



# **Master Planning Council**

Precinct Planning

Office of the Architect for the University

David Neuman, Julia Monteith

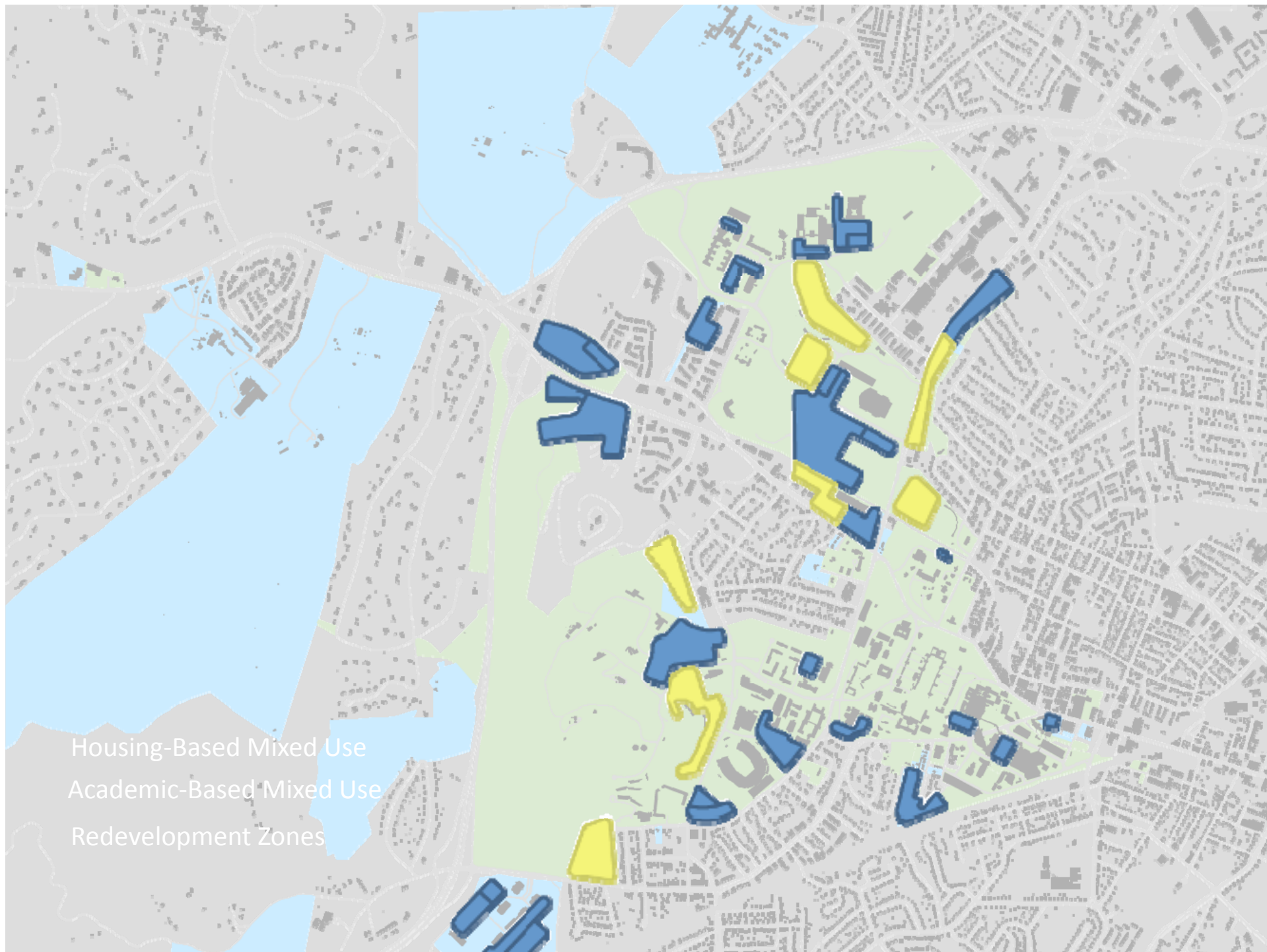
September 16, 2009

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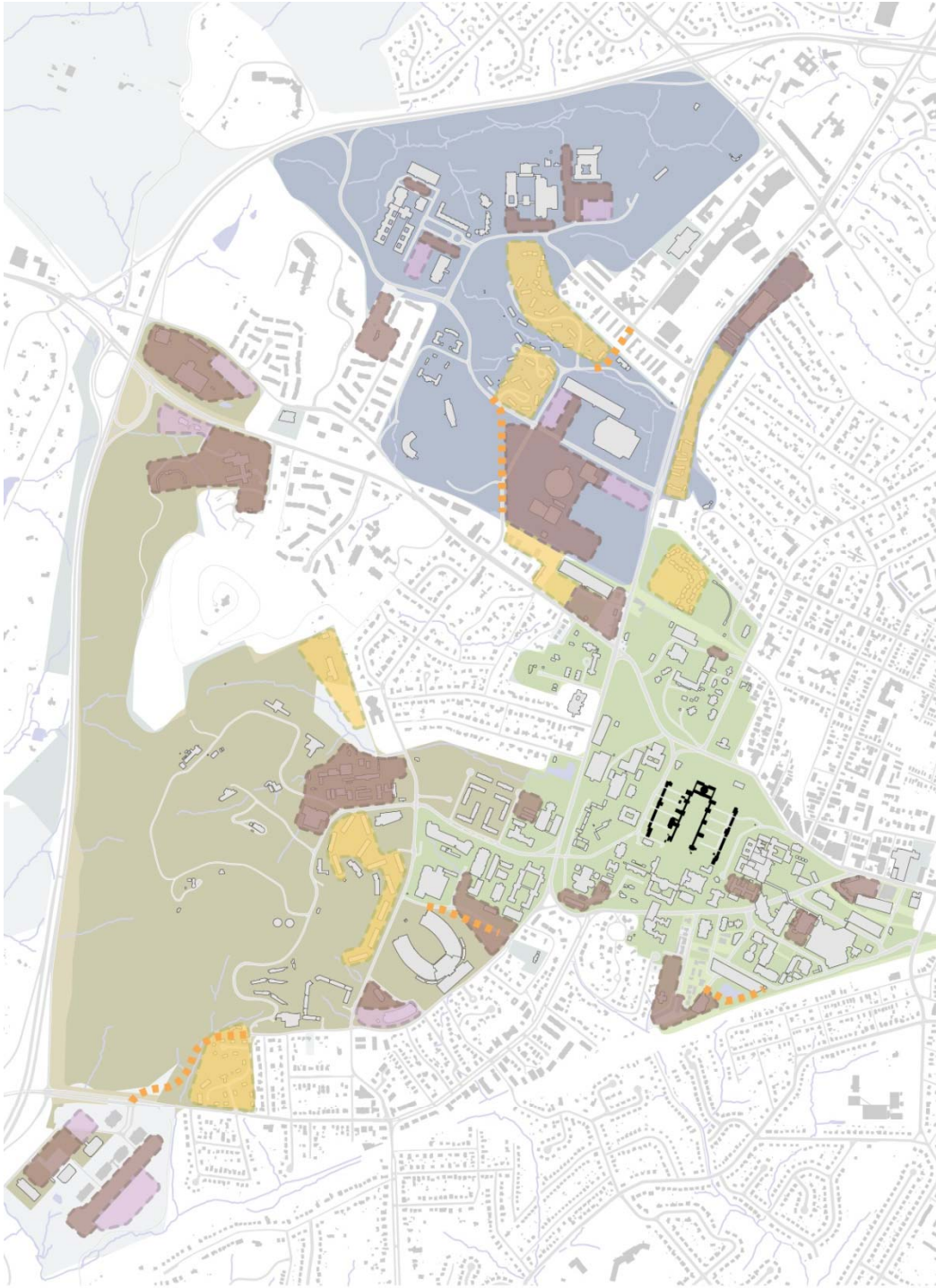
### 2008 Grounds Plan

- + Long-range plan, 2015, 2025
- + Directs projected growth into specific redevelopment zones
- + Focused on sustainability
  - + Preservation
  - + Context
  - + Multi-Disciplinary Learning
  - + Connectivity
  - + Environment
- + Establishes the three 'precincts'



Housing-Based Mixed Use  
Academic-Based Mixed Use  
Redevelopment Zones





### Precincts

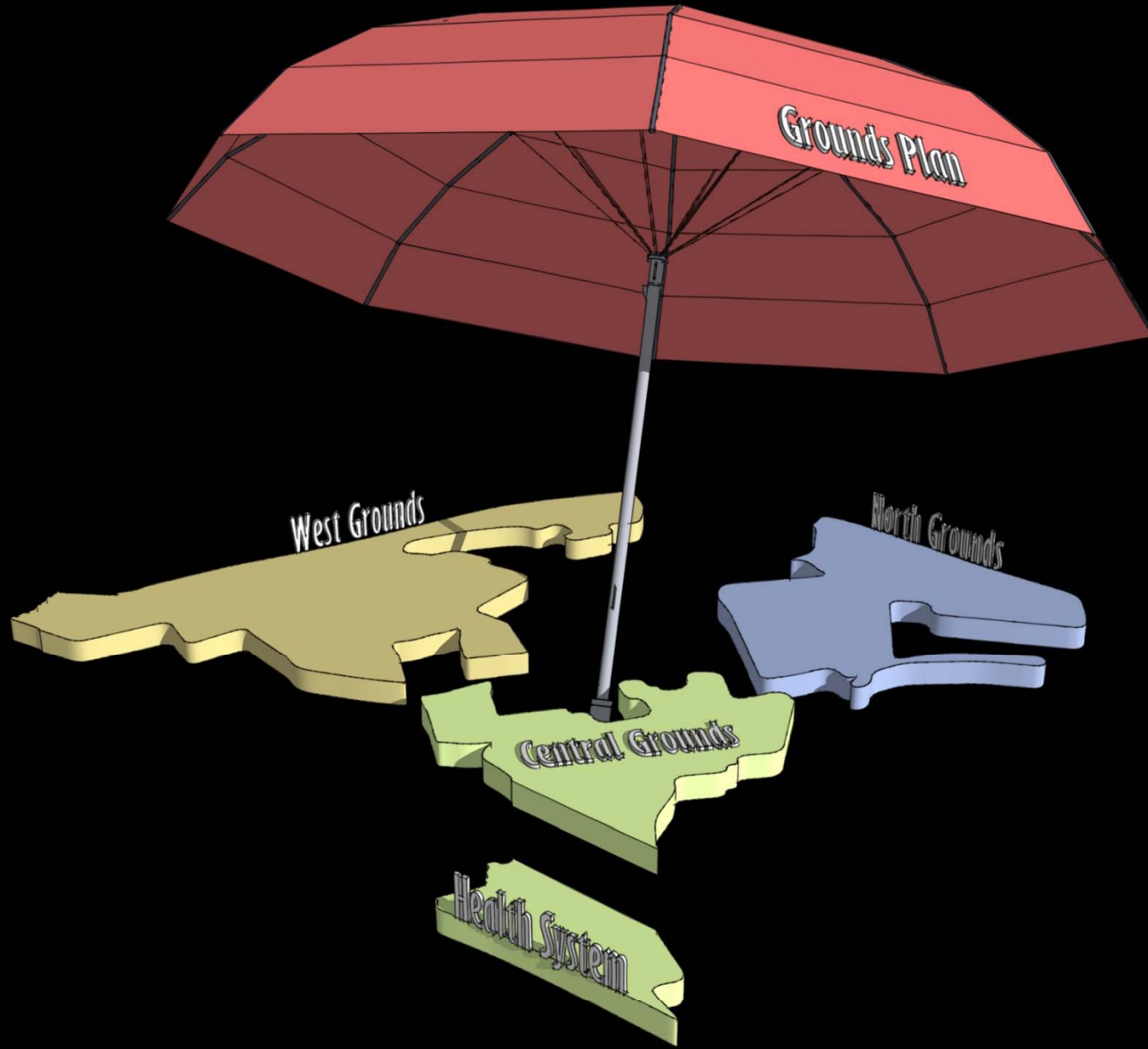
- + Campus comprised of 3 precincts
  - + Central
  - + West
  - + North
- + Precincts include redevelopment zones
  - + Academic – Mixed Use
  - + Residential – Mixed Use

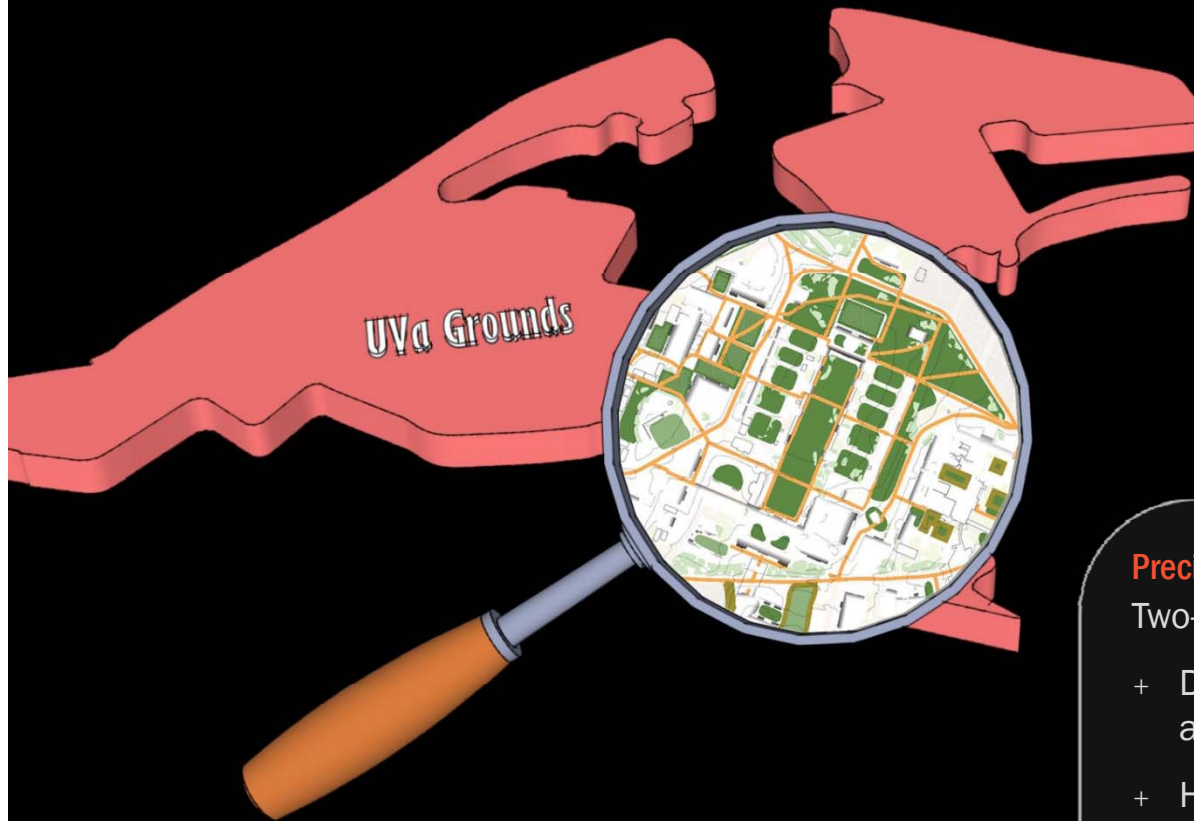


overall plan

precincts

districts



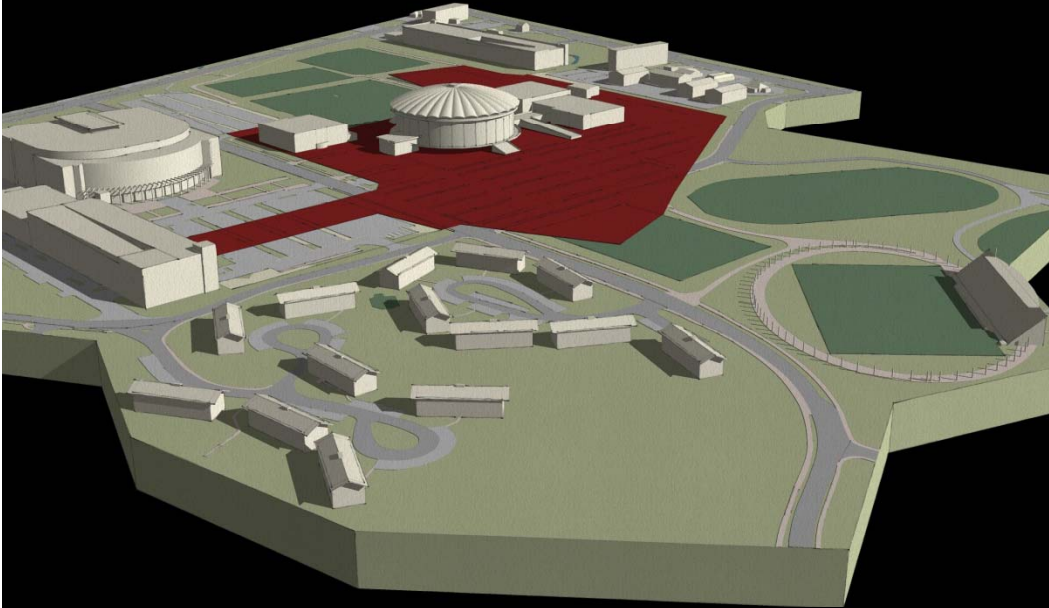


### Precinct Plan Purpose

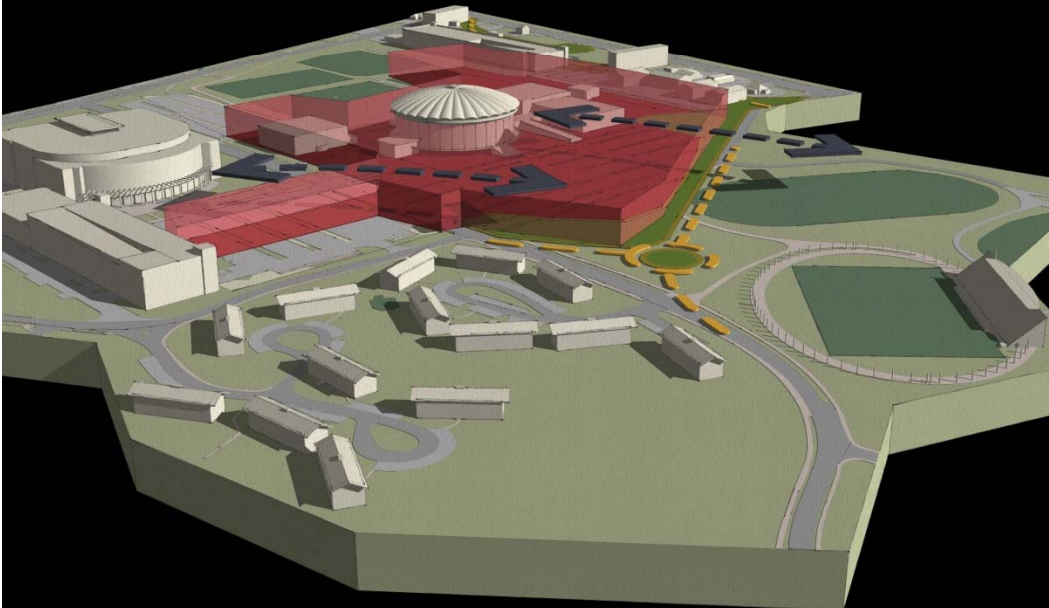
Two-fold

- + Detailed description of role, use and form
- + Holistic interpretation of place through:
  - + Building form
  - + Views
  - + Circulation
  - + Servicing
  - + Parking
  - + Other aspects of built form

## Grounds Campus Planning – Redevelopment Zones



## Form-Based Zoning



### Form-based Codes

- + Departure from typical campus planning
- + Zoning for form, not use
- + Established as zones, not buildings
  - + More responsive to changing needs
  - + Flexibility of use with well-defined form



Existing

Proposed

Natural Systems

Linkages

Green Space

Proposed Green Space

Development Volume

### Legend

- 42' Proposed Civic Space
- 56' Proposed Natural Height
- 70' Proposed Natural Height
- 84' Proposed Natural Height
- Proposed Open Space Connection
- Proposed Future City Maximum
- Existing Building Link Needed
- Proposed Building/Bike Link
- Design Landmark
- UTS/CTS Bus Stop
- Neighborhood
- Gateway

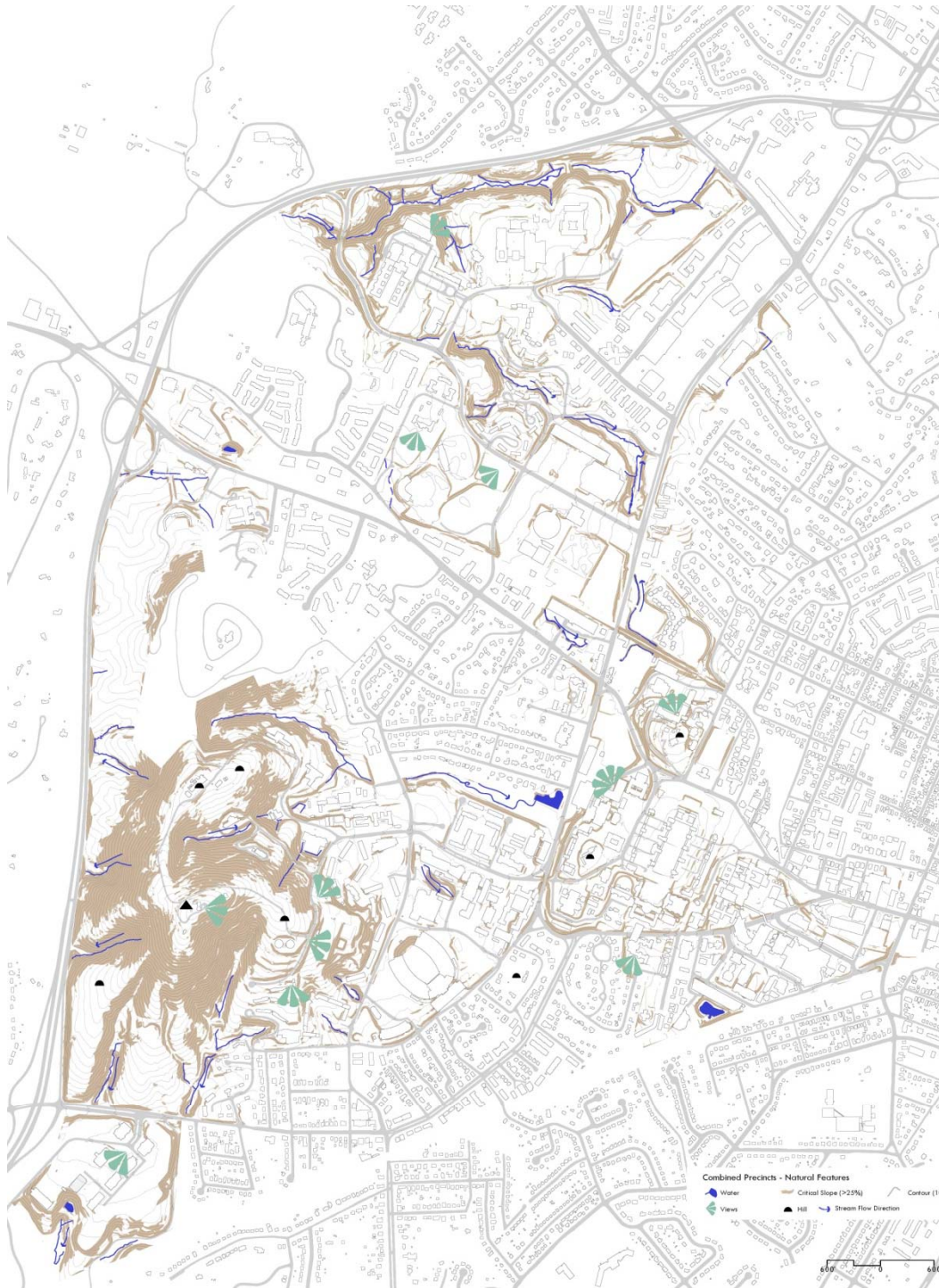
**Final Product**

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## Combined Maps

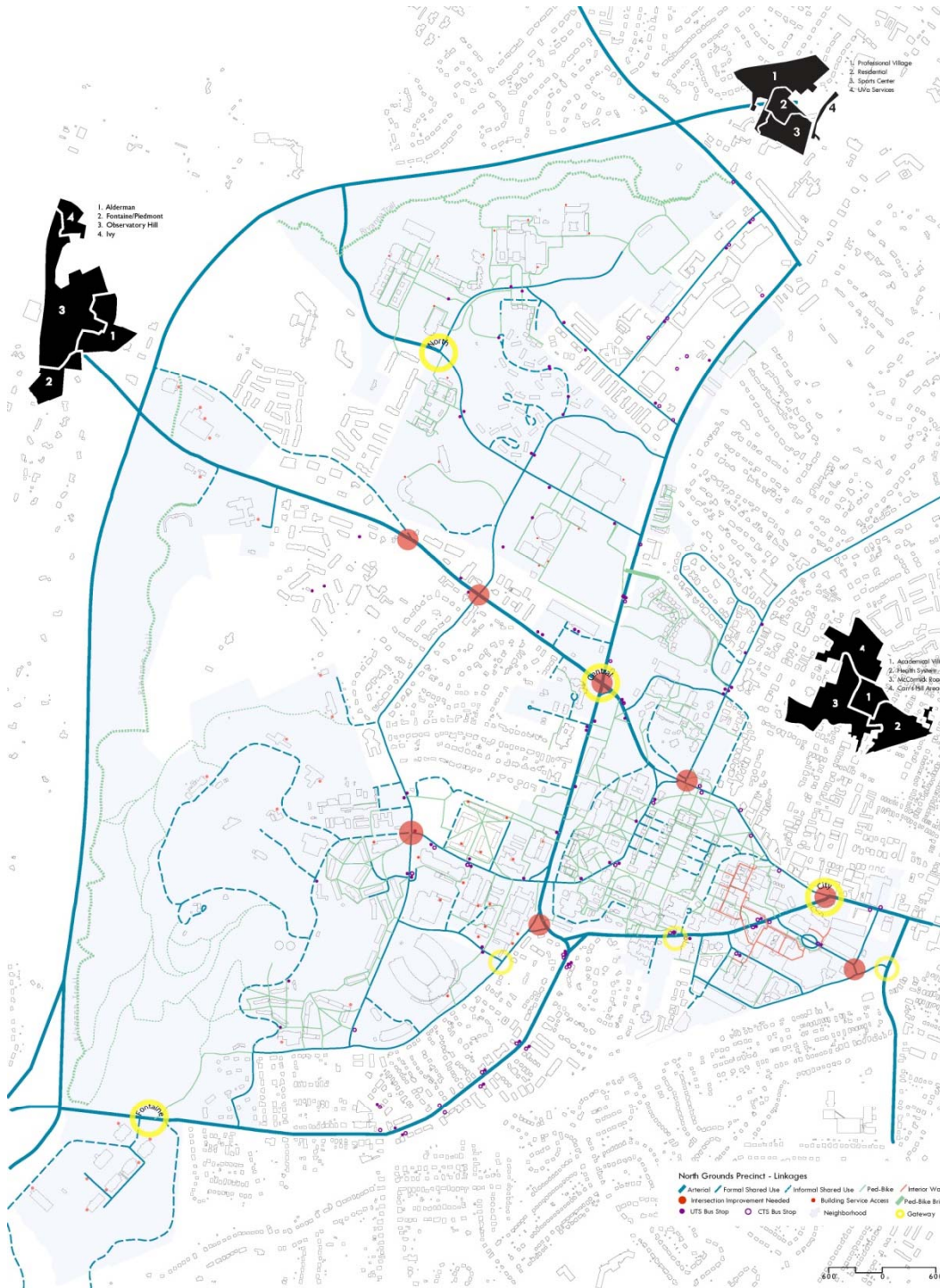
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## Natural Features

- + Characterized by hilly terrain to the west
- + Topography, drainages, vistas and views, riparian areas

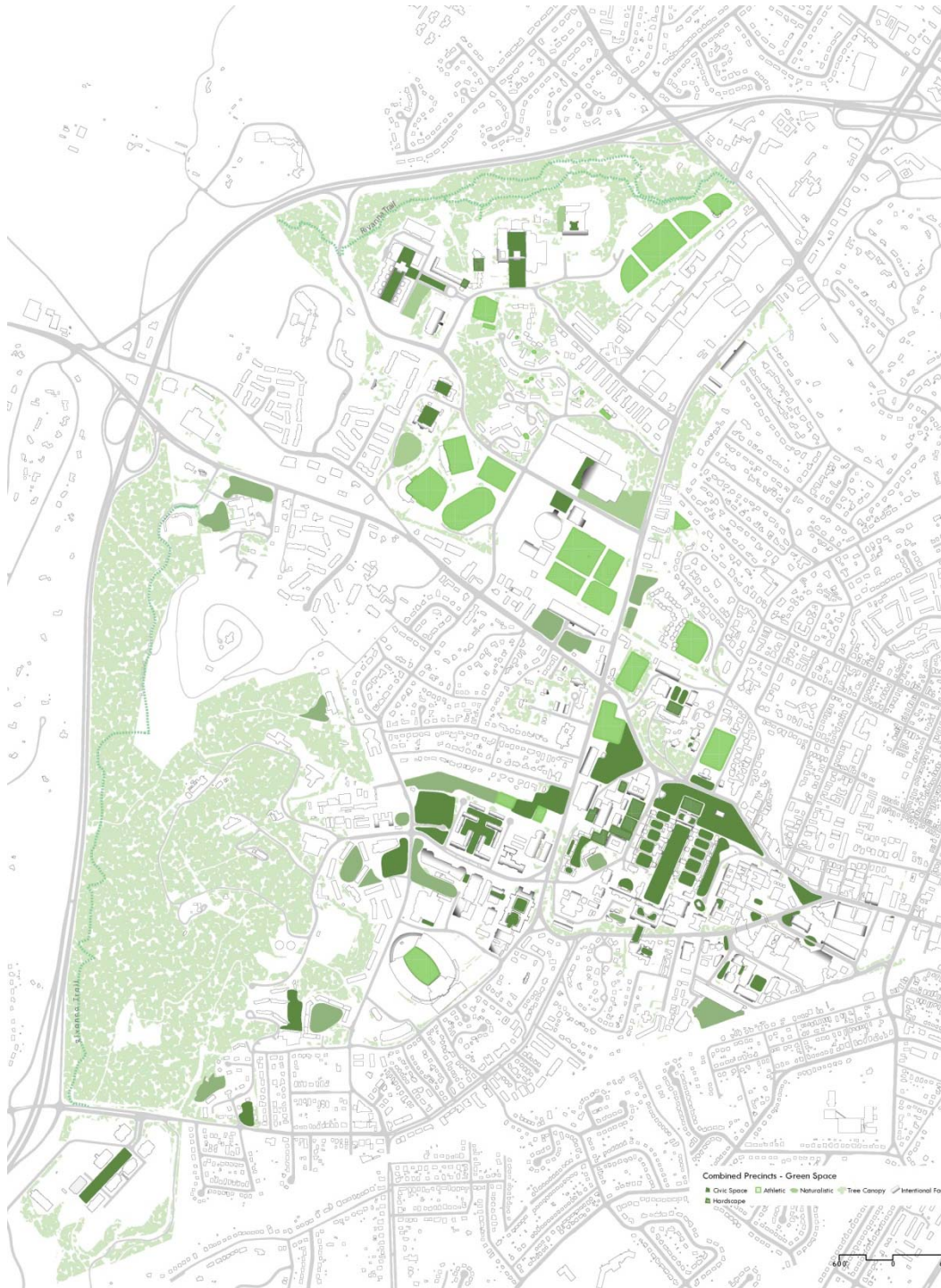


## Linkages

- + Defines neighborhoods
- + Road and transit system
- + Pedestrian, bicycle and trail use
- + Service and gateways

COMBINED MAPS

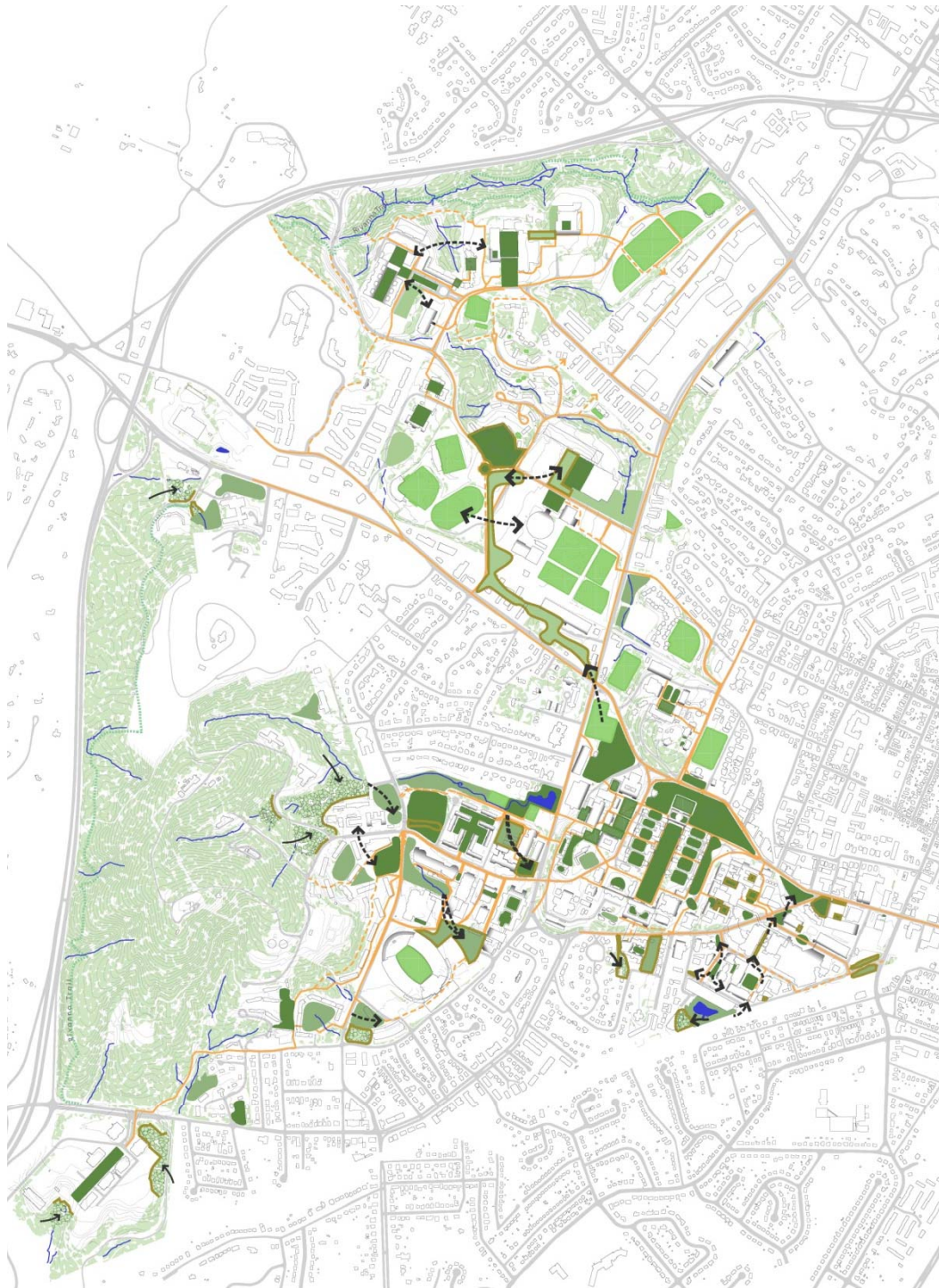




## Green Space System

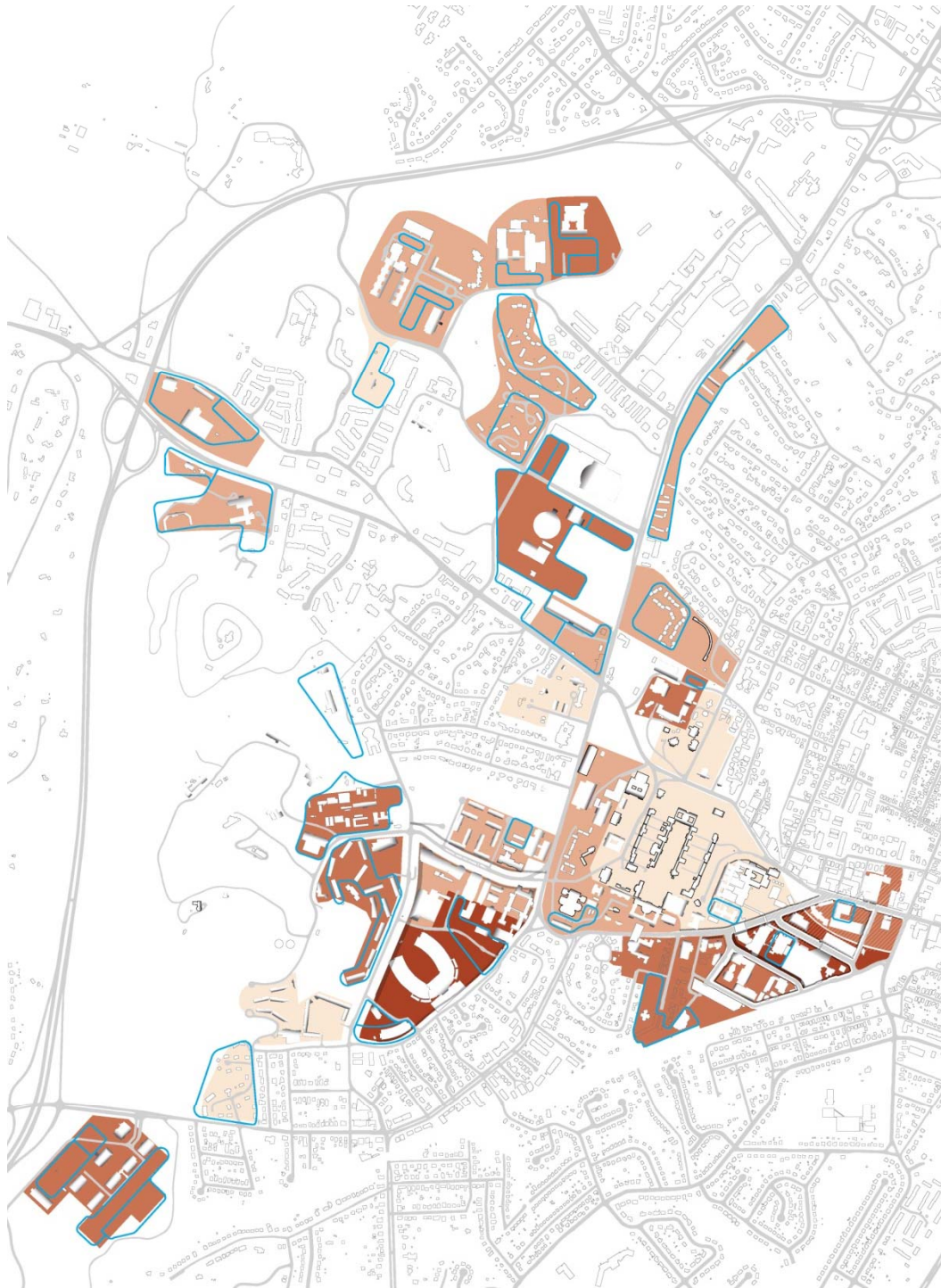
- + Heavily wooded, especially in west and north
- + Civic spaces, athletics and recreation, forested zones





### Proposed Green Space System

- + Expand tree canopy in riparian zones
- + Increase green space system and provide opportunities for circulation connections
- + Additional pedestrian/bicycles corridors connecting throughout Grounds



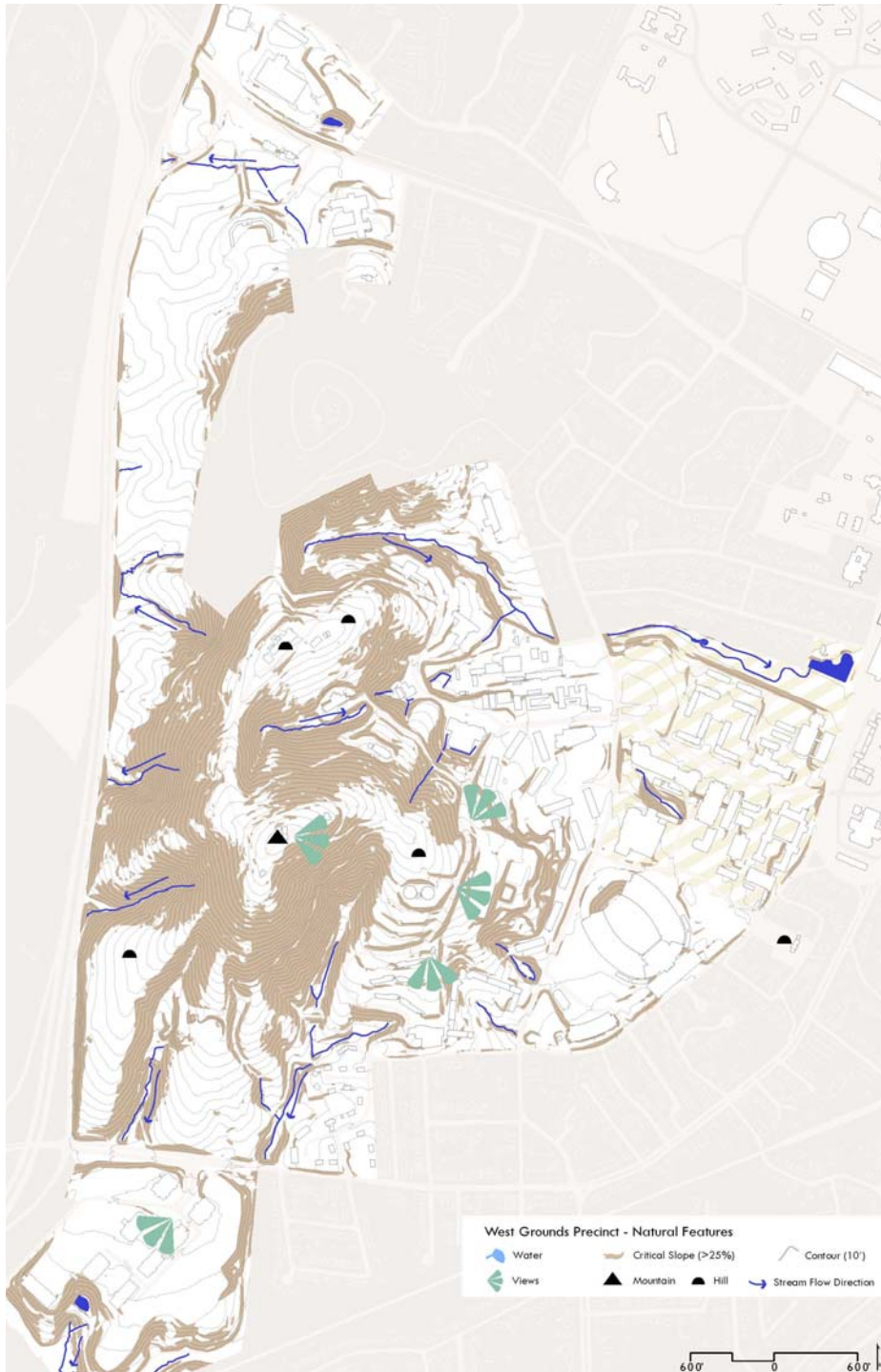
### Development Volumes

- + Redevelopment zones to support growth of academic and residential facilities
- + Establishes heights and development volume (setbacks, build to) for future building sites
- + Addresses preservation and design landmarks

West Grounds

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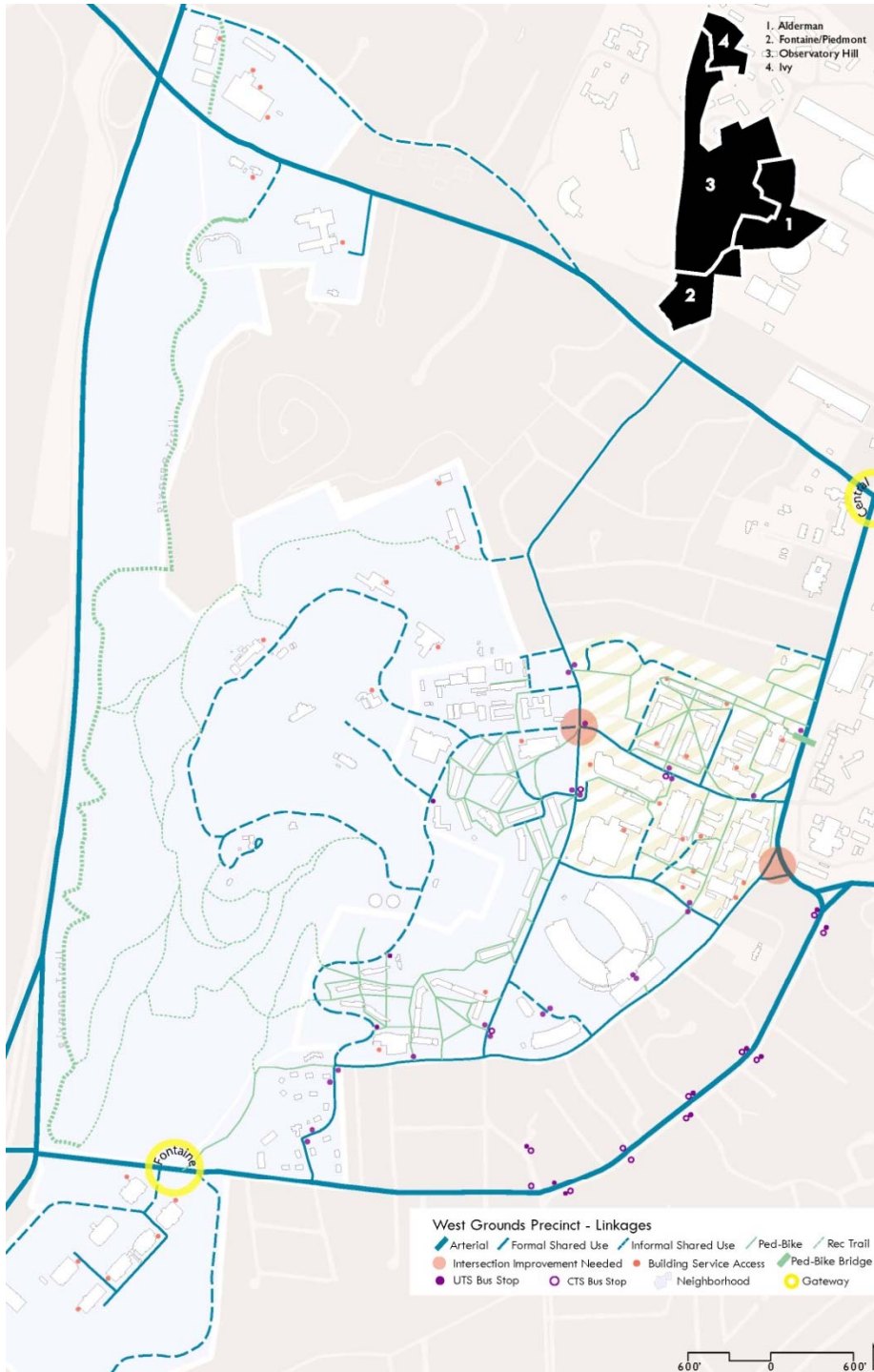




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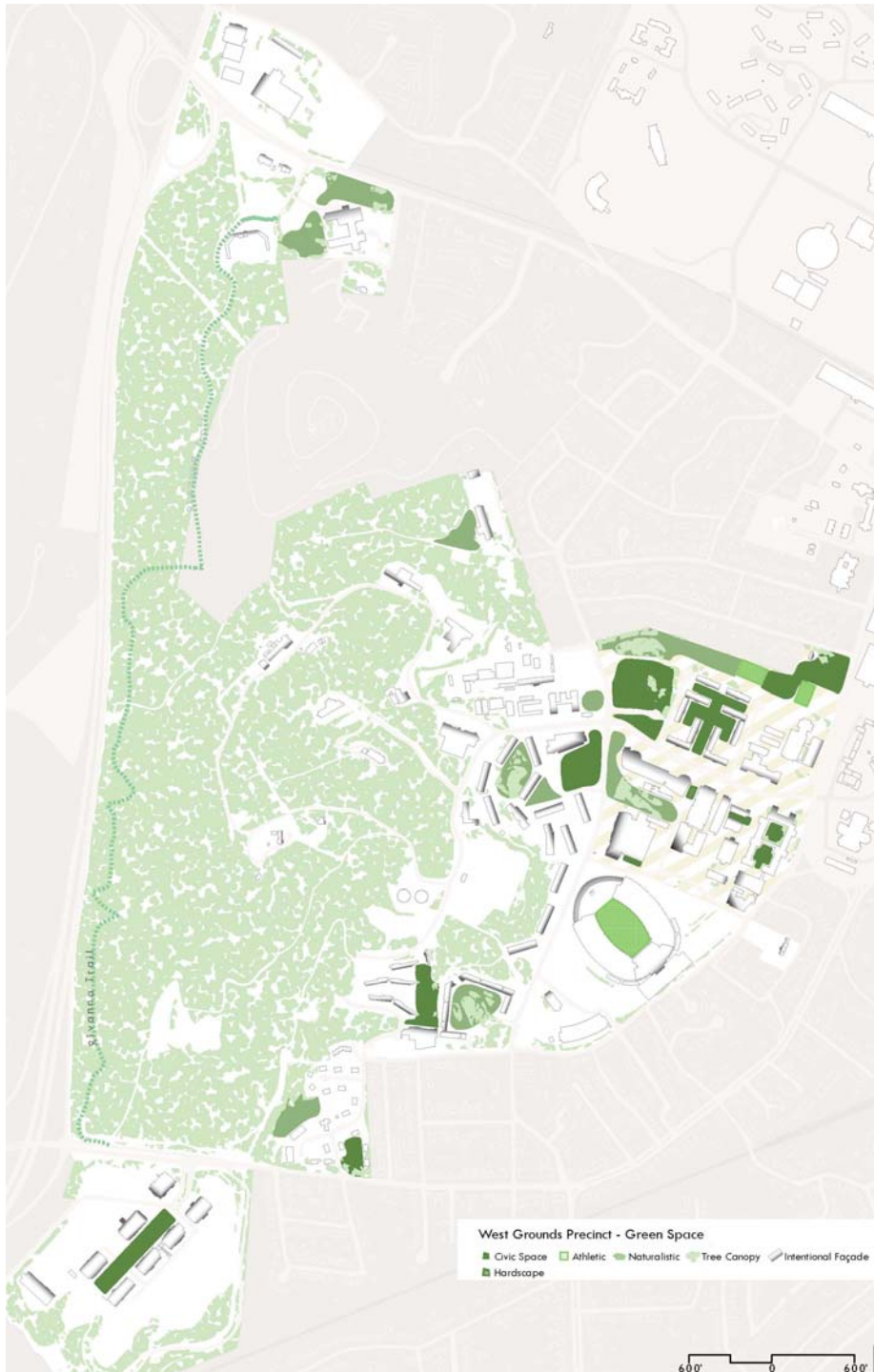
WEST GROUNDS



## Linkages

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WEST GROUNDS



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WEST GROUNDS

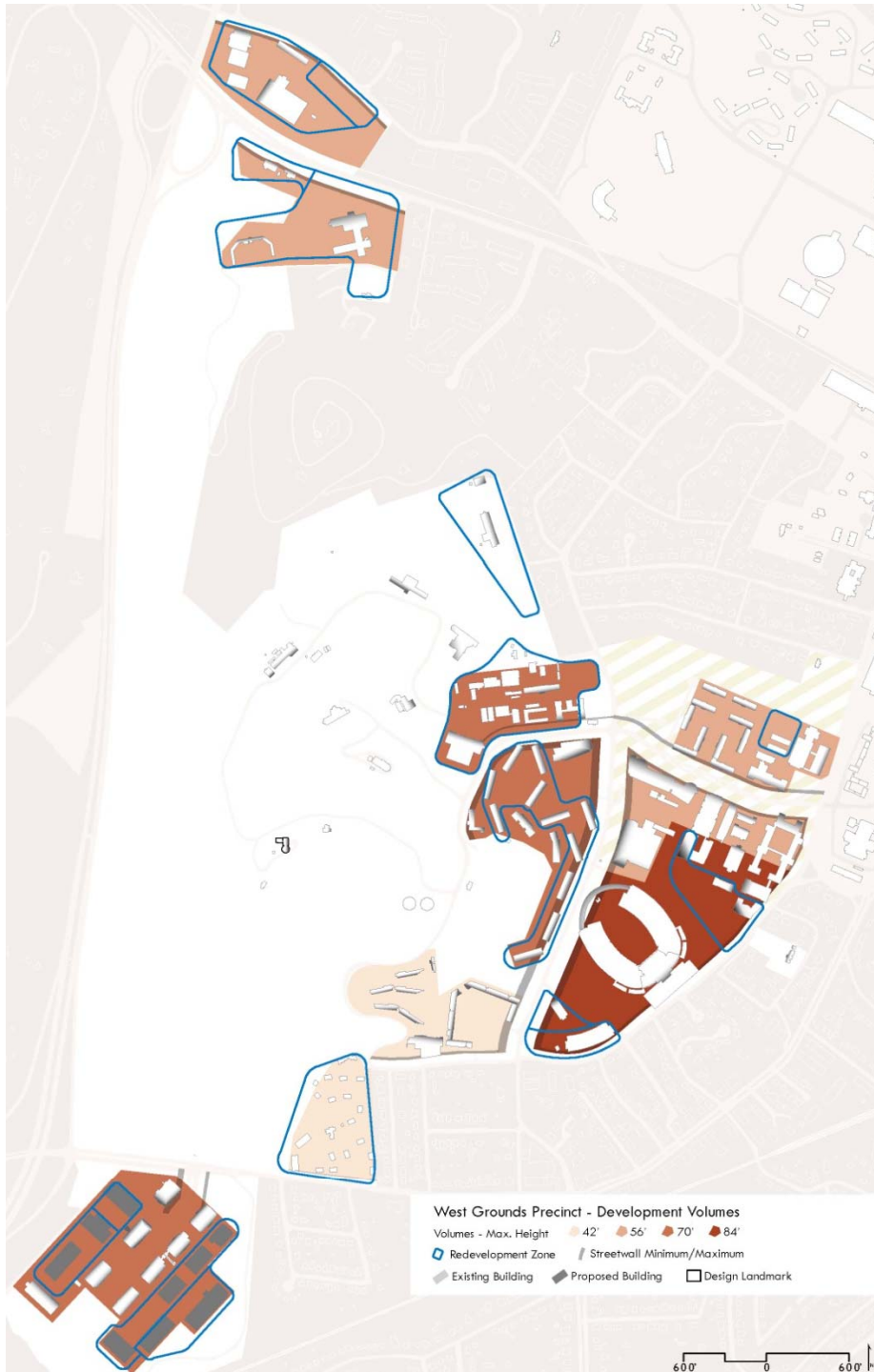




### Proposed Green Space System

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WEST GROUNDS



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WEST GROUNDS



WHITEHEAD EXISTING CONDITIONS



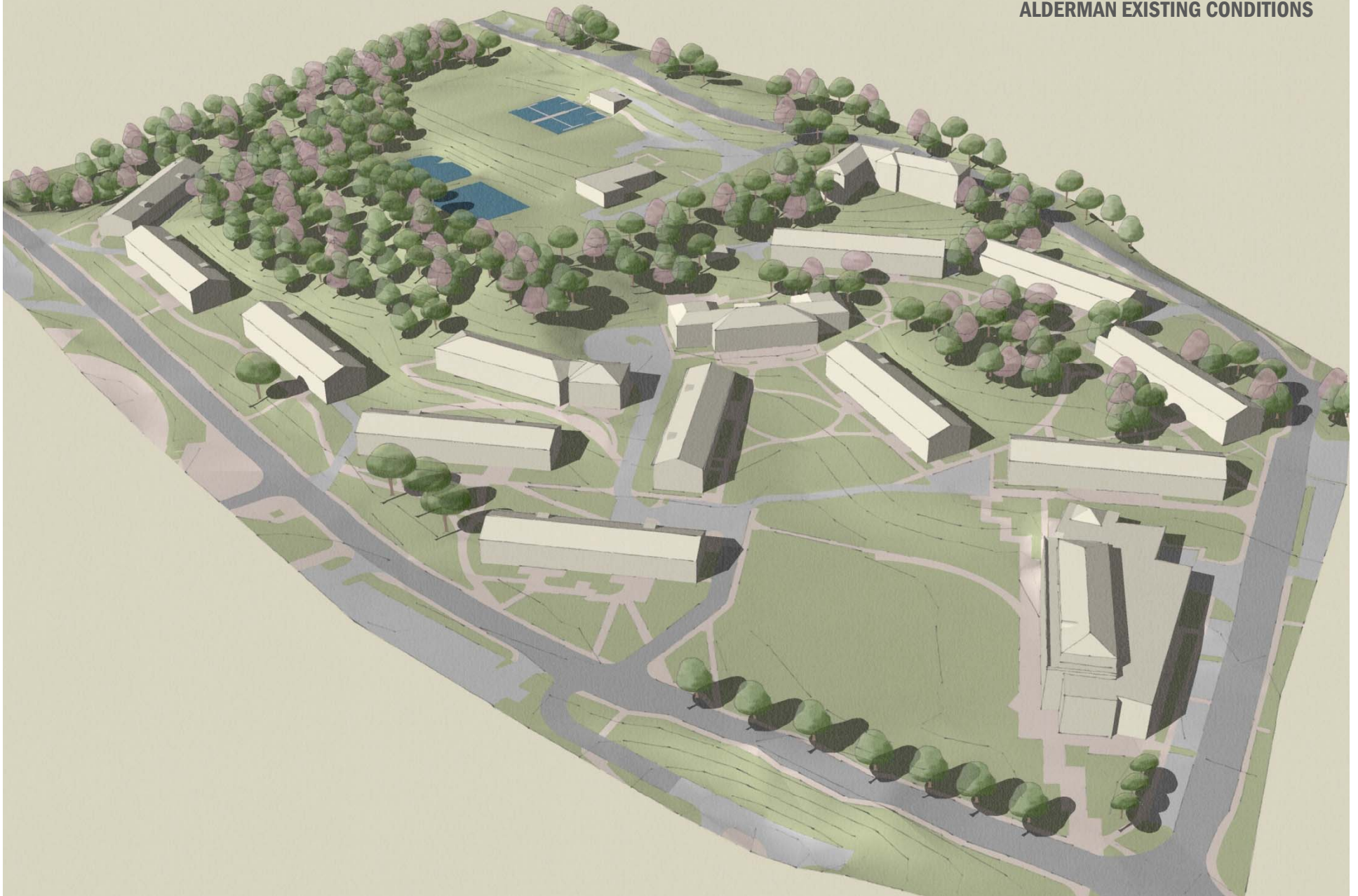


**WHITEHEAD PROPOSED CONDITIONS**

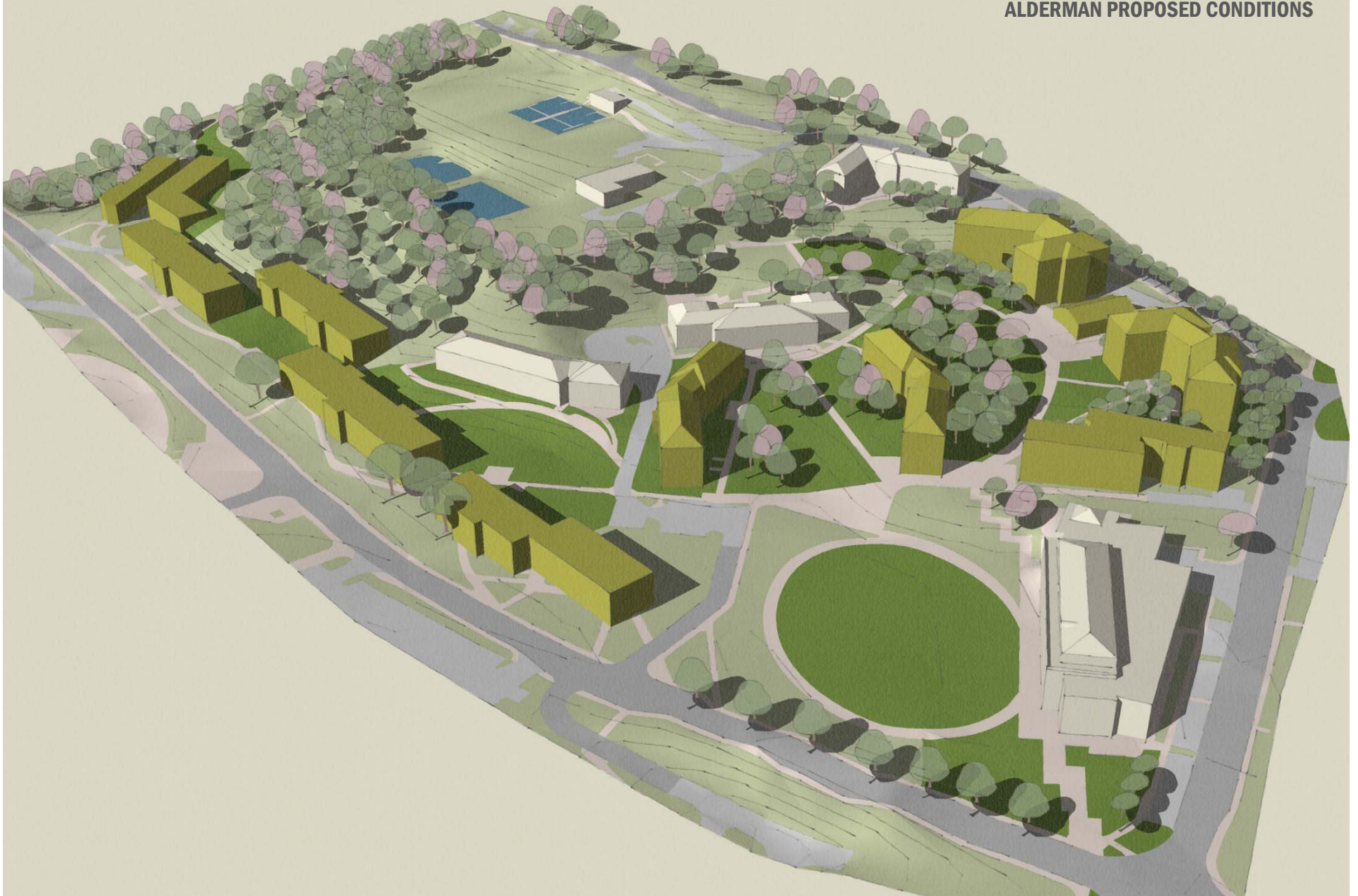




**ALDERMAN EXISTING CONDITIONS**



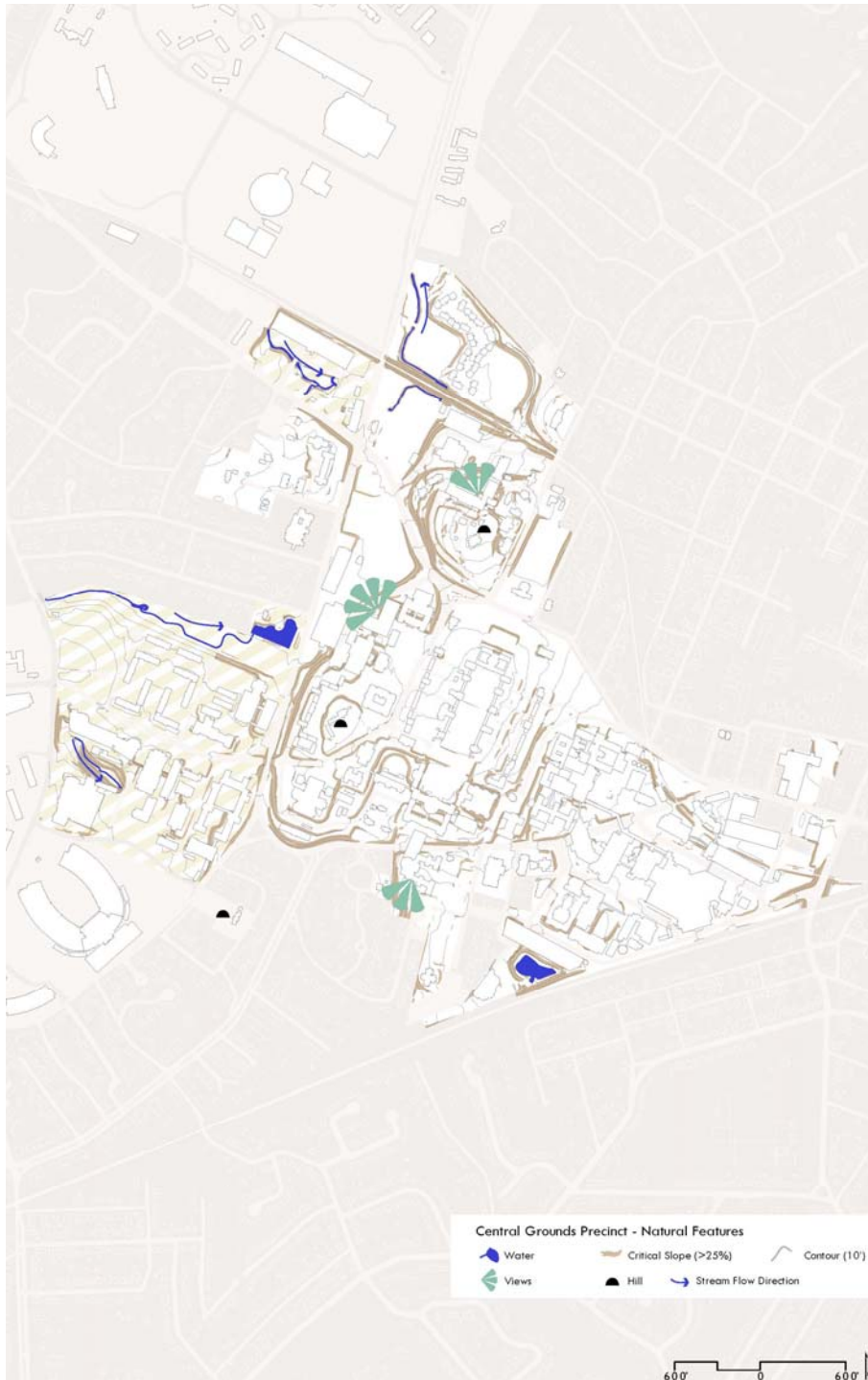
**ALDERMAN PROPOSED CONDITIONS**





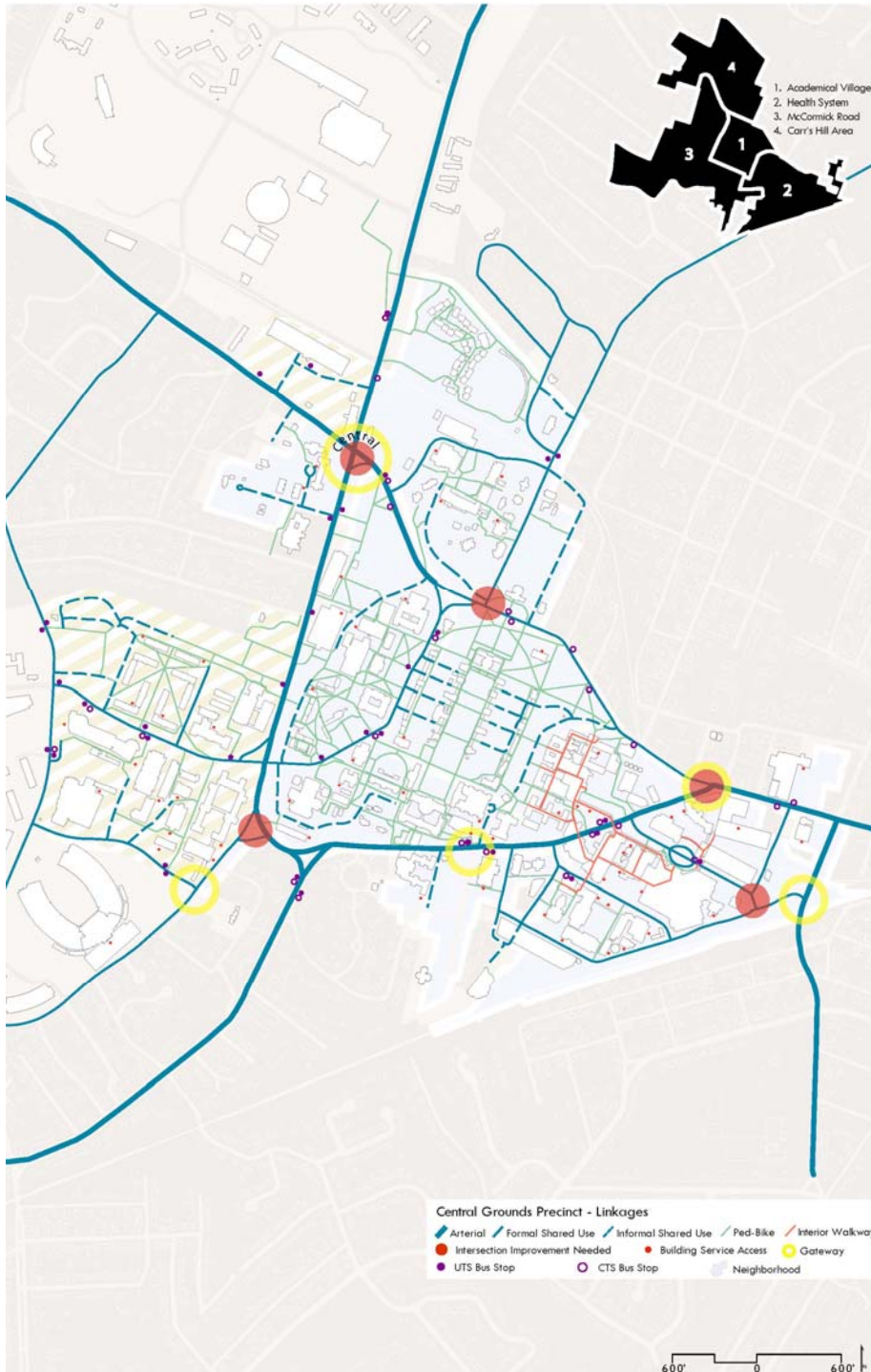
Central Grounds

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### Natural Features

- + Characterized by hilly terrain to the west
- + Topography, drainages, vistas and views, riparian areas



## Linkages

- + Defines neighborhoods
- + Road and transit system
- + Pedestrian, bicycle and trail use
- + Service and gateways





### Green Space System

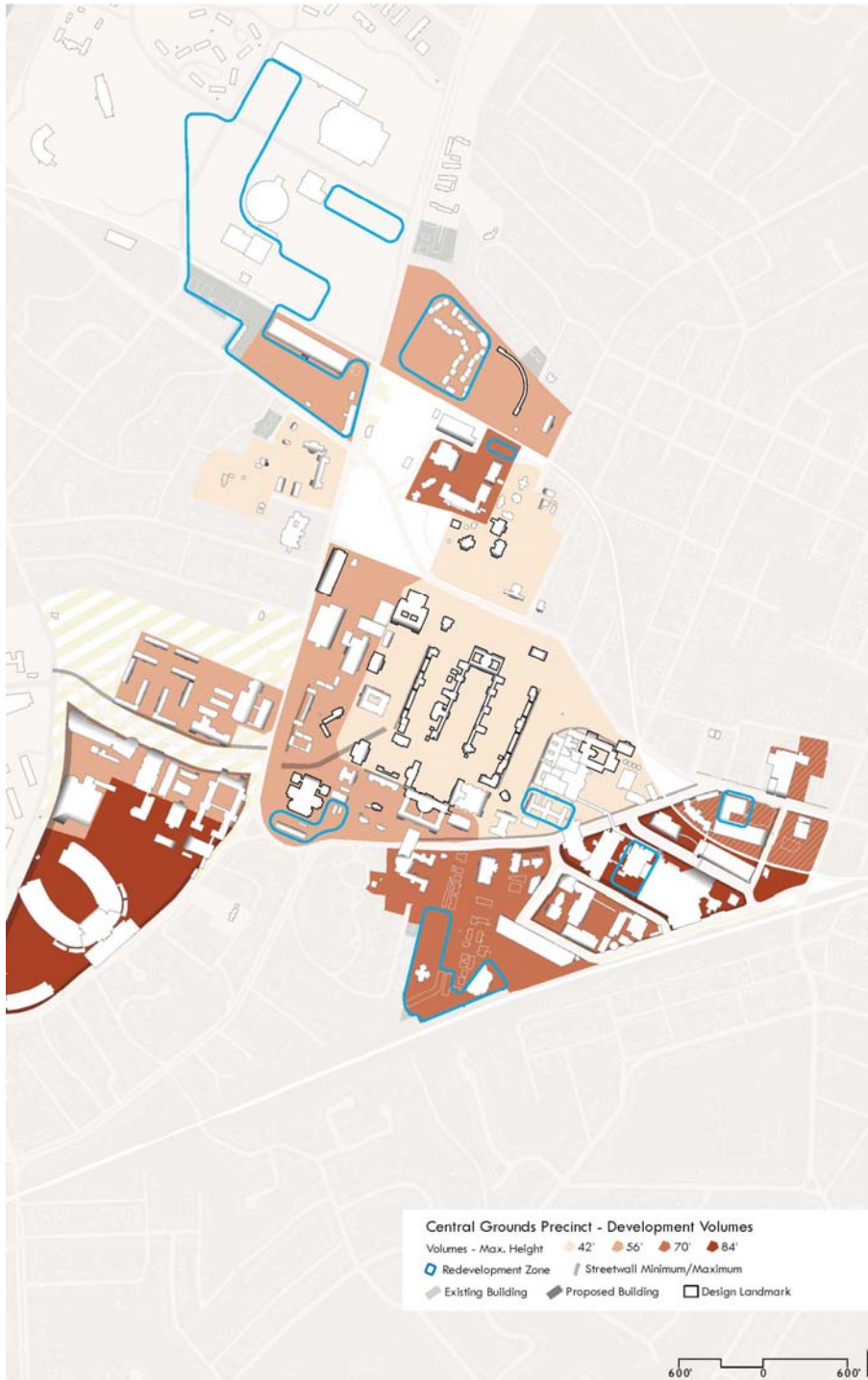
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CENTRAL GROUNDS



### Proposed Green Space System

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### Development Volumes

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**HEALTH SYSTEM EXISTING CONDITIONS**

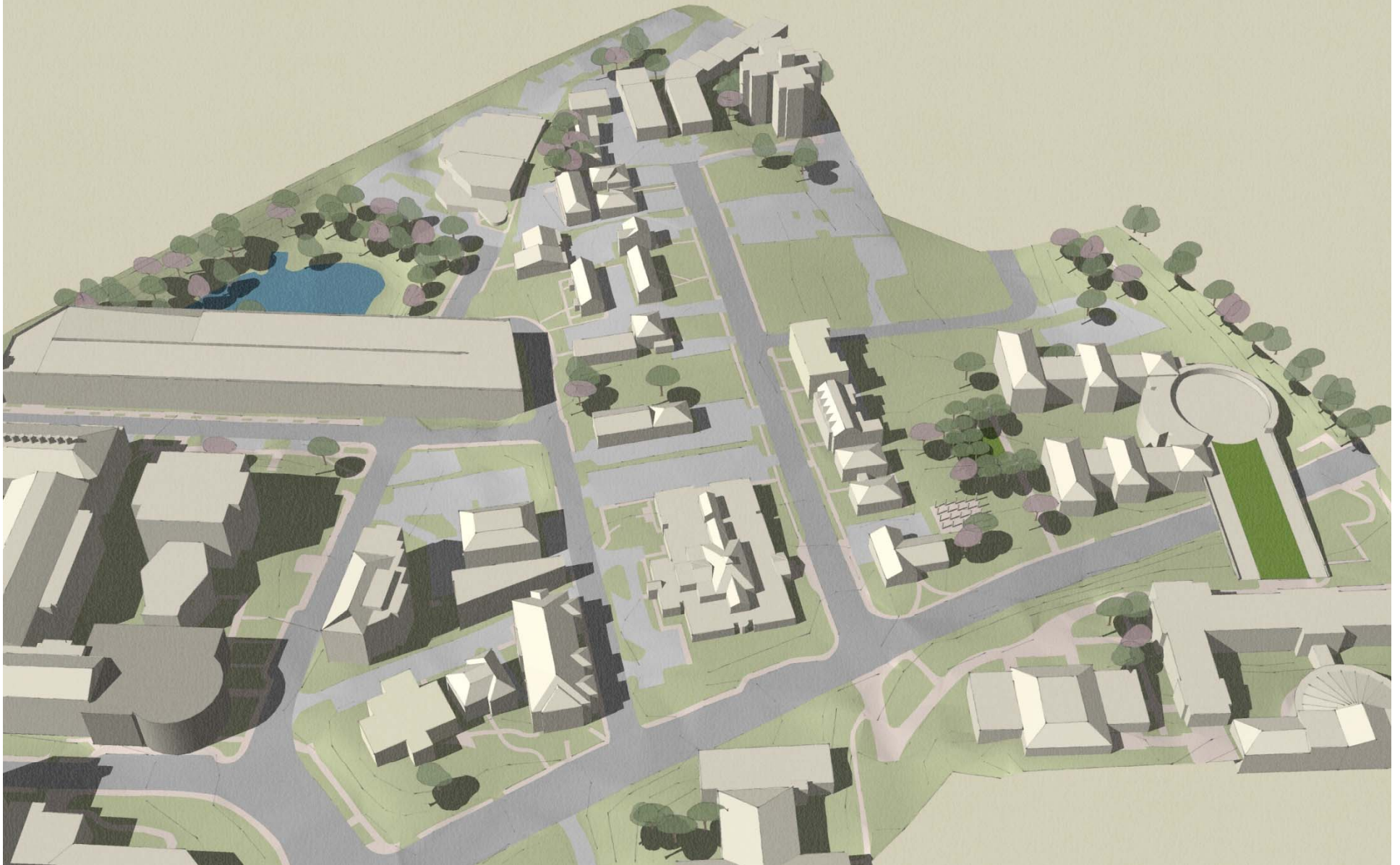




**HEALTH SYSTEM PROPOSED CONDITIONS**



**BRANDON EXISTING CONDITIONS**



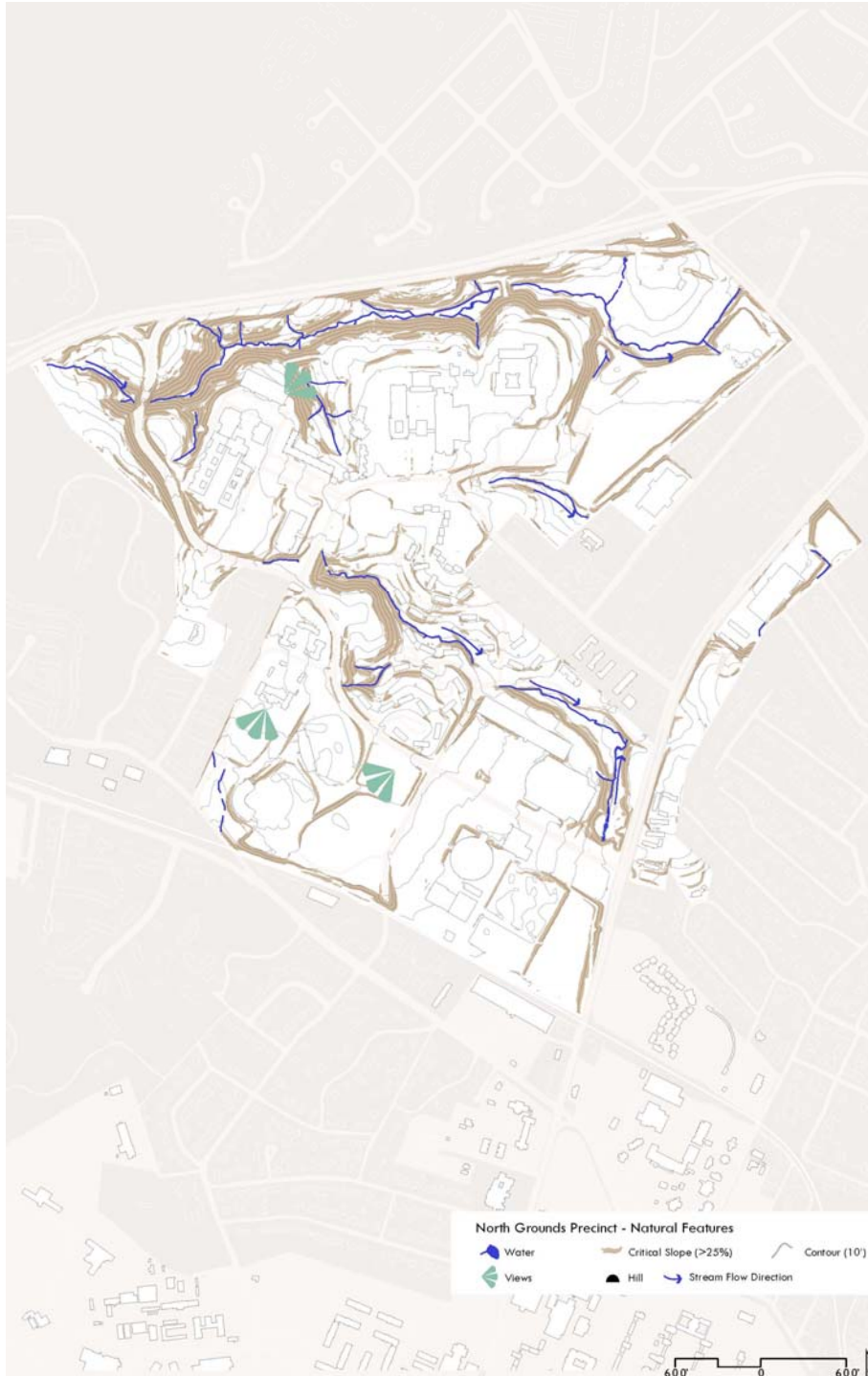


**BRANDON PROPOSED CONDITIONS**



North Grounds

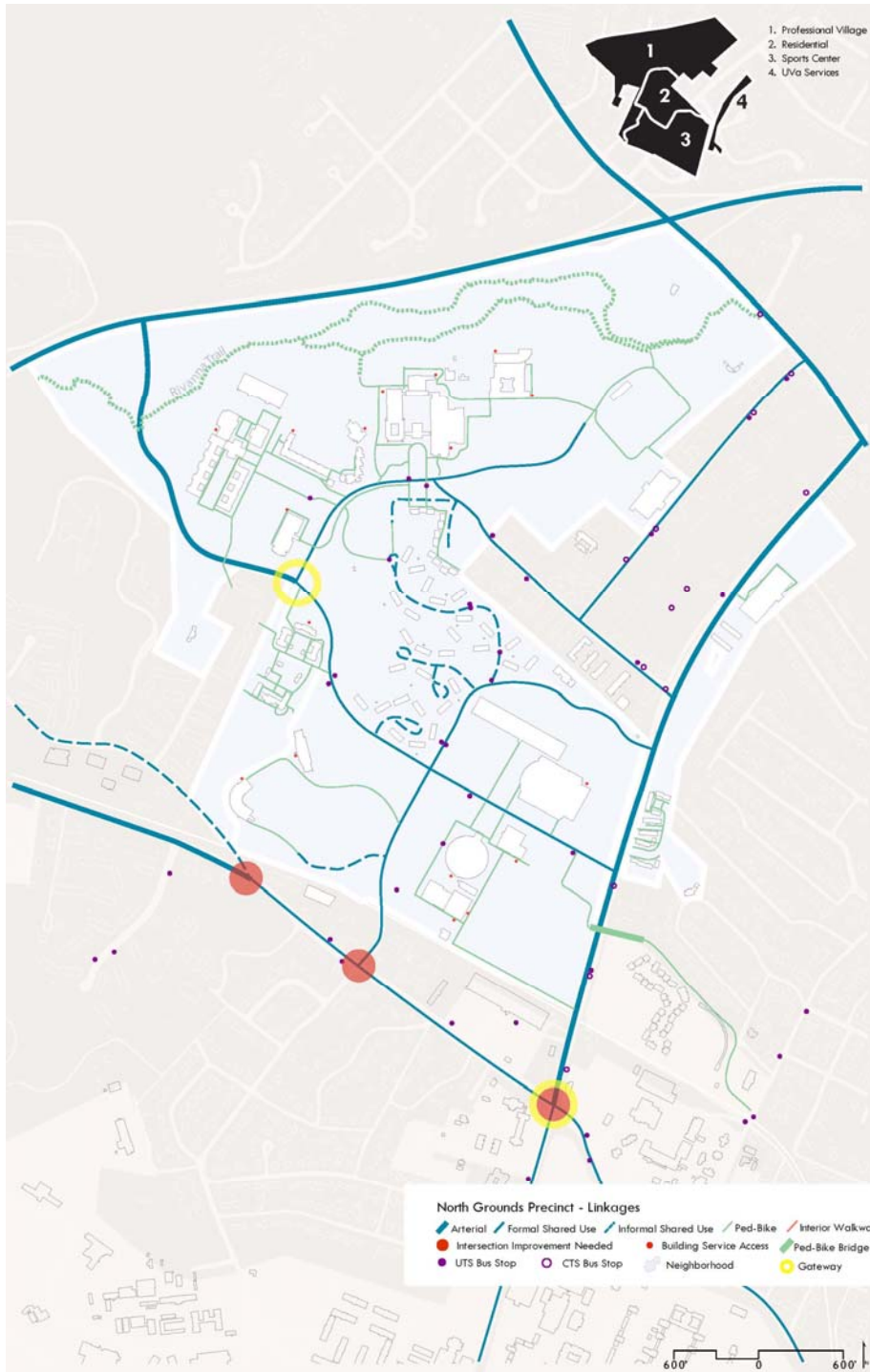
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### Natural Features

- + Characterized by hilly terrain to the north and center
- + Topography, drainages, vistas and views, riparian areas

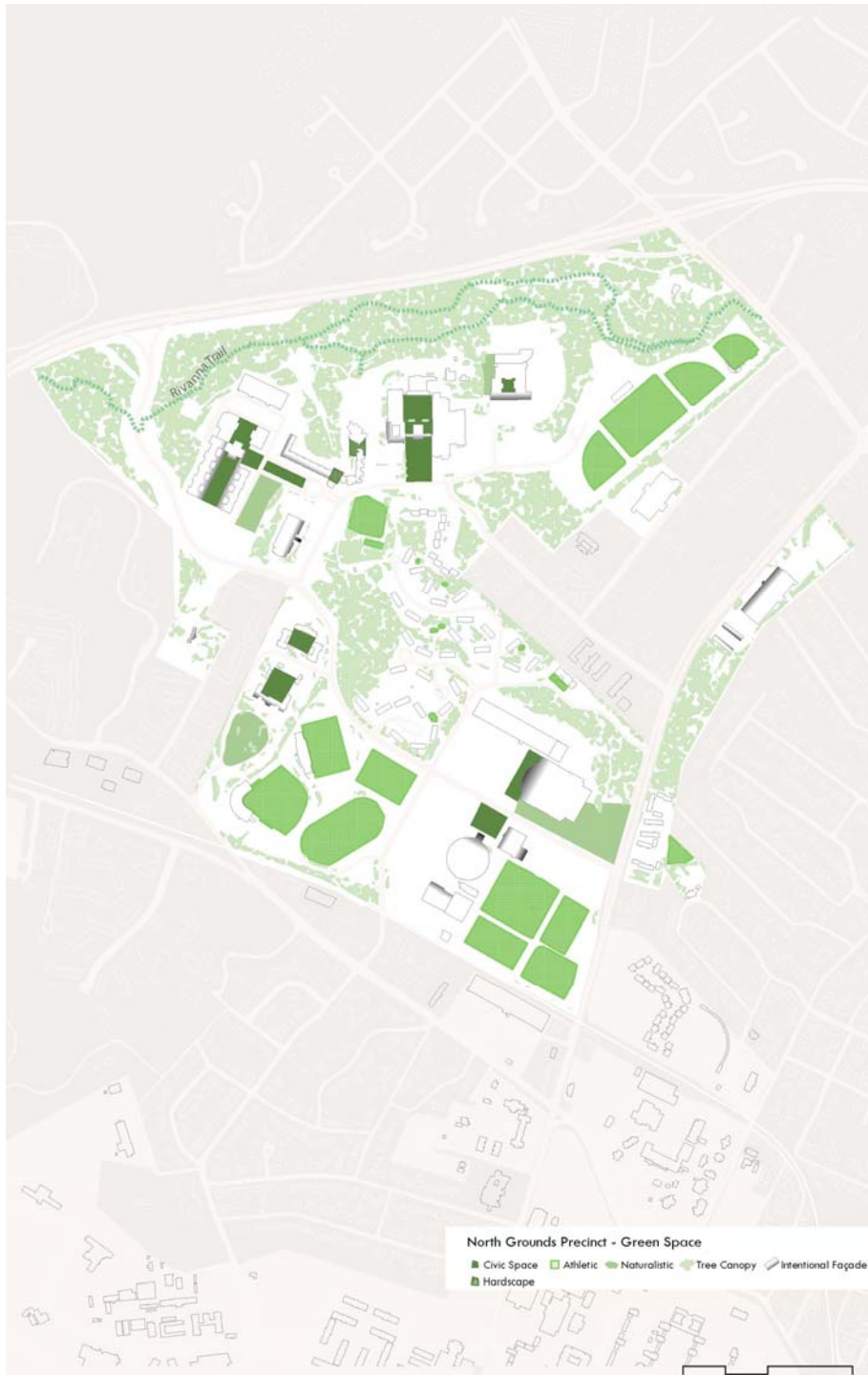




## Linkages

- + Defines neighborhoods
- + Road and transit system
- + Pedestrian, bicycle and trail use
- + Service and gateways

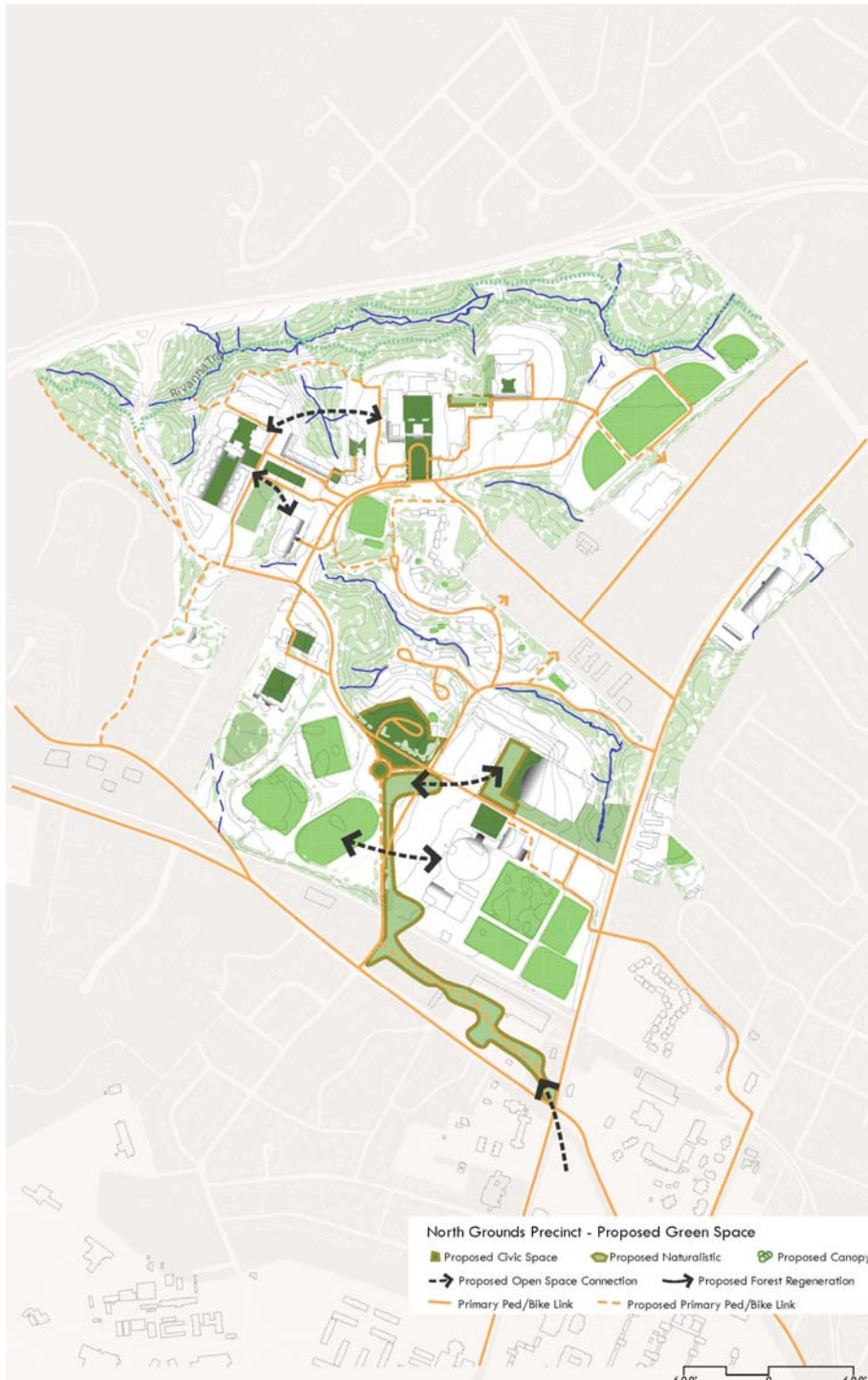
NORTH GROUNDS



### Green Space System

- + Heavily wooded, especially in west and north
- + Civic spaces, athletics and recreation, forested zones

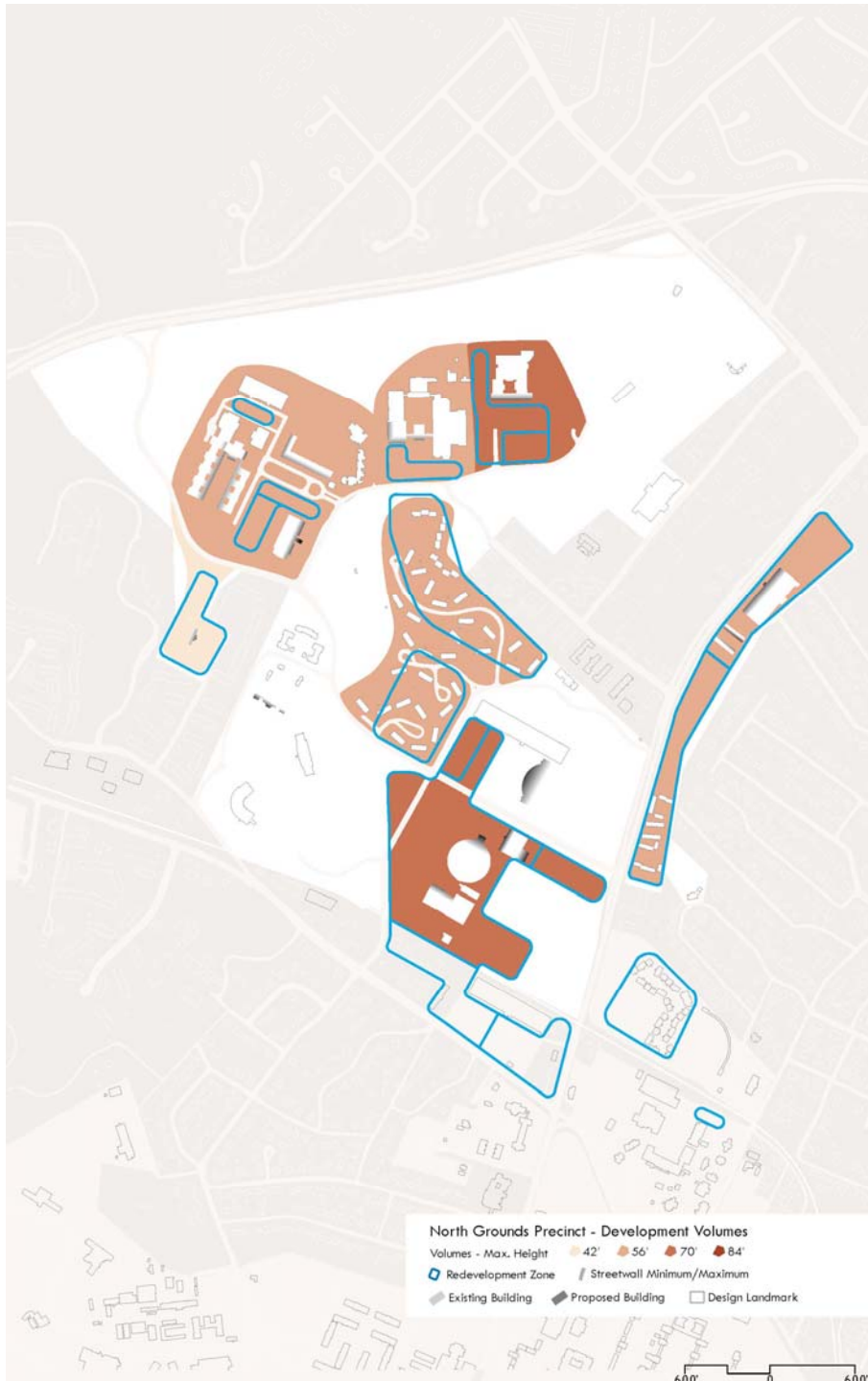
NORTH GROUNDS



### Proposed Green Space System

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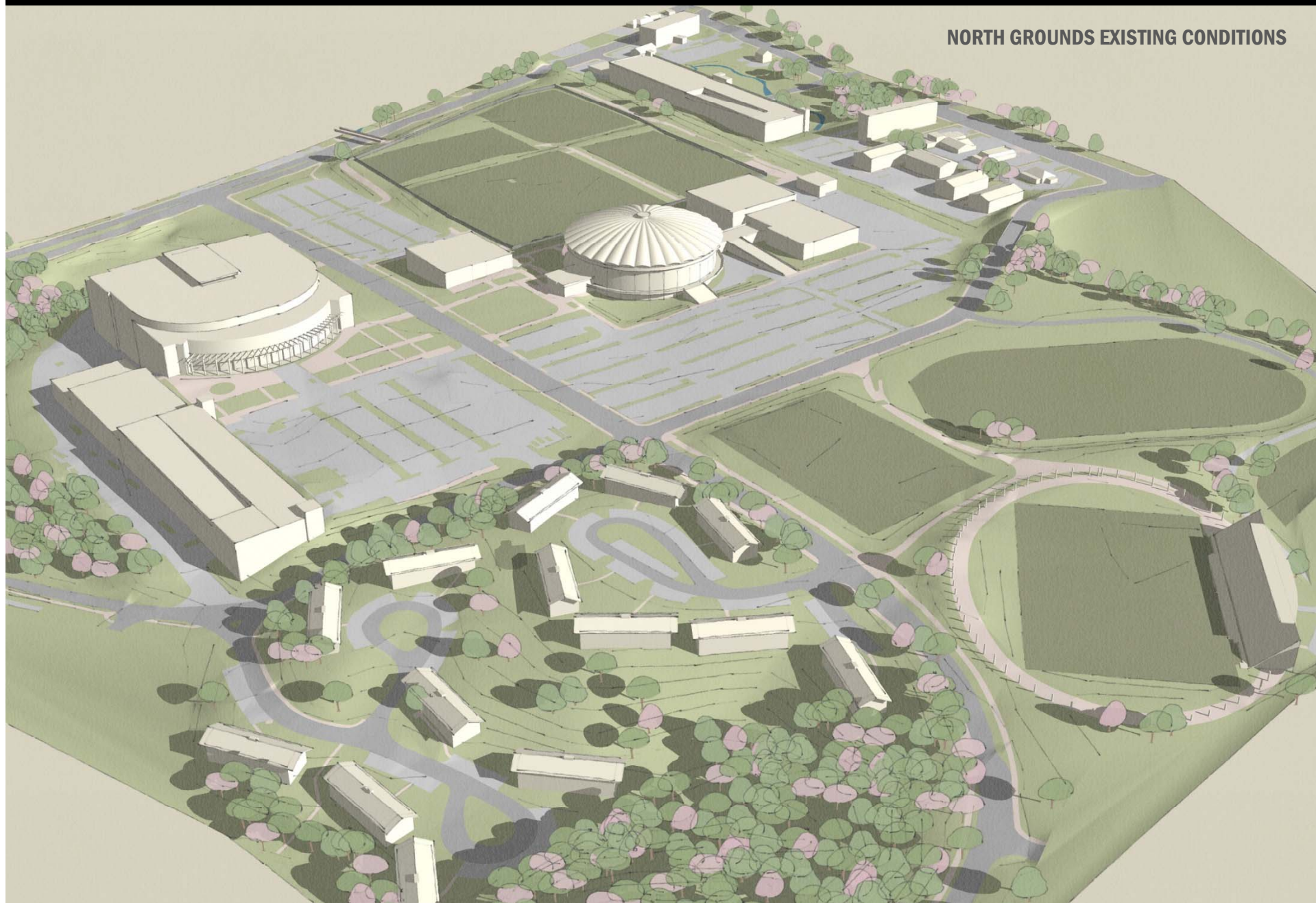




### Development Volumes

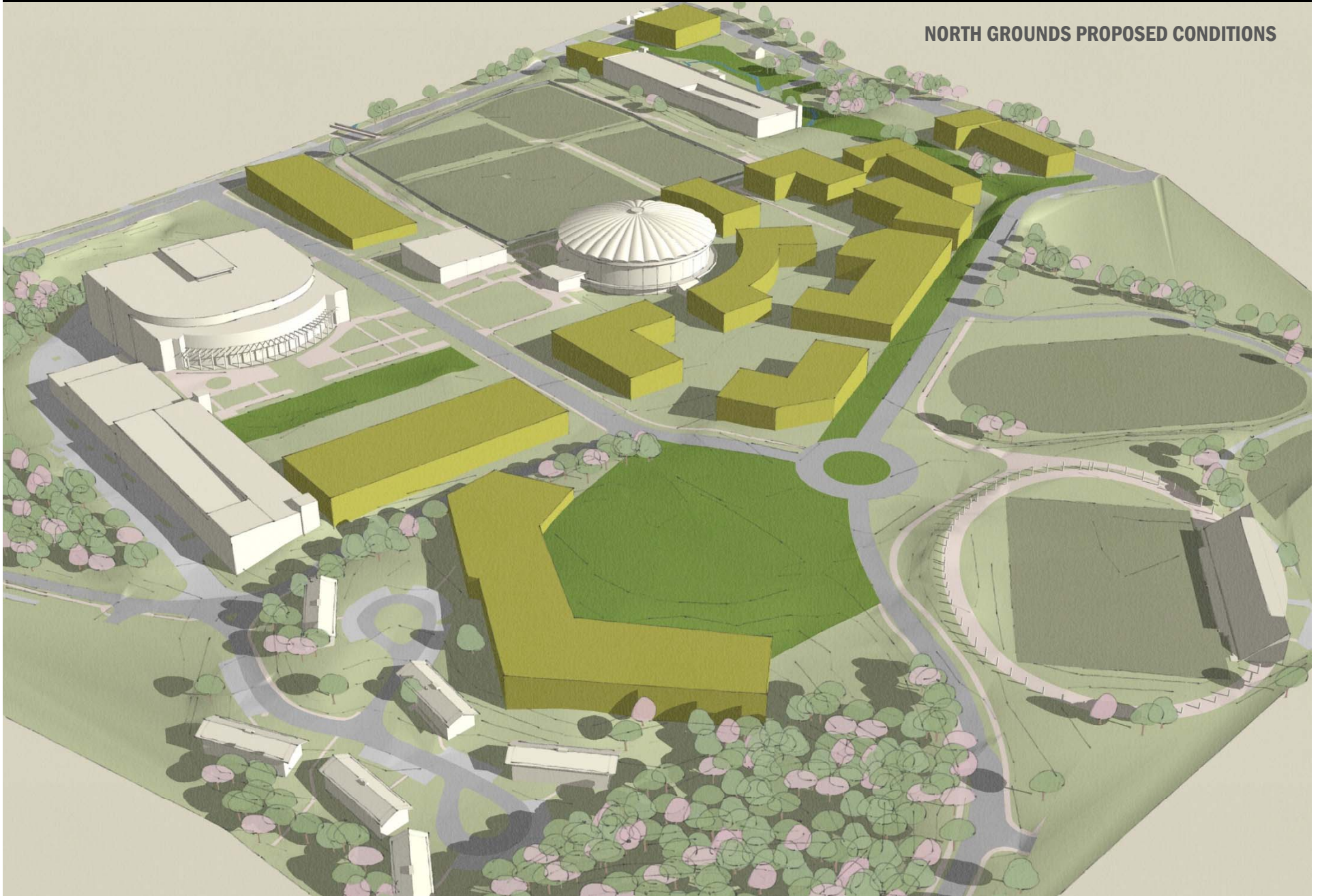
- + Redevelopment zones to support growth of academic and residential facilities
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- + Addresses preservation and design landmarks

**NORTH GROUNDS EXISTING CONDITIONS**





**NORTH GROUNDS PROPOSED CONDITIONS**





## Next Steps:

### Final report includes:

- Description of precinct planning process
- Direction for use in the 3 precincts
- Visualization for example areas



Report will be available on the Office of the Architect website, teamed with the Grounds Plan, October 2009

Follow-up worksession meetings will be held for the 3 precincts – North Grounds worksession is being scheduled for November 2009