



PHASE I & II IMPLEMENTATION



Master Plan

original RFP

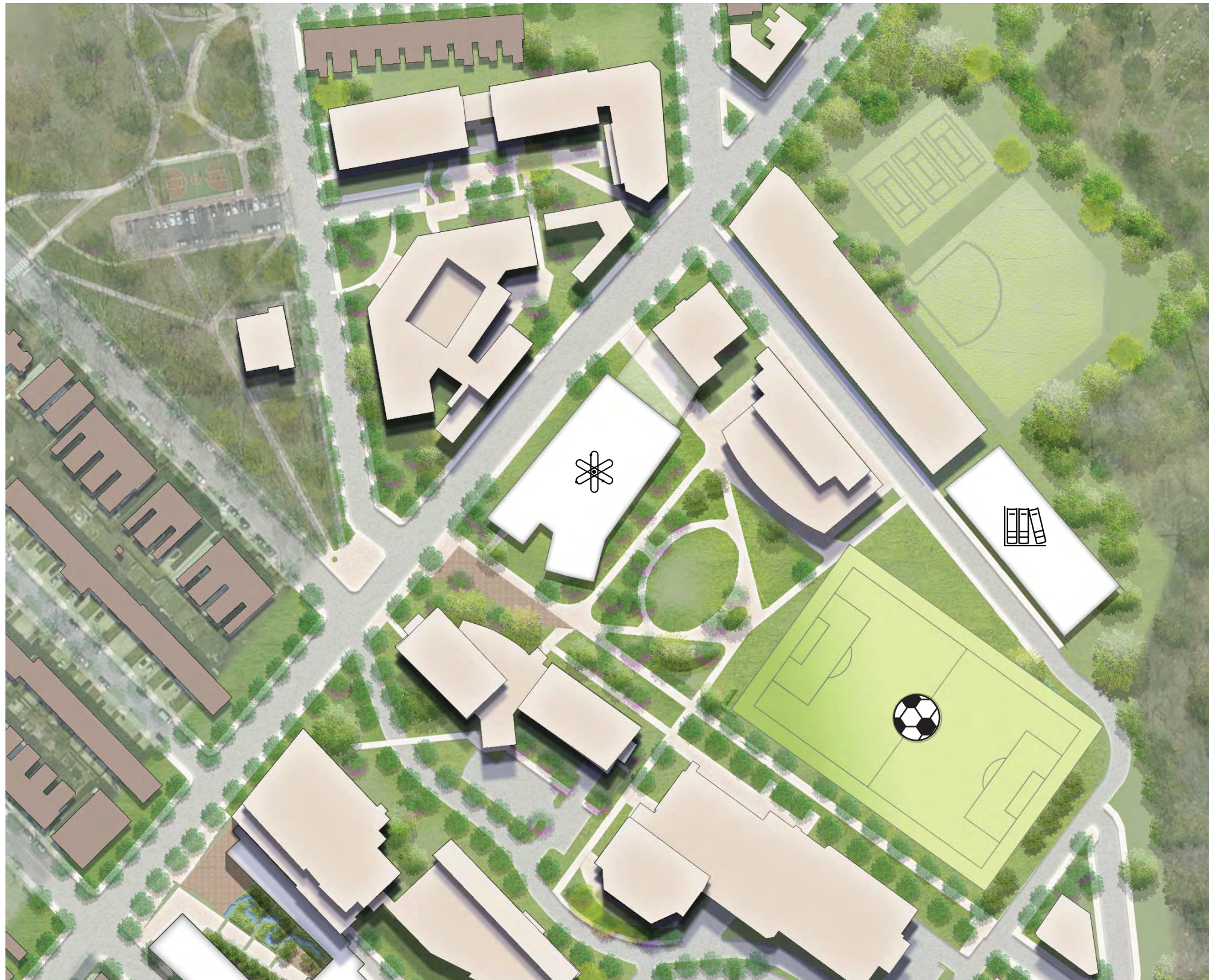
-  U1 HOUSING
-  U2/U3 HOUSING
-  LEARNING COMMONS
-  LABORATORY BUILDING
-  PARKING GARAGE
-  RECREATIONAL SPORTS FIELD



Master Plan option 1

-  U1 HOUSING & CLASSROOMS
-  U2/U3 HOUSING
-  LABORATORY BUILDING
-  LEARNING COMMONS
-  NCAA REGULATION SOCCER FIELD
-  PARKING GARAGE
-  FACILITIES MANAGEMENT
-  PUBLIC SAFETY
-  RIFFLE RANGE

*WRITING CENTER REQUIRES TEMPORARY LOCATION



Lab on Woodland Ave. option 1

PROS:

- CONSOLIDATES DEVELOPMENT IN PHASE 2
- ALLOWS LIBRARY TO REMAIN OPERATIONAL
- CONSOLIDATES LAB BUILDINGS ON CAMPUS
- DEFERS FIT OUT OF FUNCTIONS FROM ALUMNI HALL
- PLACES A SCIENCE BUILDING ON THE PUBLIC FACE OF CAMPUS
- UTILIZES ENGLAND LIBRARY FOR NEW PURPOSE
- MAINTAINS CORE ASPECT OF MASTER PLAN

CONS:

- PLACES LIBRARY IN REMOTE AREA OF CAMPUS
- DOES NOT IMPROVE WOODLAND FOR 10 YEARS
- DOES NOT MAKE AN IMMEDIATE IMPACT ON THE IMAGE OF THE UNIVERSITY
- PLACES LIBRARY REMOTE FROM RESIDENCE HALLS
- KEEPS A RENOVATED ENGLAND LIBRARY ON THE FRONT DOOR OF CAMPUS
- LEAVES THE NORTHERN PORTION OF THE WAREHOUSE FOR FUTURE DEVELOPMENT
- LIBRARY ADJACENCIES ARE ATHLETICS



LEARNING COMMONS AT WAREHOUSE SITE

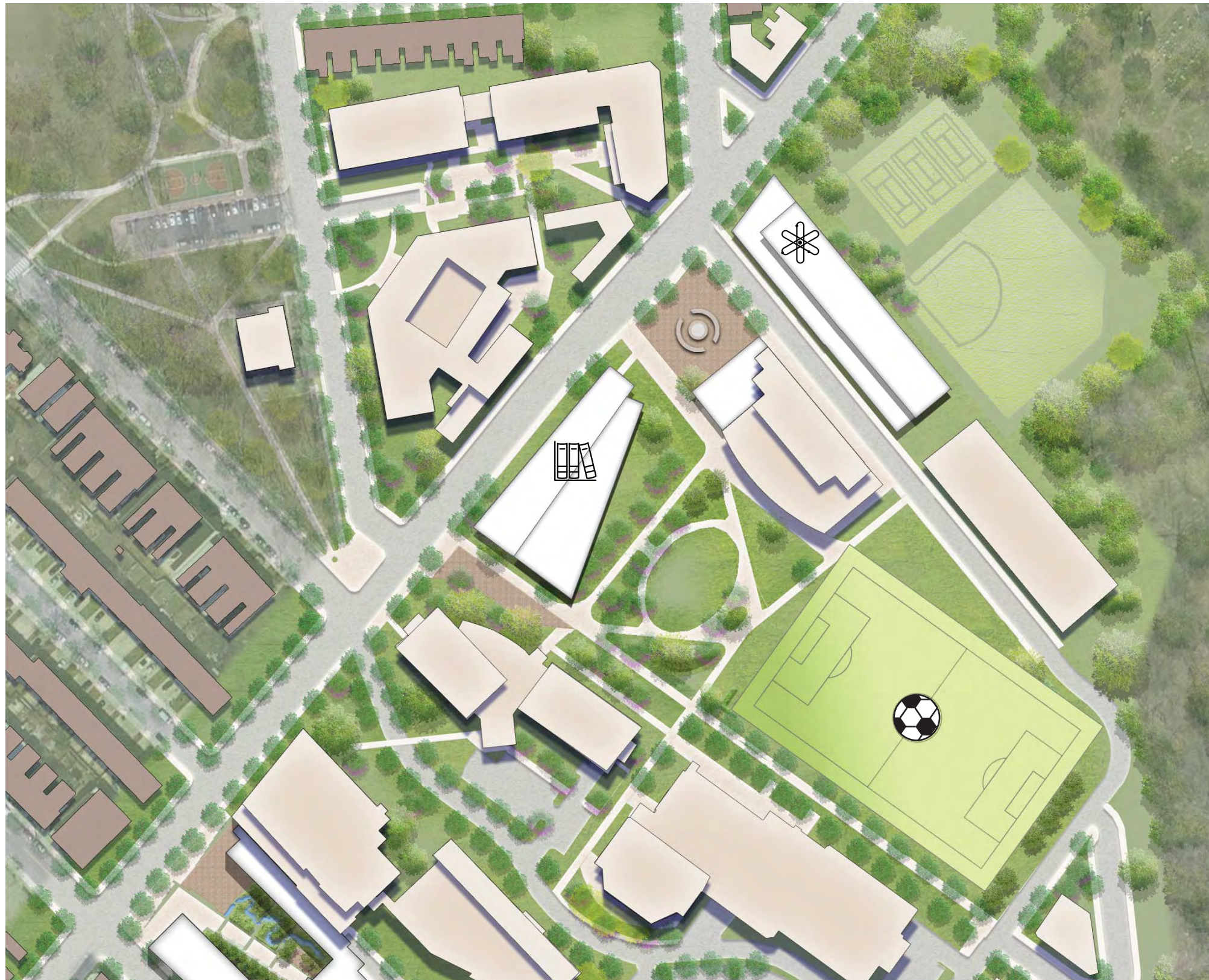


Master Plan

option 2

-  U1 HOUSING & CLASSROOMS
-  U2/U3 HOUSING
-  LEARNING COMMONS
-  LABORATORY BUILDING
-  NCAA REGULATION SOCCER FIELD
-  PARKING GARAGE
-  FACILITIES MANAGEMENT
-  PUBLIC SAFETY
-  RIFLE RANGE

*WRITING CENTER REQUIRES TEMPORARY LOCATION



Learning Commons on Woodland Ave. option 2

PROS:

- CONSOLIDATES DEVELOPMENT IN PHASE 2
- ALLOWS LIBRARY TO REMAIN OPERATIONAL
- RECREATES THE IMAGE OF THE UNIVERSITY
- ACTIVATES THE CORE OF CAMPUS WITH STUDENT ACTIVITY
- ALLOWS FOR THE INCORPORATION OF STARBUCKS IN AN APPROPRIATE TIMEFRAME
- ALLOWS FOR THE CREATION OF A NEW URBAN PLAZA AT THE HEART OF THE UNIVERSITY
- ALLOWS FOR THE EXPANSION OF STUDENT LIFE ACTIVITIES IN WILSON HALL - CREATING A TRUE STUDENT CENTER
- LEAVES THE SOUTHERN PORTION OF THE WAREHOUSE FOR FUTURE DEVELOPMENT
- LIBRARY ADJACENCIES ARE ACADEMIC AND STUDENT LIFE

CONS:

- DEMOLISHES ENGLAND LIBRARY
- VARIES FROM MASTER PLAN



LEARNING COMMONS ON WOODLAND AVE.



LEARNING COMMONS ON WOODLAND AVE.



LEARNING COMMONS ON WOODLAND AVE.



Master Plan

phase II enabling projects



MOVE FACILITIES MANAGEMENT TO GARAGE



MOVE RIFLE RANGE TO GARAGE



MOVE PUBLIC SAFETY TO GARAGE



MOVE CLASSROOMS TO WILSON SCHOOL SITE



WRITING CENTER REQUIRES TEMPORARY LOCATION IF LEARNING COMMONS IS LOCATED ON WOODLAND AVENUE



PHASE I: GROUND FLOOR

RETAIL 1:	1,520 SF
RETAIL 2:	1,350 SF
CLASSROOMS:	6,460 SF
RESIDENTIAL LIFE:	1,590 SF
2, STAFF APARTMENTS:	2,390 SF
RESIDENTIAL AMENITY:	8,010 SF
FLOOR GSF:	22,780 SF

TOTAL BUILDING GROSS: 131,280 SF



PHASE I: LEVELS 2-4

RESIDENTIAL: 15,620 SF
 RESIDENTIAL AMENITY: 2,340 SF
FLOOR GSF: 24,100 SF

	UNIT COUNT	
LV. 2	48	BUILDING YIELDS: 208 DOUBLE OCC. UNITS OR 416 BEDS AND 10 RA UNITS
LV. 3	48	
LV. 4	48	
LV. 5	37	
LV. 6	37	
218 UNITS		
TOTAL BUILDING GROSS:		131,280 SF



PHASE I: LEVELS 5-6

RESIDENTIAL: 12,080 SF
 RESIDENTIAL AMENITY: 1,900 SF
FLOOR GSF: 18,100 SF

	UNIT COUNT	
LV. 2	48	BUILDING YIELDS: 208 DOUBLE OCC. UNITS OR 416 BEDS AND 10 RA UNITS
LV. 3	48	
LV. 4	48	
LV. 5	37	
LV. 6	37	
218 UNITS		
TOTAL BUILDING GROSS:		131,280 SF



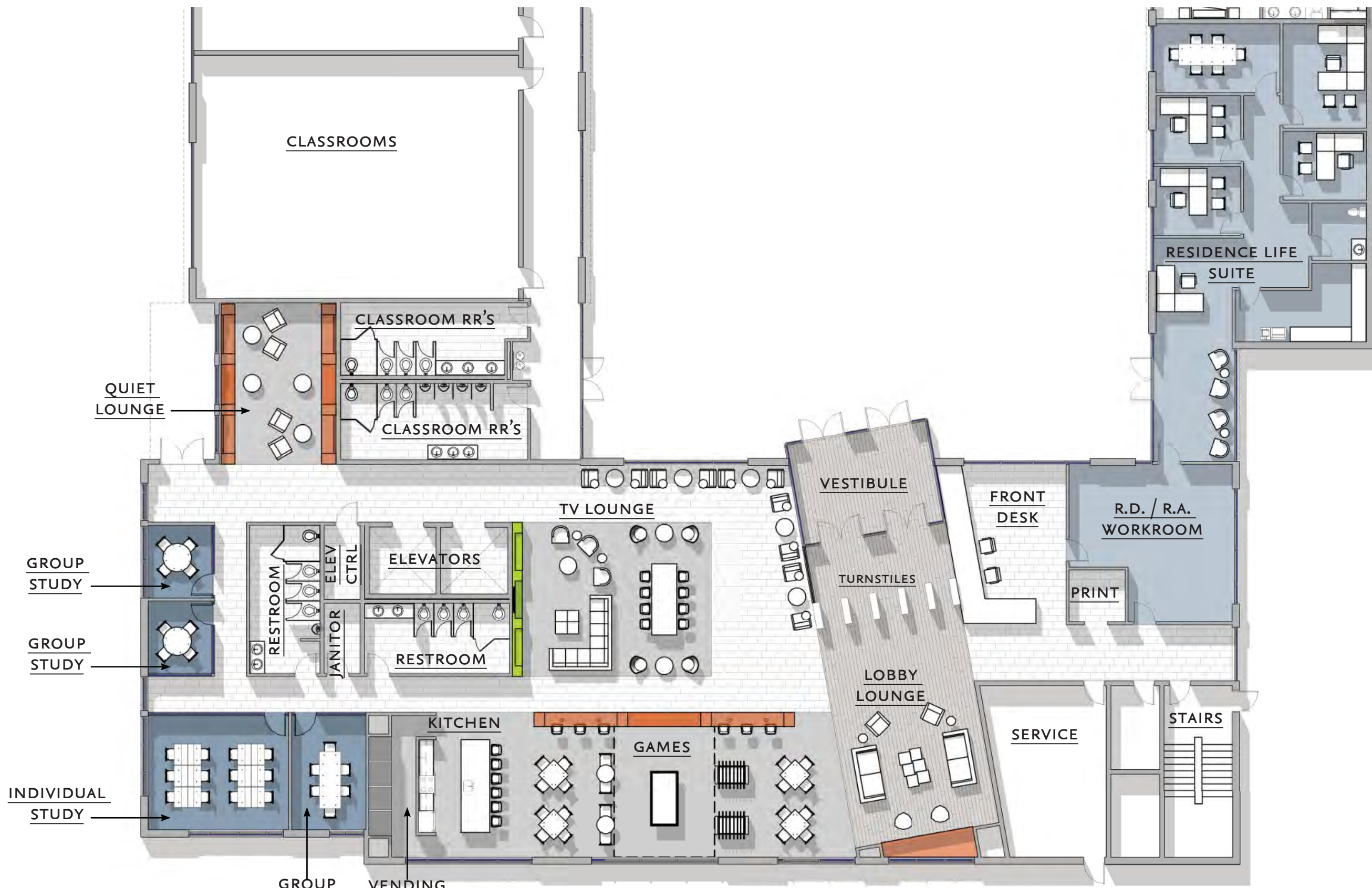
VIEW FROM WOODLAND AVE & 46TH STREET



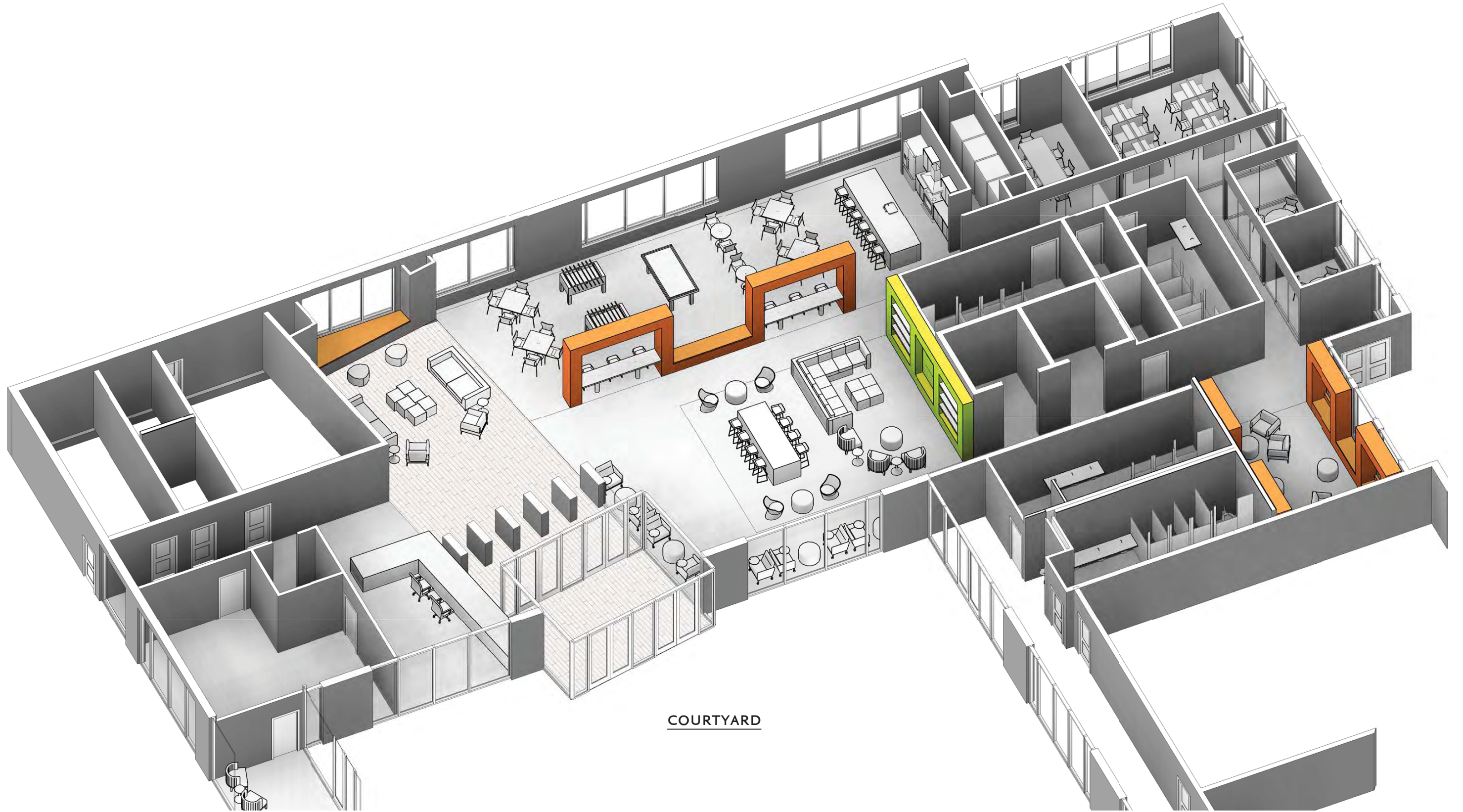
VIEW TO BUILDING COURTYARD - EAST SIDE



VIEW TO BUILDING COURTYARD - WEST SIDE

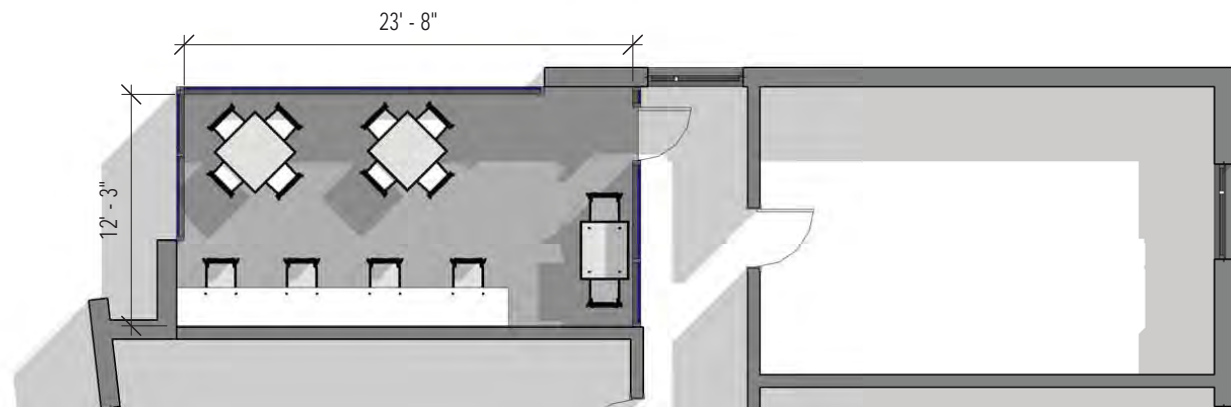


RESIDENTIAL AMENITY - GROUND FLOOR - 7,610 SF

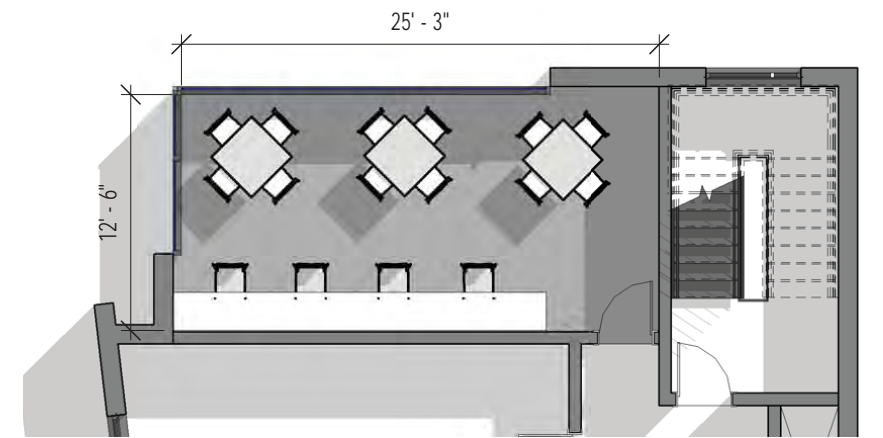


COURTYARD

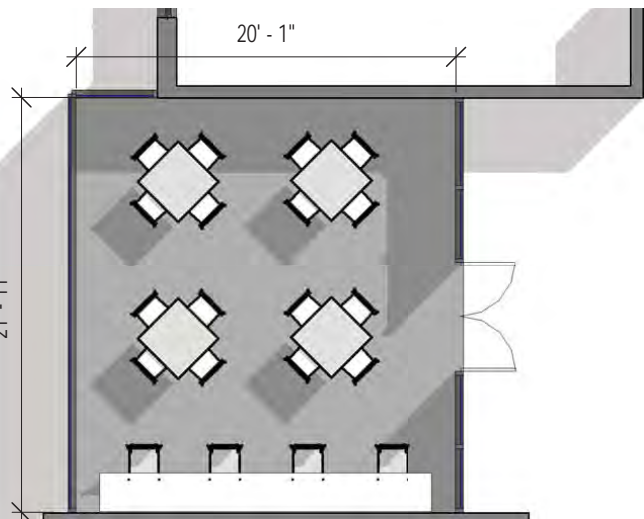
RESIDENTIAL AMENITY - GROUND FLOOR - ENTRY SIDE



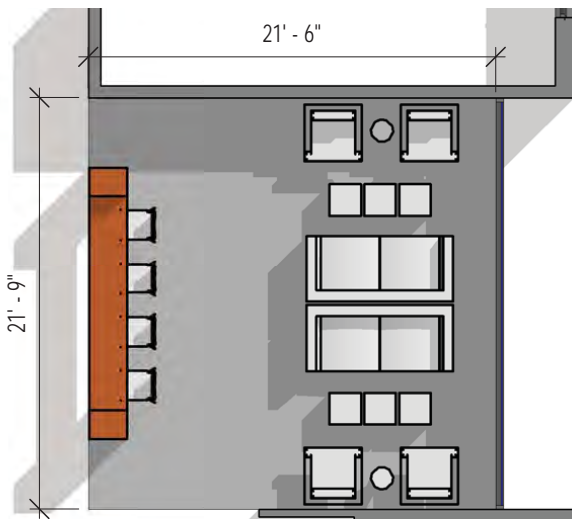
1. STUDY LOUNGE



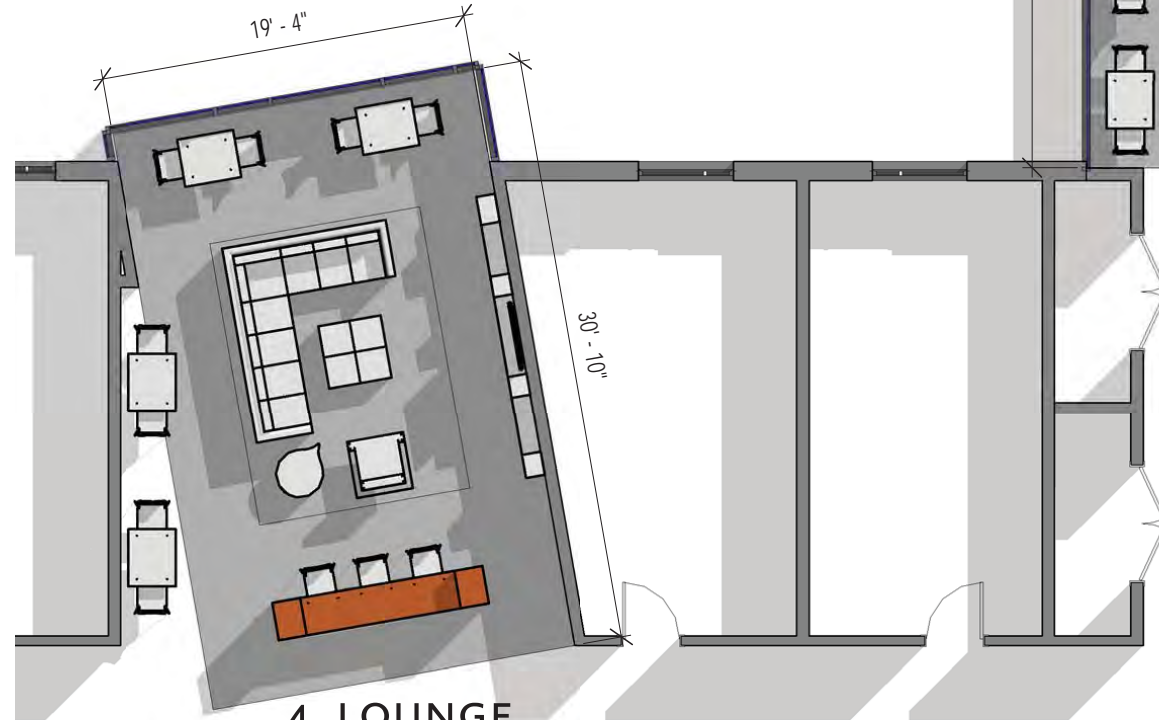
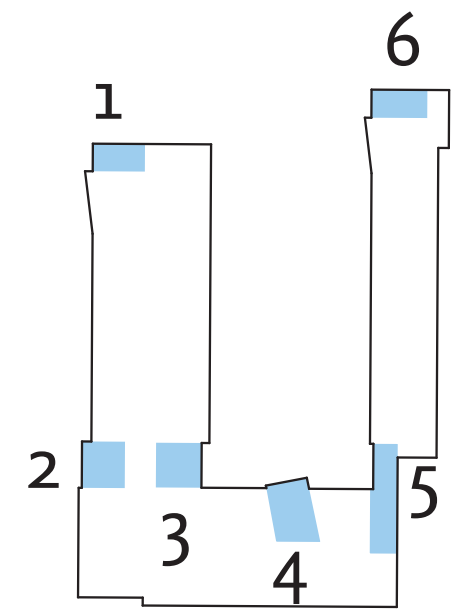
6. STUDY LOUNGE



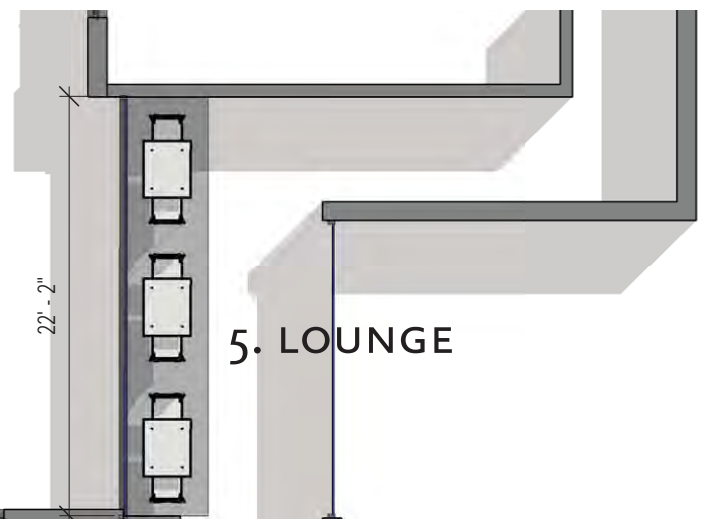
2. STUDY LOUNGE



3. LOUNGE

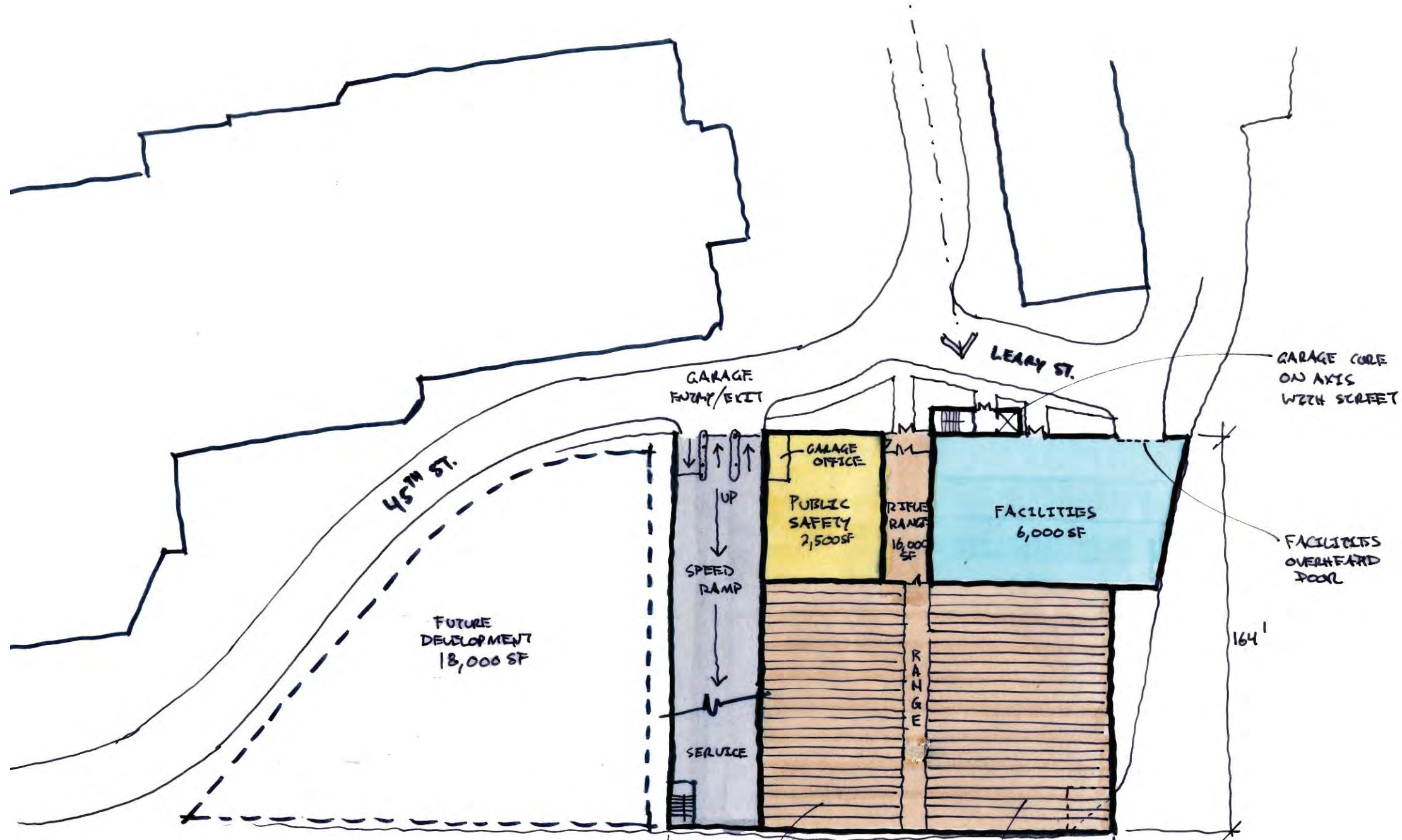


4. LOUNGE



5. LOUNGE

TYPICAL RESIDENTIAL FLOOR AMENITIES

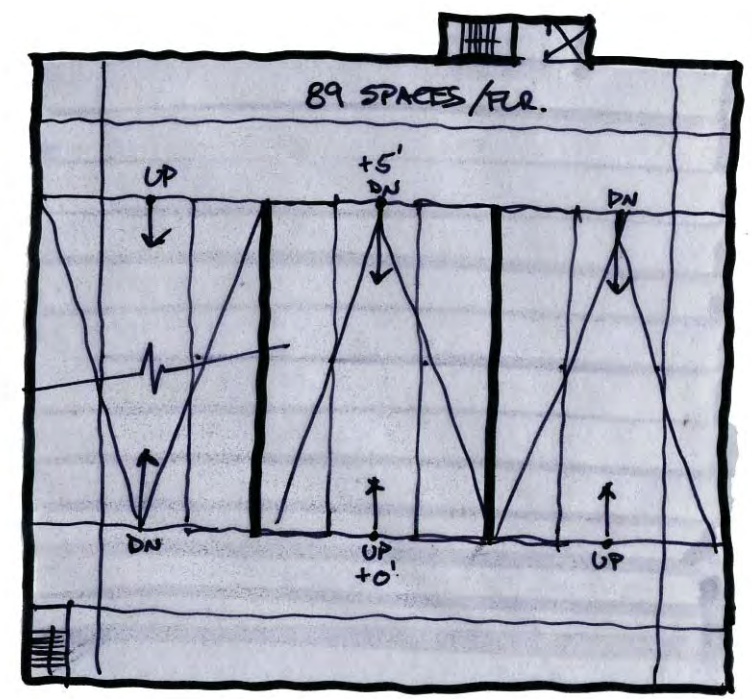


FUTURE DEVELOPMENT
18,000 SF

PUBLIC SAFETY = 2,500 SF
 RIFLE RANGE = 16,000 SF
 FACILITIES = 6,000 SF
TOTAL SPACE = 24,500 SF
 FUTURE SITE = 18,000 SF/FLR

AIR RIFLE RANGE
25 POINTS

SMALL BORE RANGE
25 POINTS

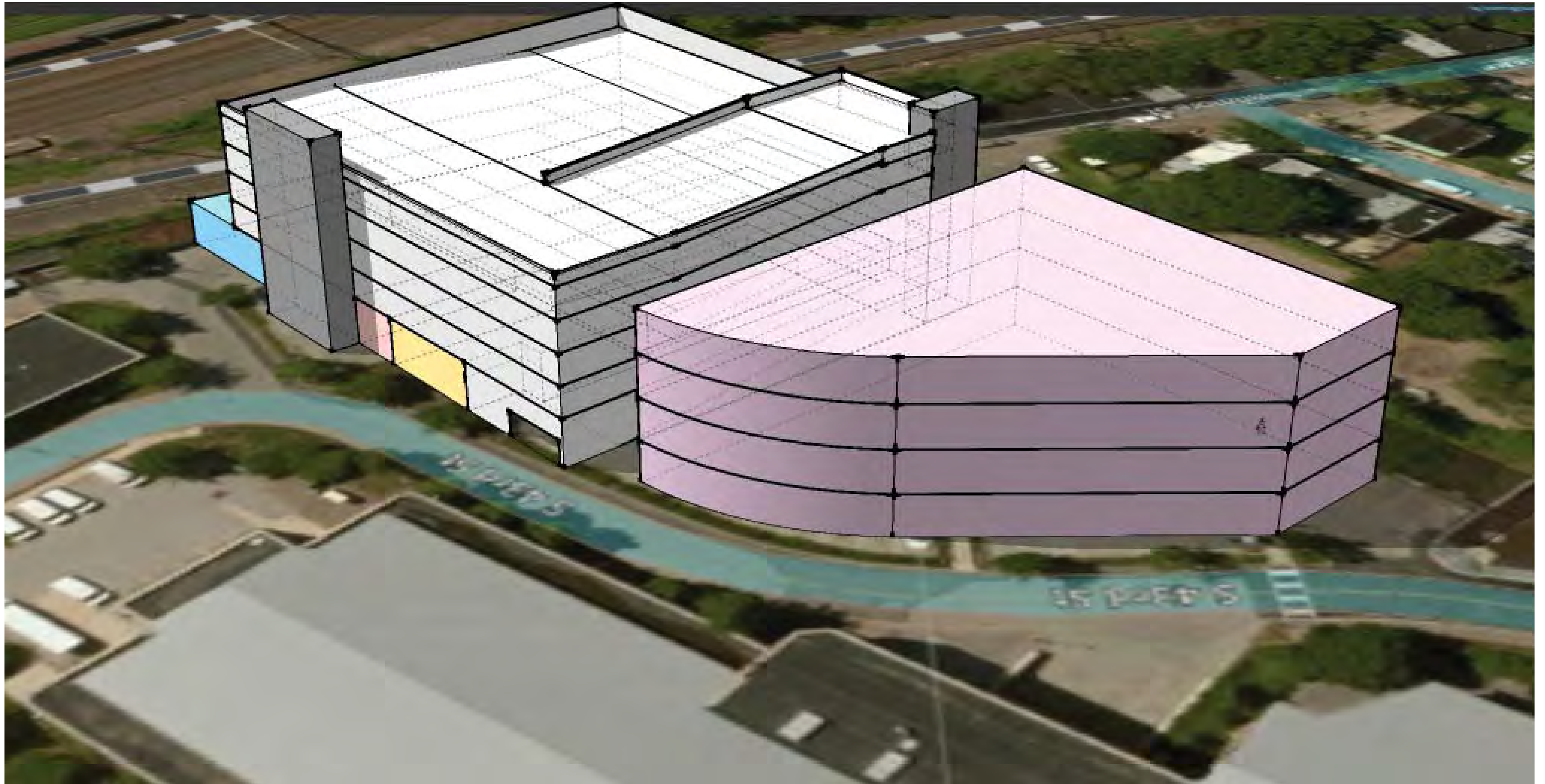


TYPICAL GARAGE LEVEL

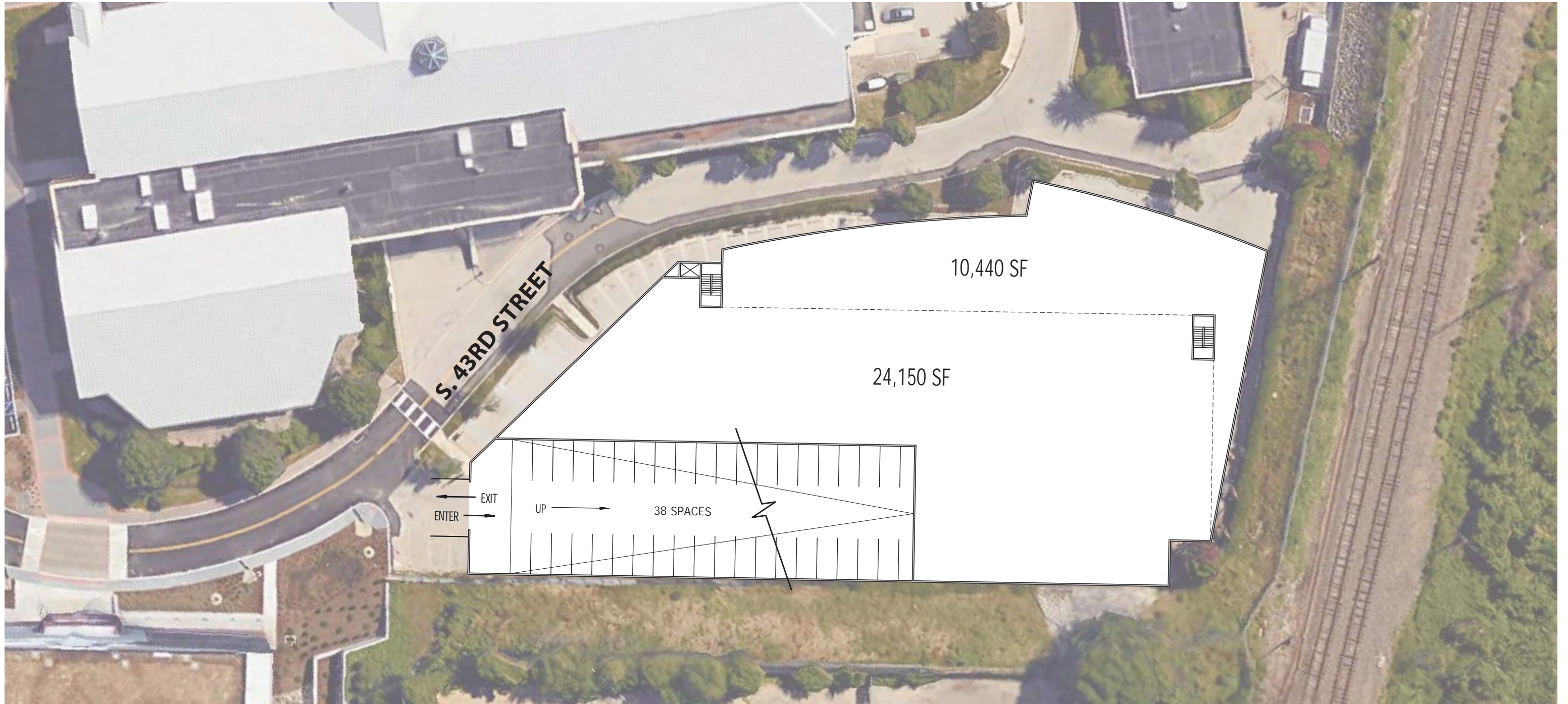
89 SPACES/FLR.
 X 5 FLOORS
445 SPACES

GARAGE SCHEME A

1" = 50'-0"

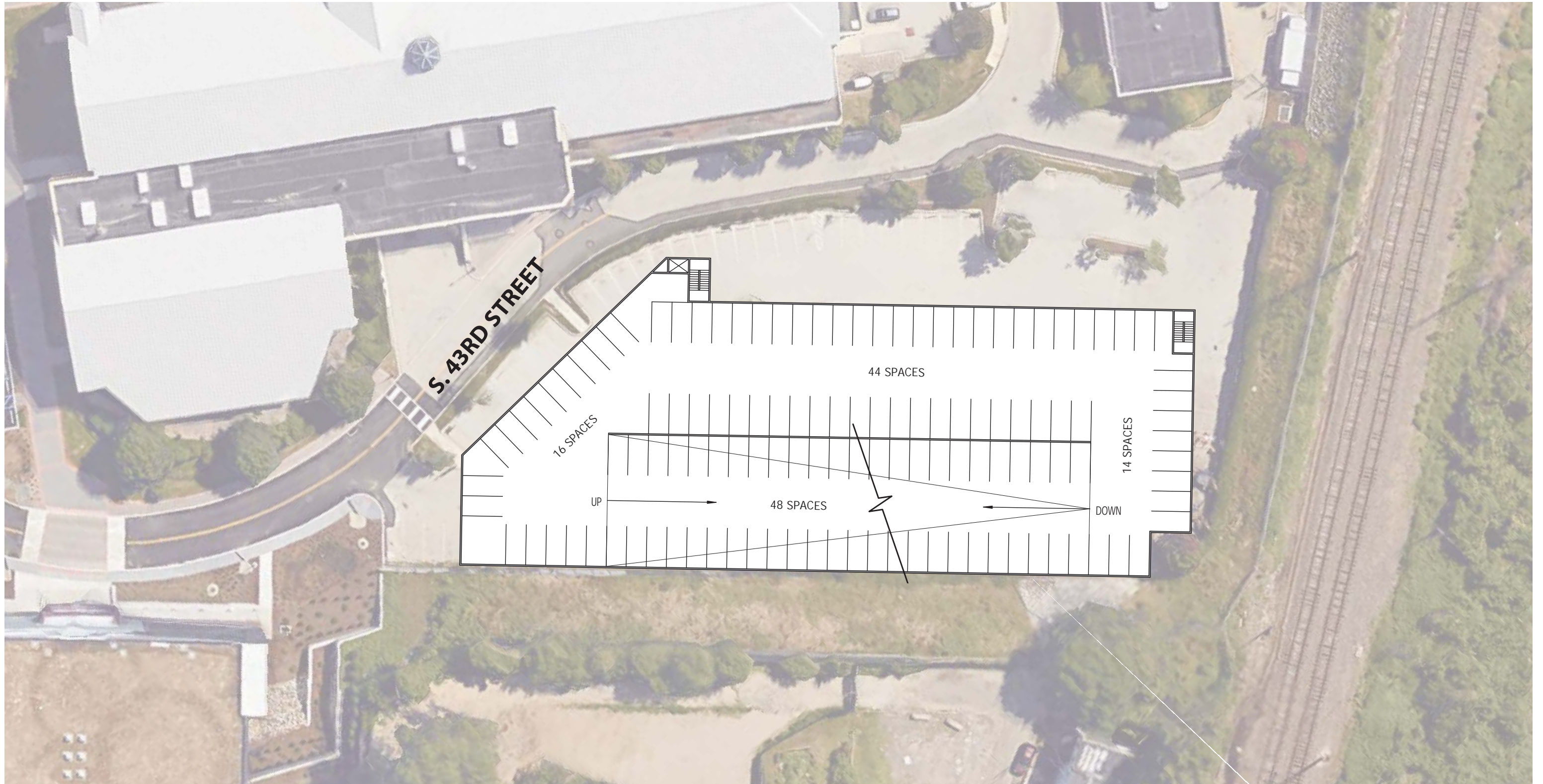


GARAGE SCHEME A



GARAGE SCHEME B - GROUND FLOOR

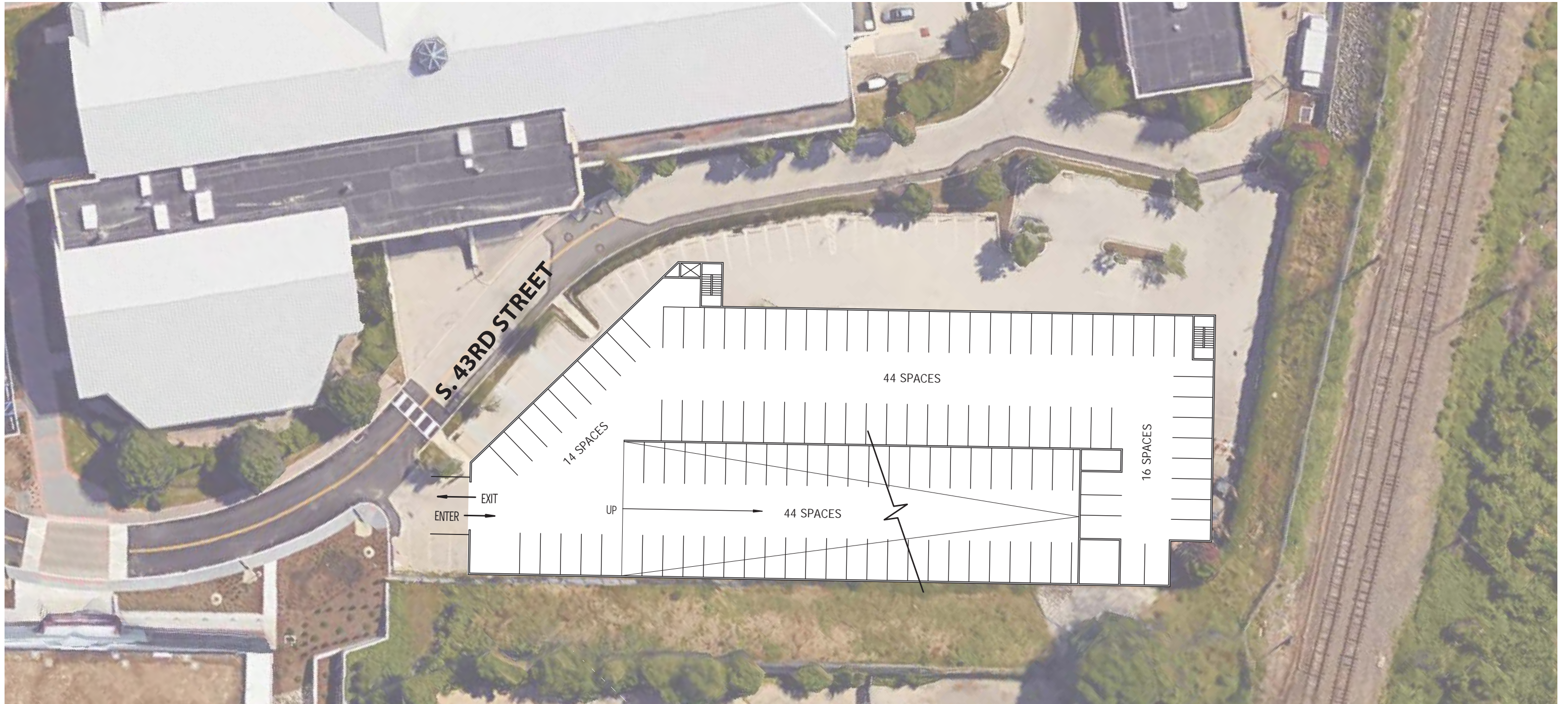
LEVEL 1 - 58 SPACES
 LEVEL 2 - 122 SPACES
 LEVEL 3 - 122 SPACES
 LEVEL 4 - 122 SPACES
 ROOFTOP - 14 SPACES
438 TOTAL PARKING SPACES



GARAGE SCHEME B - UPPER FLOORS

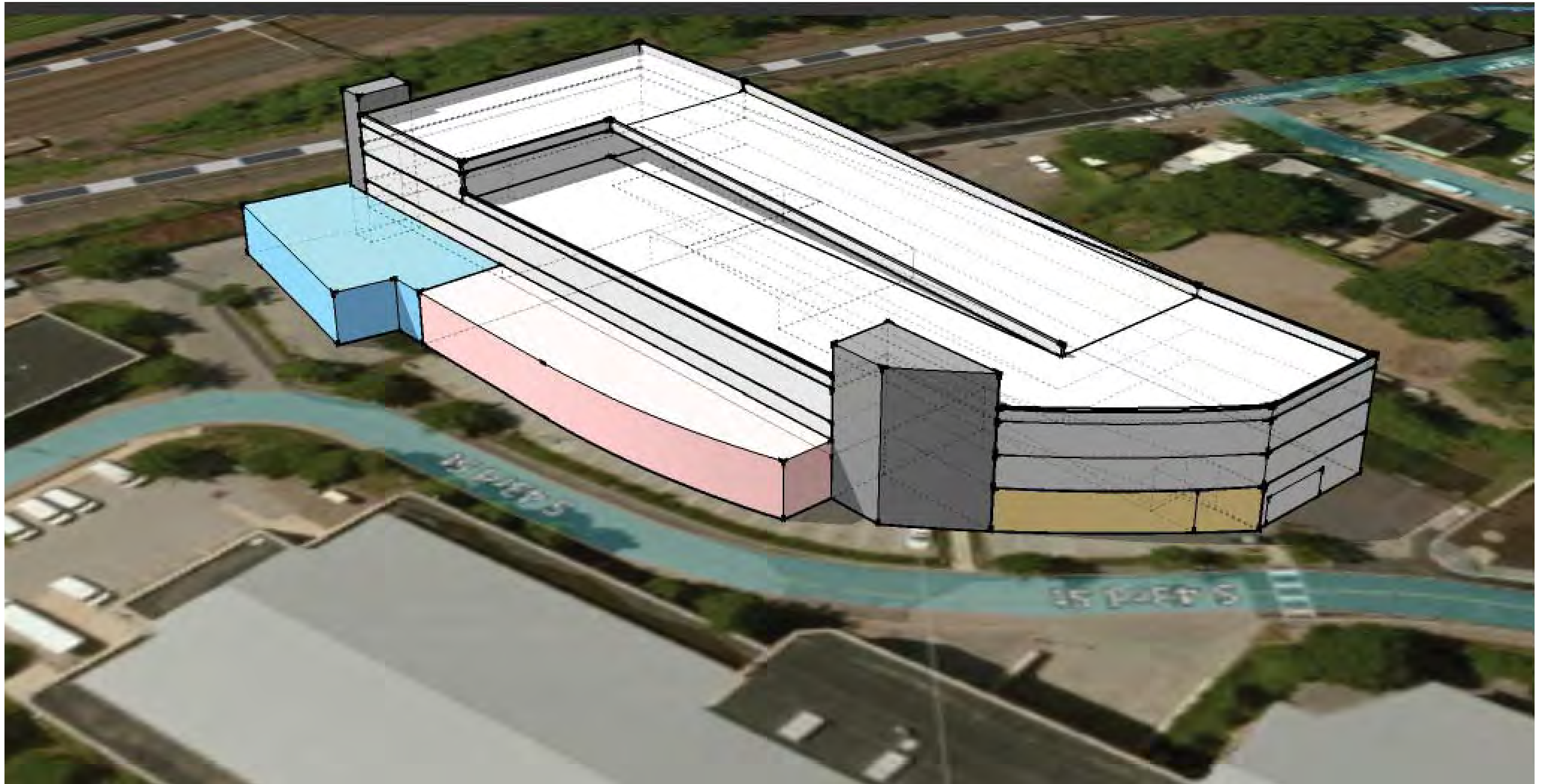
TYPICAL PARKING LEVEL - 122 SPACES



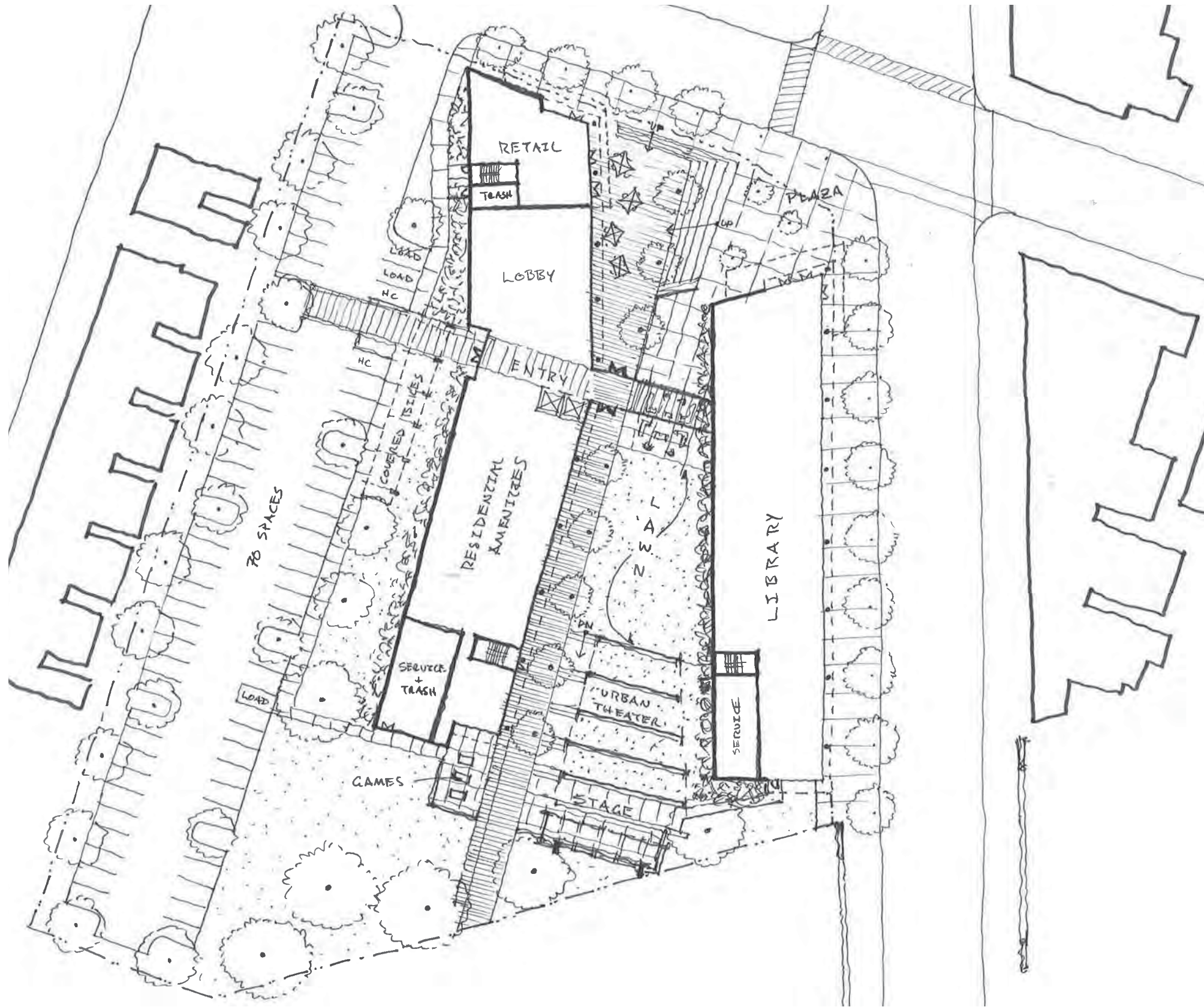


LEVEL 1 - 118 SPACES
 LEVEL 2 - 122 SPACES
 LEVEL 3 - 122 SPACES
 ROOFTOP - 74 SPACES
436 TOTAL PARKING SPACES

GARAGE SCHEME B - GROUND FLOOR ALT.



GARAGE SCHEME B



PHASE II: LEVEL 1

RETAIL: 2,700 SF
 LIBRARY: 11,000 SF
 RESIDENTIAL AMENITY: 13,000 SF

TOTAL BUILDING GSF: 150,000 SF

	4 BED DOUBLE OCC.		4 BED SINGLE OCC.	
	BEDS	UNITS	BEDS	UNITS
LV. 2	60	15	36	9
LV. 3	60	15	36	9
LV. 4	60	15	36	9
LV. 5	60	15		
LV. 6	60	15		
	300	75	108	27
TOTAL 102 UNITS / 408 BEDS				



PHASE II: LEVEL TYP.

RETAIL: 2,700 SF
 LIBRARY: 11,000 SF
 RESIDENTIAL AMENITY: 13,000 SF

TOTAL BUILDING GSF: 150,000 SF

	4 BED DOUBLE OCC.		4 BED SINGLE OCC.	
	BEDS	UNITS	BEDS	UNITS
LV. 2	60	15	36	9
LV. 3	60	15	36	9
LV. 4	60	15	36	9
LV. 5	60	15		
LV. 6	60	15		
	300	75	108	27
TOTAL 102 UNITS / 408 BEDS				