continue to implement the master plan for the campus with a focus on the items set forth in the report. Based on this direction, a comprehensive sidewalk, street and parking lot master plan was developed for the campus, which emphasized the creation of a pedestrian-oriented campus and recommended service routes and service parking to enable service people to effectively handle their duties.

A landscape plan was developed to beautify and create an aesthetic unity on the University of Northern Iowa campus with emphasis being placed on signage, sidewalks and plantings. A significant portion of the sidewalk, street, parking lot and landscaping plan has been accomplished since 1984.

The Facilities Planning Office continues to review numerous aspects of the existing campus as they relate to the master plan goals. These campus aspects are:

- Pedestrian circulation
- Vehicular circulation
- Pedestrian vehicular conflicts
- Service vehicle access routes
- Parking lot service zones
- Signage
- Green spaces
- Utility tunnels
- Growth barriers
- Campus/community interaction
- Landscape
- Landscape maintenance
- Potential building sites
- Campus expansion potential

In this regard, the most apparent problems on the current campus are:

- Aging facilities whose current use is not consistent with the use patterns of the existing modern-day campus.
- Unbalanced distribution of parking.

Studies continue to be done on existing campus parking lots to determine the level of service and the number of parking spaces that exist in various areas of campus.

As noted in 1991, every campus area except the extreme northeast campus area, is within six minutes walking distance to a major parking lot. Continual efforts are being made to address this area of campus, including construction of a major parking lot on Campus and 22nd Street this summer. New parking areas are planned so as to not detract from the pedestrian-oriented campus. The parking standard used is to provide parking spaces in adequate numbers and locations so that vehicle-to-destination walking distances shall not take more than:

- six minutes for faculty, staff and the handicapped,
- six minutes for visitors and commuters, and
- six minutes for student storage parking (dorm-to-car).

In order to maintain the pedestrian orientation of central campus, major corridors of pedestrian circulation and how they relate to dorm-to-class and class-to-class circulation, were identified. Efforts have been made to reduce conflicts on these major corridors, and the areas have been redesigned into "pedestrian streets" which serve the pedestrian both functionally and visually.

The major urban corridors of pedestrian circulation identified on the campus are:

1. A corridor from Maucker Union to the Communication Arts Center Plaza and continuing to the Physical Education Center.
2. A corridor from Maucker Union to Schindler Education Center, north of the Campanile.
3. The Schindler Education Center to Redeker Dormitories Corridor.
4. The Towers and Campbell Residence Halls Corridor, through the Commons to the Maucker Union Plaza.
5. The 27th Street Corridor from the Redeker Dormitories to the Maucker Union Plaza.
6. The Schindler Education Center to Towers Dormitories Corridor.

As a part of its overall planning, the university has taken into consideration the impact it can have on property adjacent to its campus. Well-kept property adjacent to the campus is a visual asset to the campus. If the adjacent area is part of a stable neighborhood, it is a positive reflection on the university and is perceived as a safe and positive place to be. The university feels it is in its best interest to nurture a strong and stable neighborhood on its north and east borders. When the university expands into residential areas, if the expansion is residential in scale and has a similar ratio of open space (trees and grass) as the existing residential properties, the impact will be less severe; and the likelihood of the adjacent residential properties remaining viable as rental or owner-occupied will be increased.

The landscape effort on campus has been to create a sense of community and continuity among the various buildings and campus areas. The architectural elements of the landscape, such as pavement, walks, fences, bollards, signage, and earth forms, have each been developed to provide a continuity and character of outdoor spaces which has been integrated into an overall plan. Plantings of varying heights and densities have been used to enclose spaces or frame views to create a sense of place or a sense of direction. Sidewalk patterns have been established throughout campus to provide continuity, and the use of brick pavers has been introduced to signal pedestrian and vehicular conflicts. The landscape has provided a sense of continuity by the use of native Iowa plantings throughout campus, especially in those areas where American Elms once stood. The form and health of landscaping has been approached as having a cumulative effect on the overall campus image. Controlled pedestrian traffic corridors have been developed in a formal manner, which helps to create a visual connection between areas on campus. Since 1991, major efforts have been expended to revitalize pedestrian sidewalks and create pedestrian plaza areas where there are significant congregations of people on campus.

The university continues a phased approach for standardizing signage on campus, in the following major categories:

- Parking Lot Signs
- Street Signs
- Building-Mounted Identification Signs

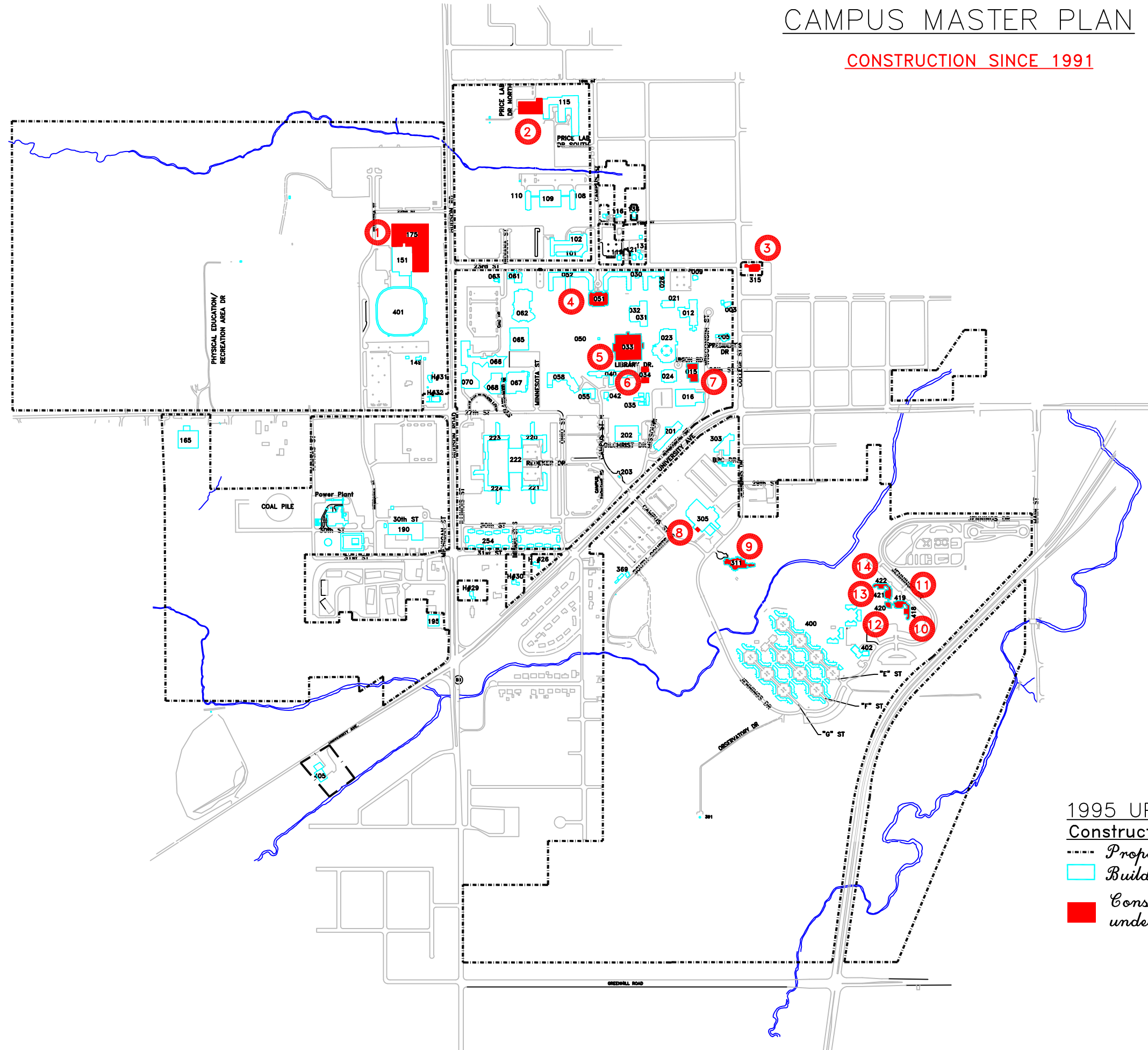
The university has developed standardized parking lot and street signs which, in addition to their regulatory function, enhance the distinctiveness of the campus from the surrounding community, and enhance the awareness of where city traffic regulations apply and where university regulations apply. Aluminum building signs on all major buildings on campus have been standardized. The signs are readable but are not visually dominant in the landscape. To accommodate visitors to campus, the use of information kiosks has been established. The kiosks contain a campus map and current university information, and are placed along major pedestrian avenues.

By utilizing standard landscape elements, plantings and sidewalk patterns, and by approaching buildings on campus as an architectural statement but equally a part of the total campus fabric, the University of Northern Iowa has remained consistent with the 1968 Campus Planning Concepts while employing a framework for operational planning which encourages a pedestrian-oriented, compact, park-like campus.

December 1995

CAMPUS MASTER PLAN

CONSTRUCTION SINCE 1991



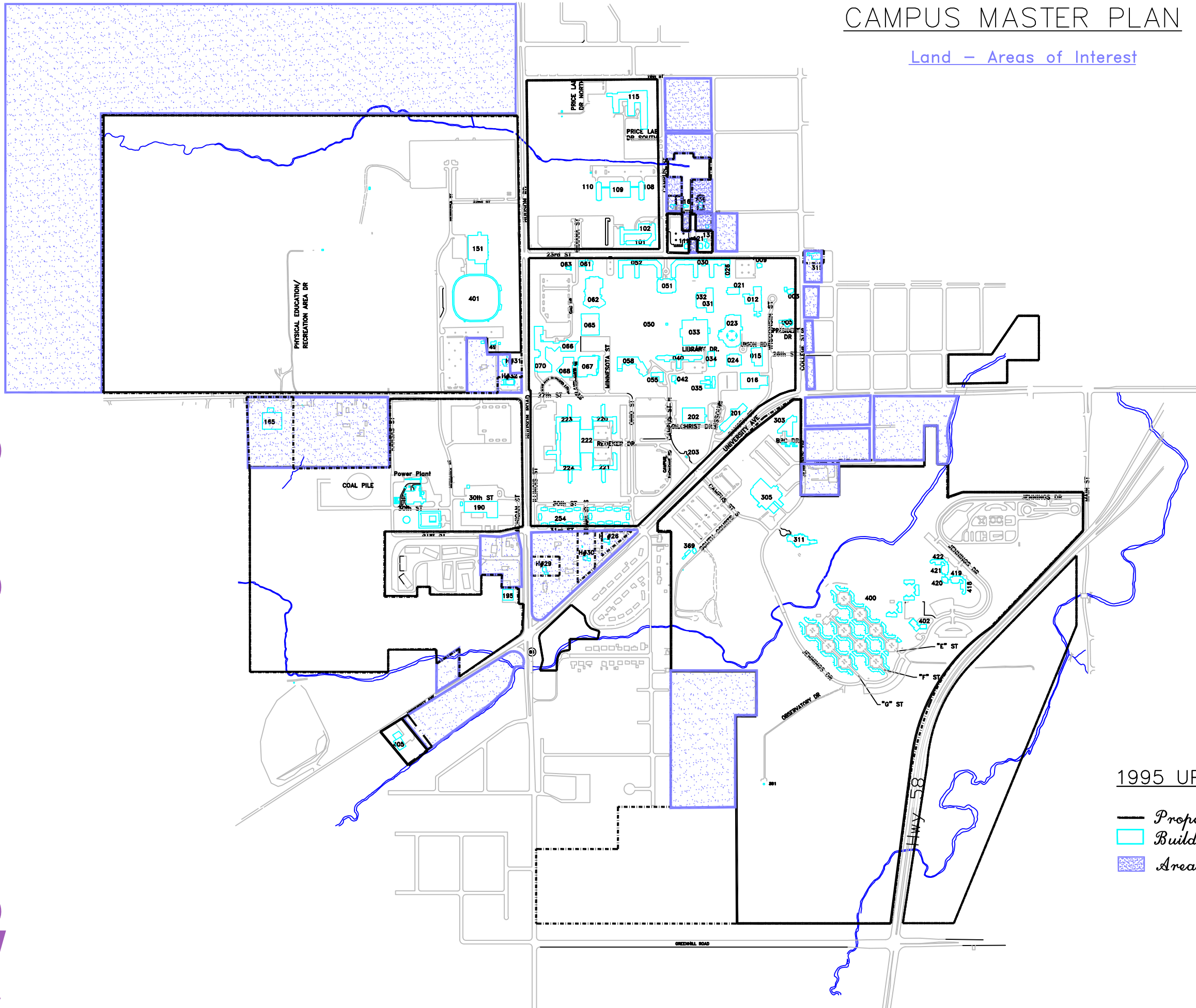
- 1 WELLNESS CENTER
- 2 PRICE LABORATORY SCHOOL – FIELDHOUSE
- 3 CENTER FOR EDUCATIONAL TECHNOLOGY – RENOVATION
- 4 COMMONS – RENOVATION PHASE I
- 5 ROD LIBRARY – FOURTH FLOOR ADDITION
- 6 WRIGHT HALL – RENOVATION
- 7 SEERLEY HALL – RENOVATION
- 8 INDUSTRIAL TECHNOLOGY CENTER – LAB ADDITION
- 9 CENTER FOR ENERGY AND ENVIRONMENTAL EDUCATION
- 10 EKLOR HALL
- 11 PENDERGRAFT HALL
- 12 ROTH
- 13 McGOVERN HALL
- 14 HOLMES HALL

1995 UPDATE Construction Projects

- Property Line
- Buildings
- Construction completed or underway since 1991.

CAMPUS MASTER PLAN

Land - Areas of Interest



BUILDING NAME AND MAP NUMBER

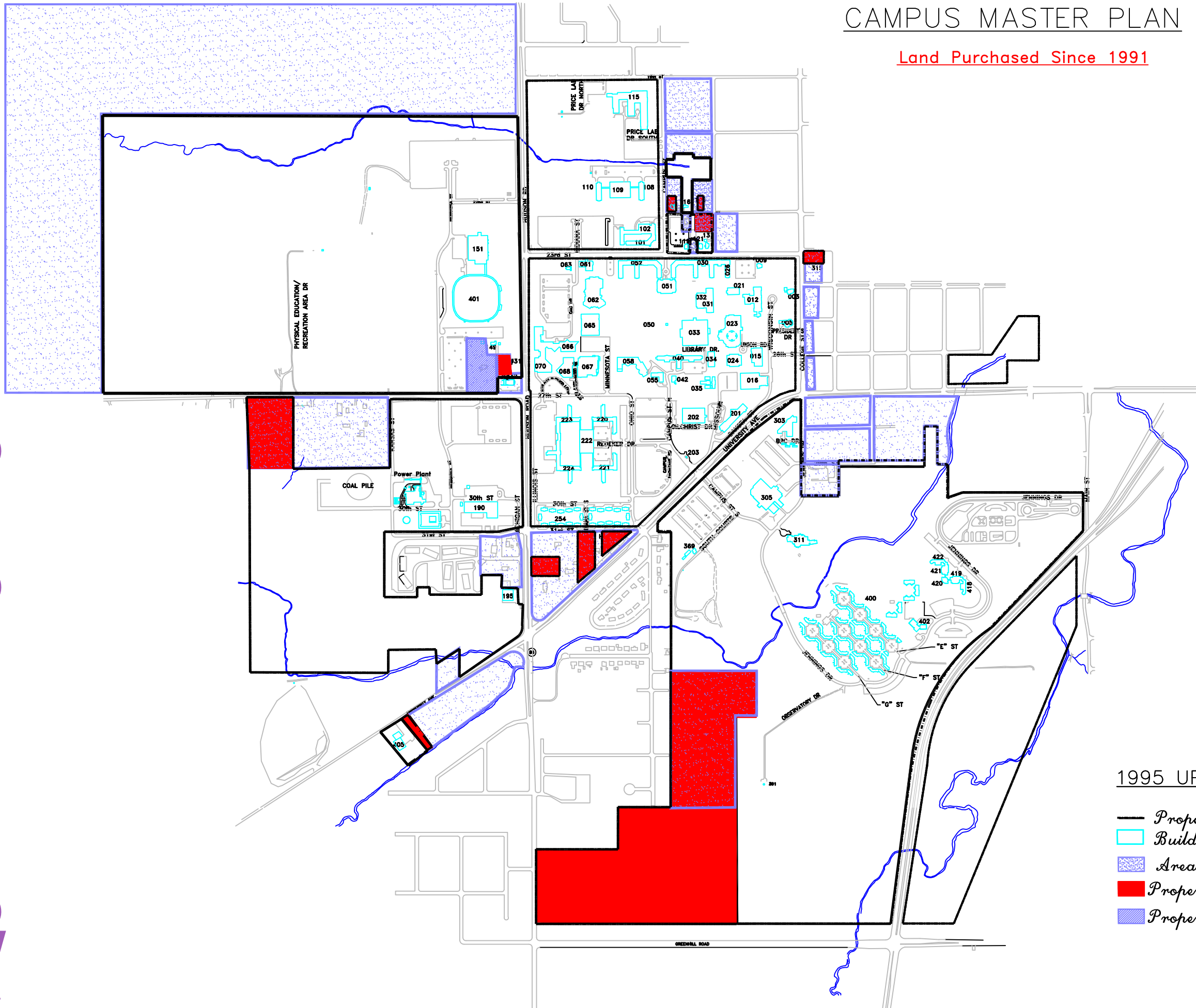
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050 CAMPANILE	224 NOEHREN HALL
051 COMMONS	262 H#30-UNIVERSITY AVE (RENTAL)
052 LAWTHOR HALL	254 COLLEGE COURTS
055 ART #2 BUILDING	303 BIOLOGY RESEARCH COMPLEX
058 BUSINESS BUILDING	305 INDUSTRIAL TECH. CENTER
061 STUDENT HEALTH CENTER	311 CENTER FOR ENERGY ENVIRONMENTAL EDUCATION
062 SCHINDLER EDUCATION CENTER	315 CENTER FOR EDUCATIONAL DEVELOPMENT
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119 INDIVIDUAL STUDIES	
121 SORORITY (RENTAL)	
131 FRATERNITY (RENTAL)	

1995 UPDATE

- Property Line
- Buildings
- Areas of Interest as noted in 1991

CAMPUS MASTER PLAN

Land Purchased Since 1991



BUILDING NAME AND MAP NUMBER

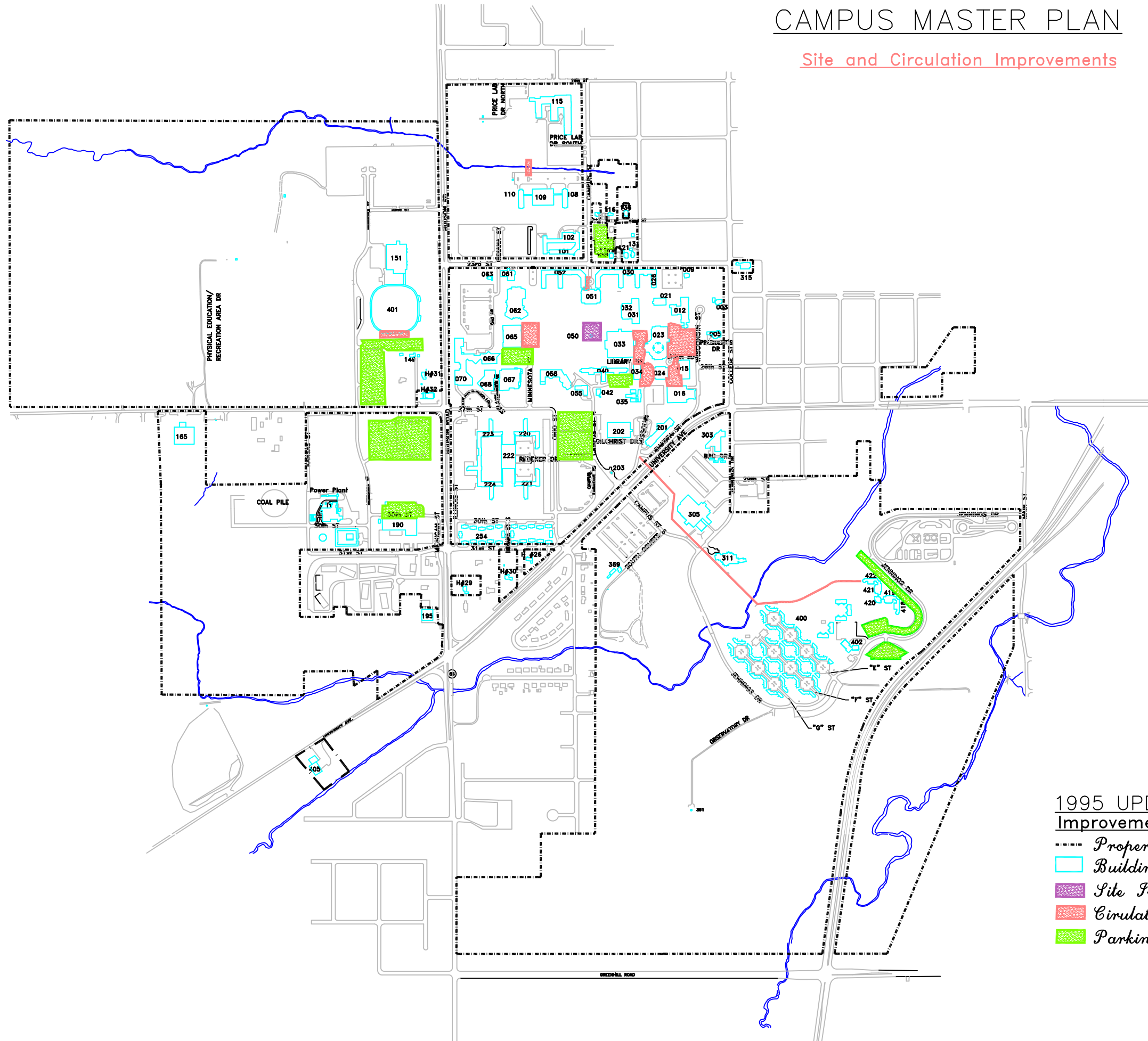
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121 SORORITY (RENTAL)	
131 FRATERNITY (RENTAL)	

1995 UPDATE

- Property Line
- Buildings
- Areas of Interest as noted in 1991
- Property Purchased since 1991
- Property Purchased Subject to Court Approval

CAMPUS MASTER PLAN

Site and Circulation Improvements



BUILDING NAME AND MAP NUMBER

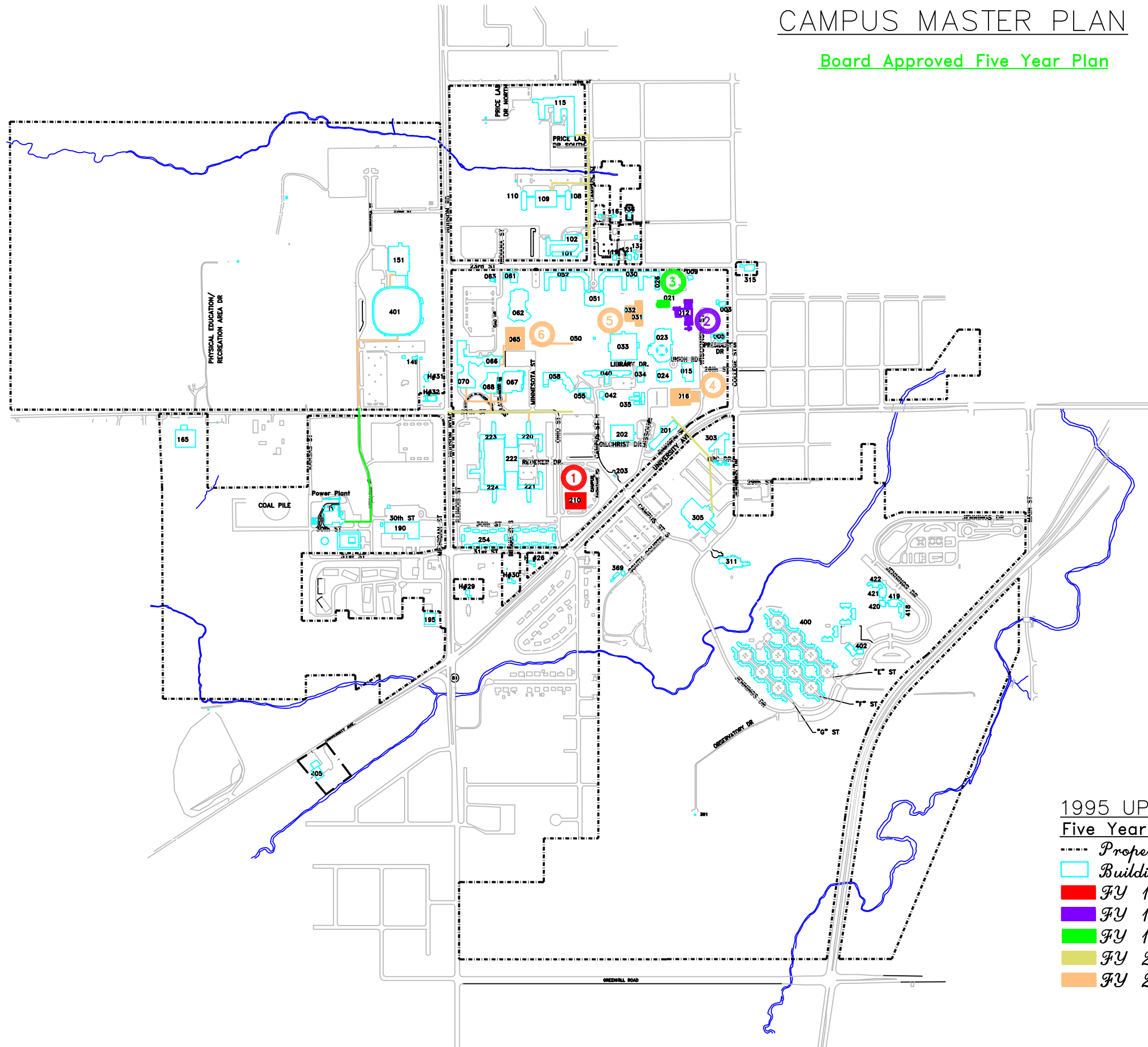
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1995 UPDATE Improvements since 1991

-  Property Line
-  Buildings
-  Site Improvements
-  Circulation Improvements
-  Parking Improvements

CAMPUS MASTER PLAN

Board Approved Five Year Plan



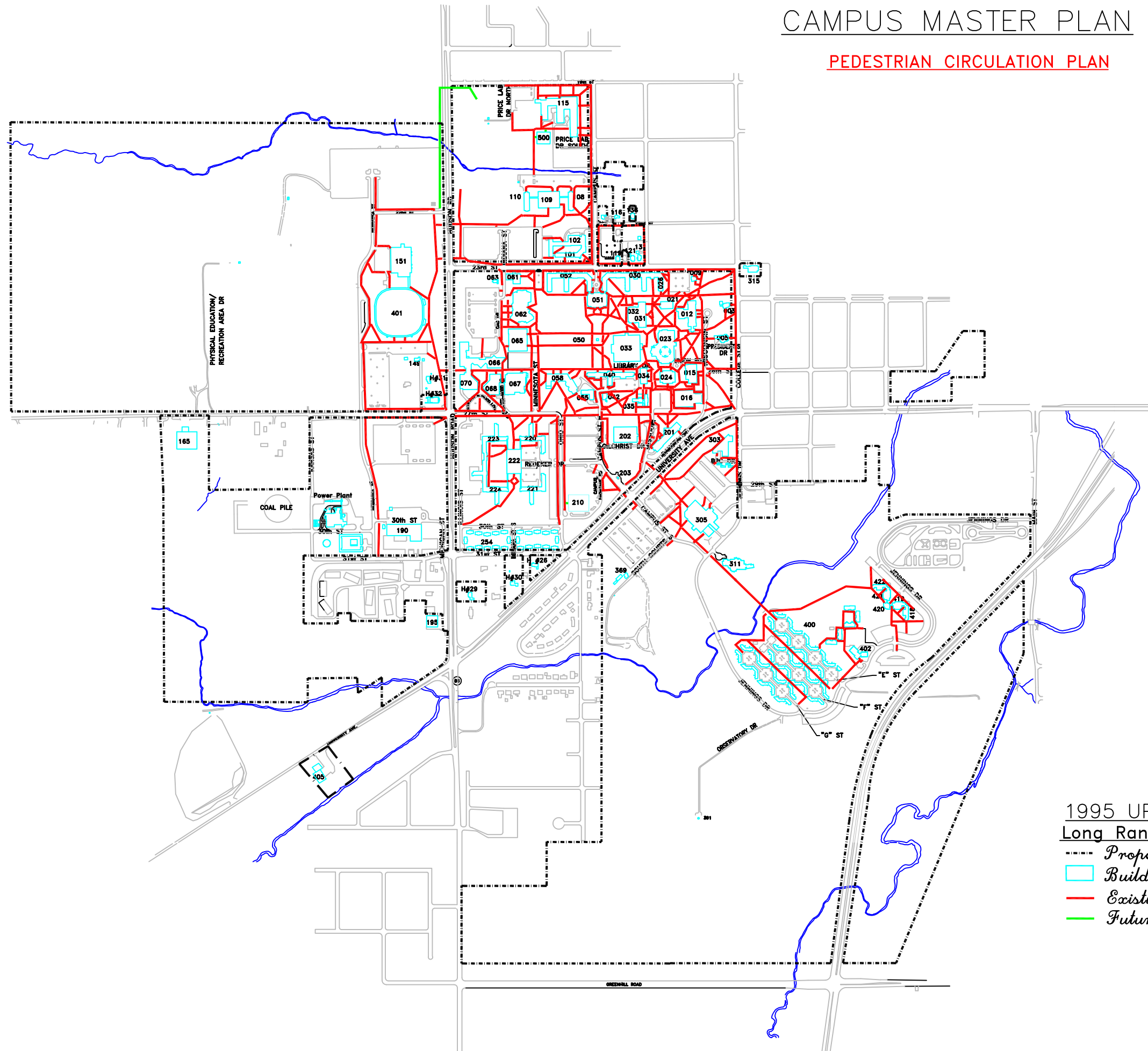
- ① SCHOOL OF MUSIC, CLASSROOM BUILDING/PERFORMING ARTS CENTER
- ② LANG HALL - RENOVATION
- ③ PHYSICS BUILDING - RENOVATION
- PHASE I STEAM DISTRIBUTION
- PHASE II STEAM DISTRIBUTION
- ④ MCCOLLUM SCIENCE HALL - ADDITION
- ⑤ EAST GYMNASIUM - RENOVATION
- ⑥ WEST GYMNASIUM - RENOVATION
- PHASE III STEAM DISTRIBUTION

1995 UPDATE Five Year Capital Requests

- Property Line
- Buildings
- FY 1997 Capital Requests
- FY 1998 Capital Requests
- FY 1999 Capital Requests
- FY 2000 Capital Requests
- FY 2001 Capital Requests

CAMPUS MASTER PLAN

PEDESTRIAN CIRCULATION PLAN



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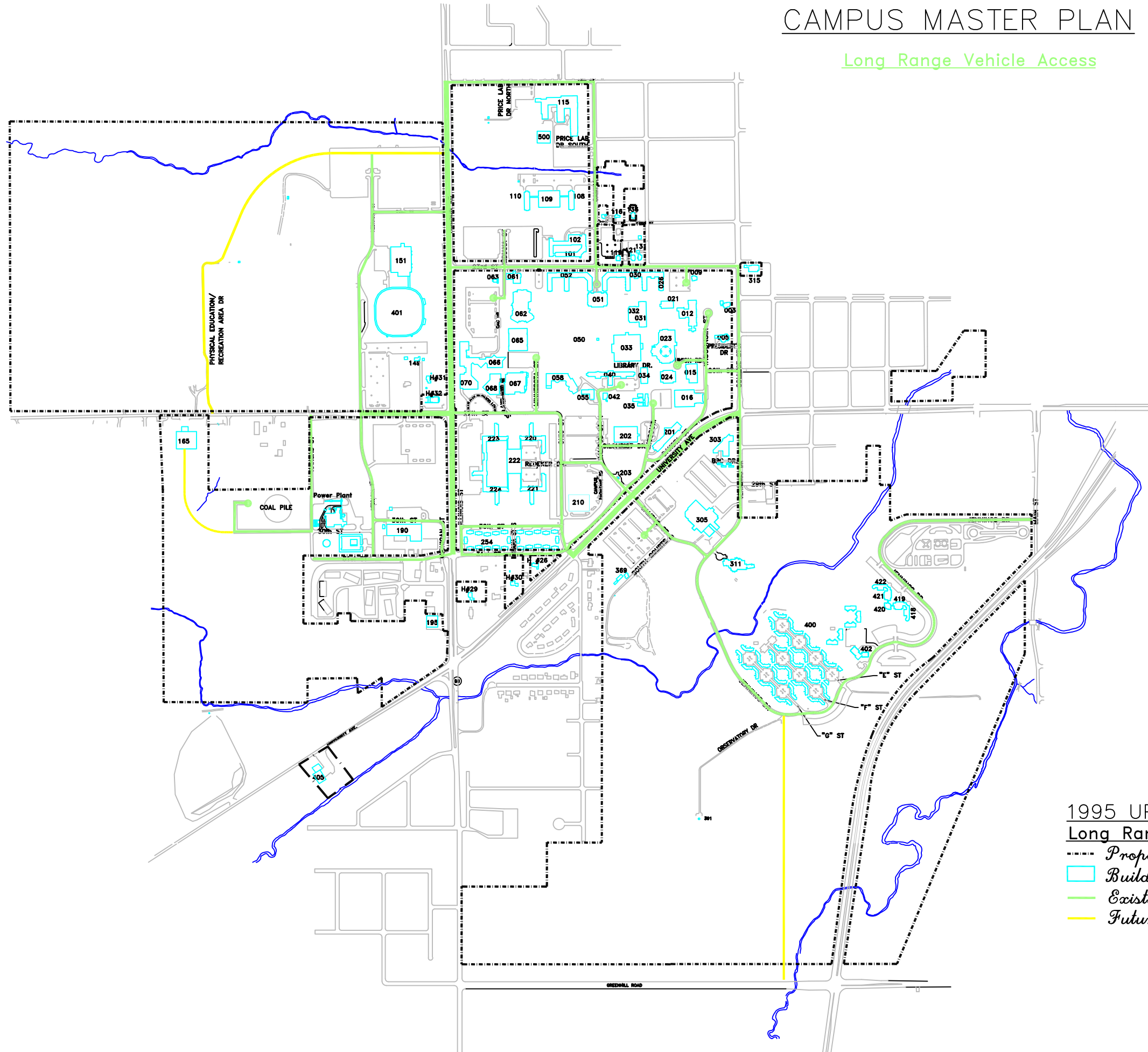
1995 UPDATE

Long Range Pedestrian Circulation Plan

- Property Line
- Buildings
- Existing Pedestrian Access
- Future Pedestrian Access

CAMPUS MASTER PLAN

Long Range Vehicle Access



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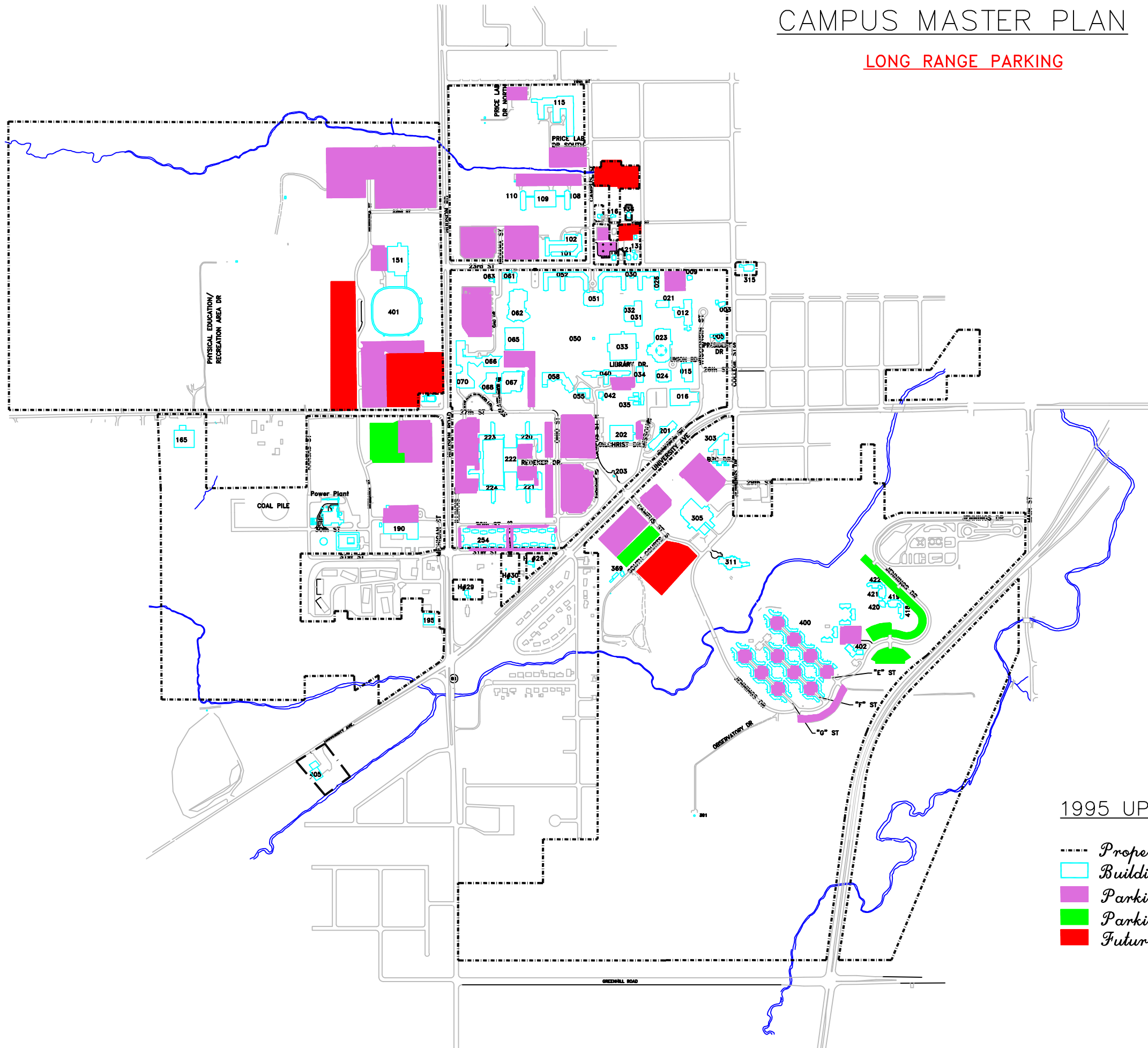
1995 UPDATE

Long Range Vehicular Circulation Plan

- Property Line
- Buildings
- Existing Vehicular Access
- Future Vehicular Access

CAMPUS MASTER PLAN

LONG RANGE PARKING



BUILDING NAME AND MAP NUMBER

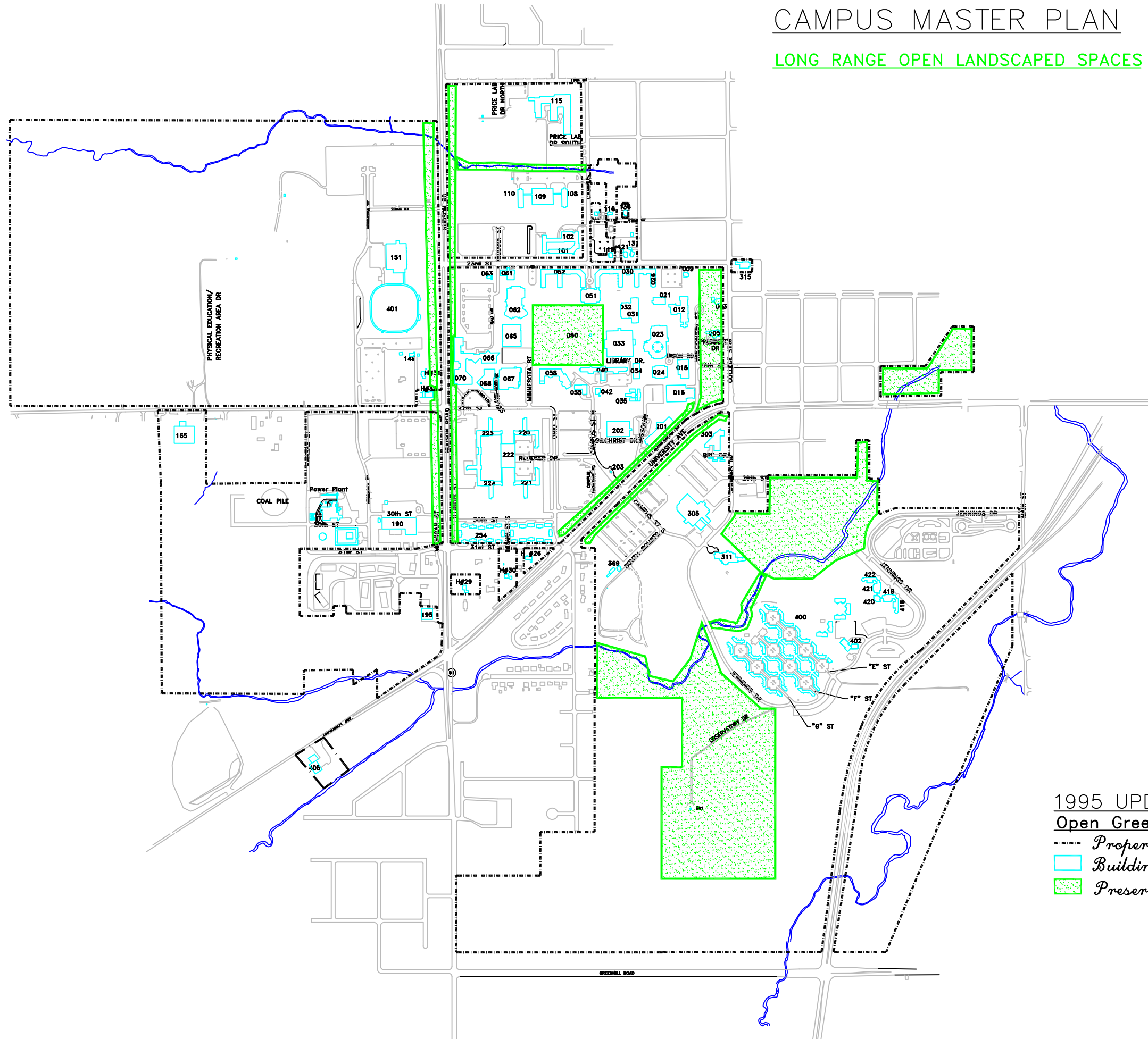
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1995 UPDATE

- Property Line
- Buildings
- Parking Lots Prior to 1991
- Parking Lots Added Since 1991
- Future on Grade Parking

CAMPUS MASTER PLAN




LONG RANGE OPEN LANDSCAPED SPACES



BUILDING NAME AND MAP NUMBER

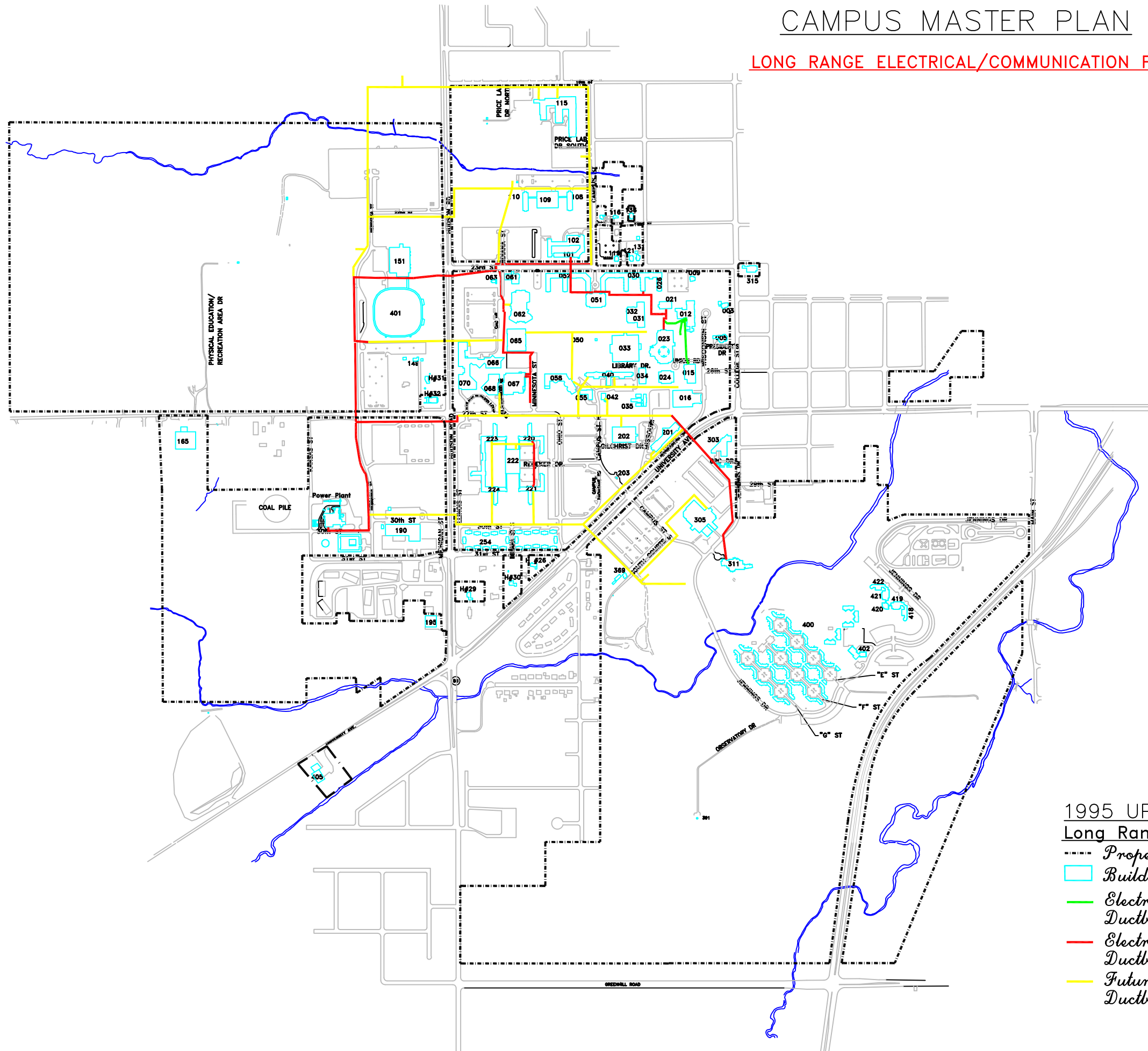
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024 SABIN HALL	195 MUSEUM
026 STUDENT SERVICES CENTER	199 POWER PLANT
030 BARTLETT HALL	201 LATHAM HALL
031 EAST GYMNASIUM	202 GILCHRIST HALL
032 EAST GYM POOL	203 VISITOR INFORMATION CENTER
033 ROD LIBRARY	210 SCHOOL OF MUSIC, CLASSROOM BUILDING PERFORMING ARTS CENTER
034 WRIGHT HALL	220 RIDER HALL
035 GREENHOUSE	221 SHULL HALL
040 BAKER HALL	222 REDEKER DINING CENTER
042 PSYCHOLOGY #1	223 HAGEMANN HALL
045 CAMPANILE	224 NOEHRN HALL
051 COMMONS	262 H#30-UNIVERSITY AVE (RENTAL)
052 LAWTHER HALL	254 COLLEGE COURTS
055 ART #2 BUILDING	303 BIOLOGY RESEARCH COMPLEX
058 BUSINESS BUILDING	305 INDUSTRIAL TECH. CENTER
061 STUDENT HEALTH CENTER	311 CENTER FOR ENERGY ENVIRONMENTAL EDUCATION
062 SCHINDLER EDUCATION CENTER	315 CENTER FOR EDUCATIONAL DEVELOPMENT
063 MARSHALL CENTER SCHOOL	369 LANDSCAPING BUILDINGS
065 WEST GYMNASIUM	391 OBSERVATORY
066 COMMUNICATION ARTS CENTER	399 UNI-CUE (WATERLOO)
067 RUSSELL HALL	400 HILLSIDE COURTS
068 STRAYER WOOD THEATRE	401 UNI-DOME
070 KAMERICK ART BUILDING	402 UNIVERSITY APARTMENT OFFICE
101 CAMPBELL HALL	405 WAREHOUSE
102 CAMPBELL DINING CENTER	418 EKLOR HALL
108 DANCER HALL	419 PENDERGRAFT HALL
109 TOWERS DINING CENTER	420 ROTH
110 BENDER HALL	421 MCGOVERN HALL
115 PRICE LABORATORY SCHOOL	422 HOLMES HALL
116 CAMP ADVENTURE	500 EARLY CHILDHOOD EDUCATION FACILITY
119 INDIVIDUAL STUDIES	
121 SORORITY (RENTAL)	
131 FRATERNITY (RENTAL)	

1995 UPDATE Open Green Landscaped Spaces

-  Property Line
-  Buildings
-  Preserves and Open Spaces

CAMPUS MASTER PLAN

LONG RANGE ELECTRICAL/COMMUNICATION PLAN



BUILDING NAME AND MAP NUMBER

003 ETHNIC MINORITIES CENTER	138 H#29-3214 HUDSON RD (RENTAL)
005 PRESIDENT'S HOUSE	149 STORAGE
009 DEVELOPMENT FOUNDATION HOUSE	151 PHYSICAL EDUCATION CENTER
012 LANG HALL	155 H#31-WEBB HOUSE
015 SEERLEY HALL	160 H#32-ROCKIES (LEASED)
016 McCOLLUM SCIENCE HALL	165 WAYNE BUILDING
021 PHYSICS BUILDING	175 WELLNESS CENTER
023 MAUCKER UNION	190 PHYSICAL PLANT BUILDING
024 SABIN HALL	195 MUSEUM
026 STUDENT SERVICES CENTER	199 POWER PLANT
030 BARTLETT HALL	201 LATHAM HALL
031 EAST GYMNASIUM	202 GILCHRIST HALL
032 EAST GYM POOL	203 VISITOR INFORMATION CENTER
033 ROD LIBRARY	210 SCHOOL OF MUSIC, CLASSROOM BUILDING PERFORMING ARTS CENTER
034 WRIGHT HALL	220 RIDER HALL
035 GREENHOUSE	221 SHULL HALL
040 BAKER HALL	222 REDEKER DINING CENTER
042 PSYCHOLOGY #1	223 HAGEMANN HALL
050 CAMPANILE	224 NOEHREN HALL
051 COMMONS	262 H#30-UNIVERSITY AVE (RENTAL)
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119 INDIVIDUAL STUDIES	
121 SORORITY (RENTAL)	
131 FRATERNITY (RENTAL)	

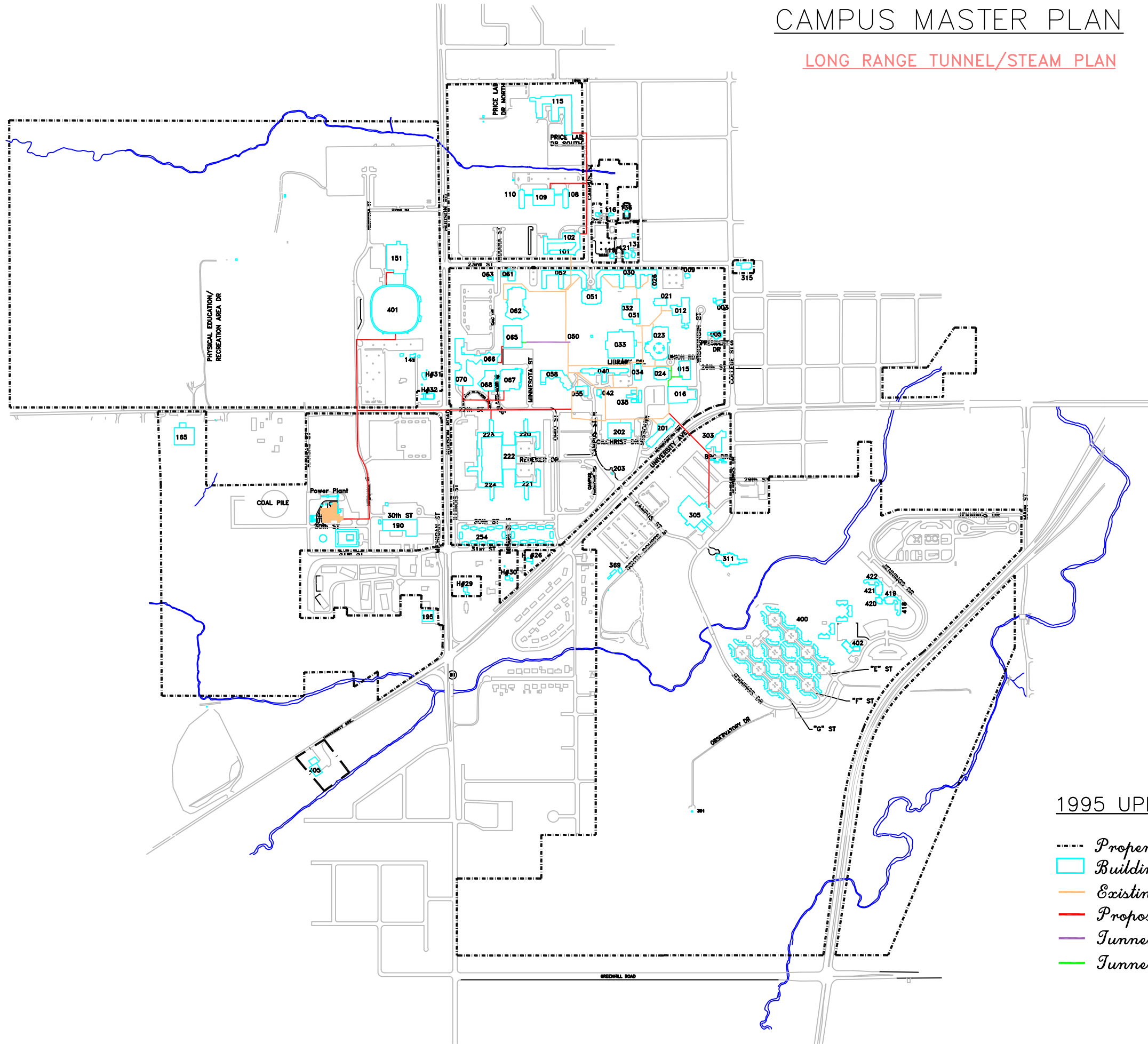
1995 UPDATE

Long Range Electrical Distribution Plan

- Property Line
- Buildings
- Electrical and Communication Ductbank Prior to 1991
- Electrical and Communication Ductbank Since 1991
- Future Electrical and Communication Ductbank

CAMPUS MASTER PLAN

LONG RANGE TUNNEL/STEAM PLAN



BUILDING NAME AND MAP NUMBER

003 ETHNIC MINORITIES CENTER	138 H#29-3214 HUDSON RD (RENTAL)
005 PRESIDENT'S HOUSE	149 STORAGE
009 DEVELOPMENT FOUNDATION HOUSE	151 PHYSICAL EDUCATION CENTER
012 LANG HALL	155 H#31-WEBB HOUSE
015 SEERLEY HALL	160 H#32-ROCKIES (LEASED)
016 McCOLLUM SCIENCE HALL	165 WAYNE BUILDING
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119 INDIVIDUAL STUDIES	
121 SORORITY (RENTAL)	
131 FRATERNITY (RENTAL)	

1995 UPDATE

- Property Line
- Buildings
- Existing Tunnels
- Proposed Tunnels
- Tunnels Needing to be Replaced
- Tunnels Replaced Since 1991