

University of Illinois at Springfield

CAMPUS MASTER PLAN EXECUTIVE SUMMARY

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**Prepared for:
The Board of Trustees of the University of Illinois**

**Prepared by:
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1.0 Introduction

In year 2000, the University of Illinois at Springfield adopted a campus master plan to guide the physical development of the 745-acre campus. The focus of the 2000 master plan was to organize the expansion of academic, residential, athletics, and recreation facilities inside of University Drive and east of 11th Street. Since the adoption of the year 2000 master plan, a number of the proposed facilities have been constructed in accordance with the plan, including University Hall (a classroom facility), the Recreation and Athletic Center, Lincoln Residence Hall, student apartments, and a new residence hall that just opened in the Fall of 2008. As additional facilities are contemplated, it is anticipated that the 2000 master plan will continue to provide useful guidance for the area inside University Drive. However, the 2000 master plan does not address the planned development of the approximately 420-acres of campus perimeter land area outside of University Drive and west of 11th Street. During recent years, a number of proposals have been made for developing the perimeter areas, but without a master plan for these areas, it has not been possible for the University to consider the proposals in a comprehensive framework.

2.0 Purpose

The principal purpose of the 2008 master plan update is to provide a physical planning framework for the campus perimeter areas outside of University Drive. The framework will serve as a tool for evaluating future land use proposals and for guiding the type, size and location of future facilities on the campus perimeter lands. In addition, the master plan update defines the preferred locations for several facilities inside of University Drive that were not part of the 2000 master plan. These facilities include a new UIS Public Safety Building, a new Child Care Center, additions to the Campus Recreation and Athletics Center, and student apartment units to accommodate approximately 400 additional beds beyond the numbers accommodated in the 2000 master plan.

3.0 Master Plan Facilities Requirements

Through dialog with University representatives, it was determined that the following facilities should be accommodated in the master plan update. These facilities are in addition to the facilities program defined in the 2000 master plan. The programs for Retail Development and for the Residential Retirement Community are estimates established for the purpose of defining appropriate land areas to be planned for these uses.

Proposed Facilities Program for the Master Plan Update:

- 3.1 Retail Development
 - Retail Shops – 15,000 gsf
 - Retail Expansion – 15,000 gsf
 - Conference Center with dining and 600 seat Ballroom – 60,000 gsf

Parking for these uses is estimated at 150 spaces for Retail and Retail Expansion and 300 spaces for the conference facility.
- 3.2 Residential Retirement Community
 - 400 to 500 residential units of a variety of unit types including apartments, townhouses, duplexes, and single family homes.
 - Parking for the residential units is estimated at one and one-half space per living unit; 600 to 750 spaces.
- 3.3 Athletics and Recreation Facilities
 - NCAA Baseball Stadium
 - Baseball Practice Field
 - Golf Driving Range

- Additions of field house space, indoor recreation swimming pool and MAC gymnasium to the existing TRAC facility.
- 3.4 Replacement UIS Public Safety Building – 10,000 gsf
 - 3.5 Replacement Child Care Center – 10,000 gsf
 - 3.6 Campus Storage Facilities – 12,000 gsf.
Estimate two to four metal buildings at 60' x 100' each.
 - 3.7 Student Residences expansion to allow for a total of 2000 beds on campus. This is approximately 400 more beds than the 1600 beds provided for in the previous master plan.

4.0 Master Plan Recommendations

The following recommendations define the principal proposals of the University of Illinois at Springfield Campus Master Plan Update.

- 4.1 *Locate Athletics expansion to the south of University Drive, east of 11th Street.*
This location maintains reasonable proximity between athletics expansion and the existing Campus Recreation and Athletics Center (TRAC), consolidates all athletics and recreation facilities in a single area, provides an attractive visual amenity along University Drive, and is situated to take advantage of existing and future parking facilities close by.
- 4.2 *Locate future possible retail development to the west of 11th Street.*
The most suitable location for future retail uses that could support the needs of the UIS population and the larger Springfield community is along the west side of 11th Street. The preferred site for retail use is at the southwest corner of the intersection of Vachel Lindsay Drive and 11th Street. This location allows for a direct connection to the UIS campus, close proximity to student residences, and exposure to the larger market audience along 11th Street. The designated preferred retail area is approximately 14 acres, which would accommodate the development of a 60,000 gsf conference facility, 30,000 gsf of retail shops and required parking for these facilities. South of the 14 acre preferred retail site, a larger land reserve area of 55 acres would also be suitable for future retail use. It is recommended that future retail development along the west side of 11th Street, regardless of where it is initiated, be organized in a consolidated, compact, land efficient configuration with a plan for contiguous expansion. Fragmented, spot development should be avoided.
- 4.3 *Locate future possible retirement residential development of the east edge of the campus along West Lakeshore Drive.*
The preferred site for retirement residential use is at the eastern edge of campus. This area is sufficiently large (about 62 acres) to accommodate a community of 400 – 500 homes at a low to moderate densities, with the flexibility to accommodate significantly higher numbers of homes at somewhat higher densities. The site could also, if necessary, be expanded westward into existing underutilized play fields along University Drive.

The preferred 62 acre site is appropriate for retirement residential use because of its reasonably direct connection with the campus, it does not interfere with the possible long-term expansion of campus facilities, its adjacency to existing residential use along West Lakeshore Drive, and the

attractive landscape character of the site. It is anticipated that access to the site could be established from both West Lakeshore Drive and from University Drive.

4.4 *Locate campus storage on the west edge of campus near the existing electrical substation.*
This site accommodates campus storage needs in a location that is readily accessible, yet hidden from view. It is proposed that screen planting be established along the east edge of the storage area and the substation. The storage facility would be accessed via Vachel Lindsay Drive extended, west of 11th Street.

4.5 *Maintain land reserve areas for future use.*
In addition to the preferred land use areas for athletics, retail, retirement residential use and storage it is proposed that land reserve areas totaling approximately 275 acres be maintained for future campus use as may be required.

4.6 *Maintain the general land use configuration of the campus core within University Drive, as proposed in the 2000 Master Plan.*
It is proposed that additional facilities be located within University Drive to reinforce the existing pattern of uses established in the 2000 Master Plan. Future student apartments are proposed to the south of the existing apartments along Carl Sandburg Lane, and north of Vachel Lindsay Drive. Expansion of the TRAC is proposed both west and south of the existing building. The west addition would include a multipurpose gymnasium and swimming facility. The south addition would be field house expansion. Replacement facilities for the campus Public Safety Building and the campus Child Care Center are proposed on the north side of Vachel Lindsay Drive where these facilities will be readily accessible and in close proximity to core facilities.