agenda

ONE  PROCESS & SCHEDULE UPDATE
TWO  REVIEW FRAMEWORK & CONCEPTS
THREE PROGRAM ACCOMMODATION
FOUR STRATEGIES FOR ACADEMIC SPACE ORGANIZATION
FIVE PARKING AND TRANSPORTATION
SIX  SUSTAINABLE LANDSCAPE AND INFRASTRUCTURE
A COLLABORATIVE PROCESS

Over 70 meetings so far...

Chancellor
Task Forces
Students
Faculty work sessions
Deans
Community open house
Department Heads
Facilities staff
Residence Life
Focus groups
Open house in the UC
On-line feedback
Display in the UC

listen, listen, listen ...

Task Force Committees
Assessing Building Needs and Space Utilization
Enhancing Parking and Transportation
Improving Technology
Creating a Sustainable Campus
Integrating Community and Preserving Campus Heritage
Ensuring Safety and Security
Millennial Initiative
To be a national model for student learning and engagement that embraces its responsibilities as a regionally engaged university.

#1 Fulfill the Educational Needs of Our State and Region
WCU’s faculty, staff, and students together make the University’s academic mission paramount.

#2 Enrich the Total Student Experience
Every WCU student’s experience reinforces high standards and expectations, incorporates meaningful external engagement, and instills pride in the university.

#3 Enhance Our External Partnerships
WCU is recognized as an active partner within the Western North Carolina region, its communities, organizations, and businesses.

#4 Invest in Our People
WCU is recognized as one of the most highly competitive and desirable employers in the region.

#5 Invest in Our Core Resources
WCU’s core infrastructure is sustainable and positioned to support its strategic priorities.

#6 Garner Support for the Vision
WCU develops the resources and markets the vision to ensure achievement of its strategic priorities.
GOALS OF THE MASTER PLAN

• Support the University Strategic 2020 Vision plan by enabling the University’s physical resources to accommodate the goal of the Strategic Vision to be a national model for student learning and engagement that embraces its responsibilities as a regionally engaged university.

• Plan for the long range highest and best use of the University’s land assets.

• Maximize the value and usefulness of the existing campus infrastructure while accommodating growth.

• Plan sustainable transportation and infrastructure systems to anticipate growth rather than react to demand.

• Preserve the unique heritage of Western Carolina and celebrate the campus as a place.

• Create a walkable, highly connected, and vibrant campus.

• While the master plan will propose solutions based on current strategies and data, it is understood that a master plan should be a “living” document and therefore allow for future revisions and alternatives.
review framework & concepts
## Revised Space Projection Summary

<table>
<thead>
<tr>
<th>Space Use Code</th>
<th>Space Name</th>
<th>2013 Existing ASF</th>
<th>2023 Space Need</th>
<th>Variance</th>
<th>True Variance</th>
<th>Percent Change of True Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Classroom</td>
<td>96,261</td>
<td>117,367</td>
<td>(21,106)</td>
<td>(21,106)</td>
<td>21.9%</td>
</tr>
<tr>
<td>200</td>
<td>Laboratories</td>
<td>144,804</td>
<td>226,435</td>
<td>(81,631)</td>
<td>(81,631)</td>
<td>56.4%</td>
</tr>
<tr>
<td>250</td>
<td>Research Laboratories</td>
<td>29,492</td>
<td>36,279</td>
<td>(6,787)</td>
<td>(6,787)</td>
<td>23.0%</td>
</tr>
<tr>
<td>300</td>
<td>Office</td>
<td>316,606</td>
<td>306,003</td>
<td>10,603</td>
<td>10,603</td>
<td>3.3%</td>
</tr>
<tr>
<td>400</td>
<td>Study Space</td>
<td>126,288</td>
<td>149,152</td>
<td>(22,864)</td>
<td>(22,864)</td>
<td>18.1%</td>
</tr>
<tr>
<td>500</td>
<td>Special Use Facilities</td>
<td>213,640</td>
<td>153,717</td>
<td>59,923</td>
<td>(7,990)</td>
<td>3.7%</td>
</tr>
<tr>
<td>600</td>
<td>General Use</td>
<td>281,918</td>
<td>221,002</td>
<td>60,916</td>
<td>(45,875)</td>
<td>16.3%</td>
</tr>
<tr>
<td>700</td>
<td>Support Facilities</td>
<td>57,905</td>
<td>78,192</td>
<td>(20,287)</td>
<td>(20,287)</td>
<td>35.0%</td>
</tr>
<tr>
<td>800</td>
<td>Health Care Facilities</td>
<td>3,246</td>
<td>4,326</td>
<td>(1,080)</td>
<td>(1,080)</td>
<td>33.3%</td>
</tr>
<tr>
<td>900</td>
<td>Residential</td>
<td>658,184</td>
<td>778,184</td>
<td>(120,000)</td>
<td>(120,000)</td>
<td>18.2%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>1,928,344</strong></td>
<td><strong>2,070,657</strong></td>
<td><strong>(142,313)</strong></td>
<td><strong>(317,017)</strong></td>
<td><strong>16.4%</strong></td>
</tr>
</tbody>
</table>

+/- 3,000,000 GSF  
+/- 486,000 GSF  

Assumes 65% efficiency factor  

PLUS renovation needs
PREFERRED MASTER PLAN LAND USE CONCEPT

- Reinforce academic zone near the library with Breese, Moore, and Old Student Union
- Create cohesive residential village in the historic upper campus—new dining facility
- Strengthen main campus retail strip with combination commercial and residential development
- Preserve land on West Campus for “Living Laboratory”
- Strategically pursue Health Science partnerships to develop West Campus
PREFERRED MASTER PLAN LAND USE CONCEPT
EAST + WEST CAMPUS

Framework
+
Walkable Campus
Diagram
program accommodation
CULTURAL HERITAGE
• Phase 1 focuses on development adjacent to HHS
• Phase 1 minimizes new road and utility infrastructure
• Phase 1 focuses on Health Science related partnership opportunities
• Phases 2 and 3 can be developed incrementally and opportunistically
10 YEAR PROGRAM ACCOMMODATION PLAN
WEST CAMPUS

A: Health Sciences Partnership - Building A
   60,000 GSF
B: Health Sciences Partnership - Building B
   60,000 GSF
C: Overflow Surface Parking
LONG TERM ACCOMMODATION
10 YEAR PROGRAM ACCOMMODATION
DRAFT 10 YEAR PROGRAM ACCOMMODATION
EAST CAMPUS – PEDESTRIAN CORE

A: New Business Building
   61,000 GSF
B: Forsyth Addition West
   20,000 GSF
C: Forsyth Addition East
   18,000 GSF
D: Center for Student Engagement
   75,000 GSF
E: New Science Building
   130,000 GSF
F: Learning Commons Addition
   20,000 GSF
G: Mixed Use Facility
   25,000 GSF Retail
   80,000 GSF Res
H: Brown Dining Addition
   10,000 GSF
I: Residence Halls – 300 students
   95,000 GSF
J: Residential Storage Facility
   6,000 – 10,000 GSF
Storrs Center, University of Connecticut

4 neighborhoods
1. **Town Square** – apartments, shops, cafes, and offices on wide lawns
2. **Market Square** - groceries
3. **Village Street** – small scale shops and cafes
4. **Residential** – condominiums and townhouses
DRAFT 10 YEAR PROGRAM ACCOMMODATION
EAST CAMPUS – CULLOWHEE CREEK CORRIDOR

A: Recreation & Practice Fields
B: Reid Addition
   40,000 GSF
C: New Athletics Field House and Practice Facility
   75,000 GSF
D: New FPAC Addition
   39,000 GSF
E: Belk Addition
   10,000 GSF
F: Welcome Center, Parking Structure, and Recreation Support
TEN YEAR HORIZON – CORE CAMPUS LOOKING SOUTH
EAST CAMPUS

SCiences

UC
TEN YEAR HORIZON – VIEW LOOKING EAST
EAST CAMPUS
TEN YEAR HORIZON – VIEW LOOKING TOWARD MOORE EAST CAMPUS
TEN YEAR HORIZON – VIEW LOOKING TOWARD MOORE EAST CAMPUS
TEN YEAR HORIZON
CENTENNIAL STREET CORRIDOR - CONCEPT SKETCH
TEN YEAR HORIZON – EXISTING CONDITION
TEN YEAR HORIZON – VIEW LOOKING EAST
EAST CAMPUS
TEN YEAR HORIZON – VIEW LOOKING NORTH
EAST CAMPUS
strategies for academic space organization
RESHUFFLING THE DECK – CORE OBJECTIVES

1. New Science and Lab space is a critical need. How can we position the University to achieve new space early in the process?

2. Funding for renovations/additions will likely be more accessible than funding for new construction. Renovation strategies may help to expedite implementation vs. new construction.

3. Organize Colleges and Departments to take advantage of synergies and maximize efficient use of existing space.

4. Student engagement space should be an integral component of the plan.

5. Student Services One Stop Shop should be centrally located for easy access.

6. Phasing should focus on critical path steps. However, the plan should allow flexibility for funding opportunities such as Business and Center for Student Engagement.
RESHUFFLING THE DECK

STRATEGIC DIRECTION 1: Fulfill the educational needs of our state and region.

Position and unite the College of Arts and Sciences in the academic core.

Consolidate and unite the Fine and Performing Arts programs near the Bardo Fine and Performing Arts Center.
RESHUFFLING THE DECK

STRATEGIC DIRECTION 2:
Enrich the total student experience.

STRATEGIC DIRECTION 5:
Invest in our core resources.

Reinforce the “student oriented” center of campus with appropriate programs including new One Stop Shop in Coulter
Parking and Transportation
CONNECTIVITY AND WALKABILITY
Parking Losses

1. Brown S Upper – 28
2. Buchanan – 64
3. Buchanan Central – 105
4. Natural Science – 35
5. McKee Circle – 72
6. Bird – 19
7. Killian Bldg Ln/UC Upper – 152
8. Coulter – 119
9. Reid Gym – 71

~720 spaces lost

*VHB assumed phasing sequence
Parking Gains

1. West Campus Remote – 350
2. Faculty Housing Remote - 250
3. East Campus - 50
4. Parking Deck (options)
   a) South Deck (preferred) – 1,200 net
   b) North Deck – 1,200 net
   c) Fieldhouse Deck – 1,000 net

~750 spaces gained (+ Deck)

*VHB assumed phasing sequence
Roadway Improvements

- Improve alignment and cross-section
- Extend to Central Dr.
- Make 2-way
- Realign & narrow
- Remove parking
- Ped improvements
- Traffic calming
- Pedestrian zone
- Improve cross-section
- Ped improvements
- Remove parking
- Narrow pavement
- Widen sidewalk
- No thru traffic
- Pedestrian-friendly
- New Entrance
Sustainable Landscape
LANDSCAPE
CULLOWHEE CREEK

West

35' Easement

Cullowhee Creek

35' Easement

East
New or enhanced buffer/riparian areas

Desired as most open/visible view to creek

Remove invasives and scrub to enhance
creek view, plant trees for canopy shade
Target opportunities for stormwater, bioretention features
Virginia Tech Stroubles Creek

Landscapes that teach
Campus Master Plan
Mechanical & Electrical Infrastructure Update

HEATING

Distributed Model
6 STRATEGIC DIRECTIONS
2020 Vision: Focusing Our Future

To be a national model for student learning and engagement that embraces its responsibilities as a regionally engaged university.

#1 Fulfill the Educational Needs of Our State and Region
WCU’s faculty, staff, and students together make the University’s academic mission paramount.

#2 Enrich the Total Student Experience
Every WCU student’s experience reinforces high standards and expectations, incorporates meaningful external engagement, and instills pride in the university.

#3 Enhance Our External Partnerships
WCU is recognized as an active partner within the Western North Carolina region, its communities, organizations, and businesses.

#4 Invest in Our People
WCU is recognized as one of the most highly competitive and desirable employers in the region.

#5 Invest in Our Core Resources
WCU’s core infrastructure is sustainable and positioned to support its strategic priorities.

#6 Garner Support for the Vision
WCU develops the resources and markets the vision to ensure achievement of its strategic priorities.