

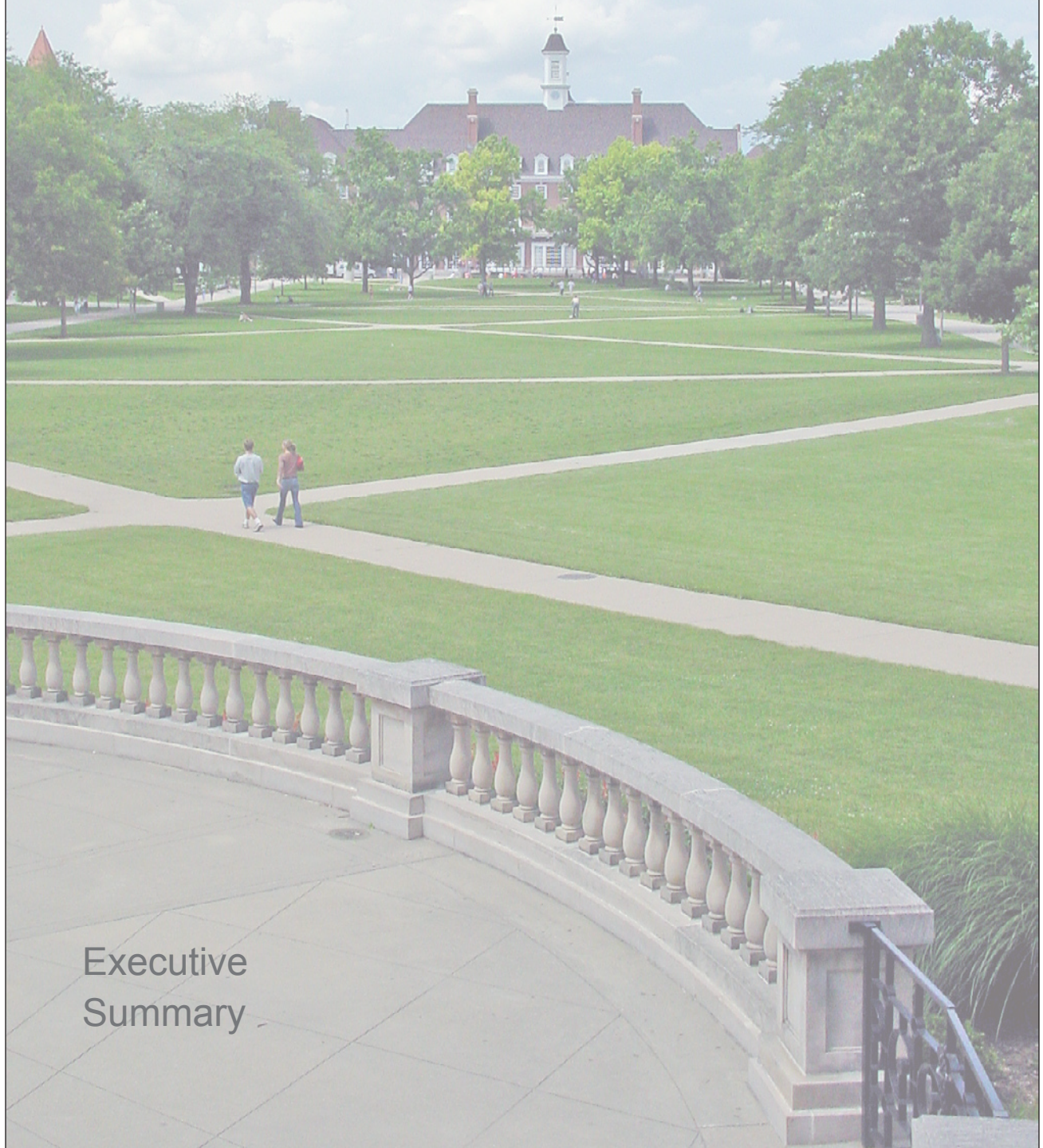


ILLINOIS

UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

Campus Master Plan Update

March 2007



Executive
Summary

Cover image: northward looking view of the University of Illinois at Urbana-Champaign Main Quad and Illini Union from the steps of Foellinger Auditorium (University Office for Facilities Planning and Programs, 2004).

University of Illinois at Urbana-Champaign Campus Master Plan Update

March 2007

prepared by

Sasaki Associates, Inc. (Watertown, MA)

University Office for Facilities Planning and Programs

University of Illinois at Urbana-Champaign
Facilities and Services

** planning input provided by additional stakeholders
and professional services consultants participating in
the campus master plan update process is credited in
the corresponding sections*

under the direction of

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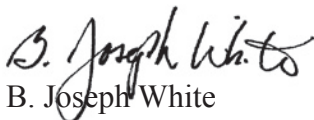


Forward

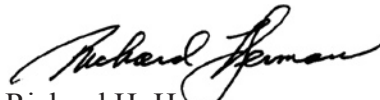
The University of Illinois at Urbana-Champaign has a strong campus planning heritage of providing forward-looking vision for its physical development that began at the institution's founding in 1867 and continues today. Shortly after the turn of the twentieth century, the first plan to address future campus growth needs was advanced with the intention of creating a campus core by locating proposed buildings around a large, green quadrangle. Today that space, the *Main Quad* (seen on the cover of this report), not only functions as the heart of academic instruction but also serves as an institutional icon whose form is the foundation for all campus planning efforts that followed it.

Now, shortly after the turn of the twenty-first century, this campus master plan update continues the focus on future campus growth needs. As it builds upon the historic framework of existing patterns of land use, circulation, infrastructure, and open space established in earlier planning efforts, it also provides recommendations for making wise use of limited resources relevant to the campus today and into the foreseeable future. Some issues involved in this update include traditional academic campus growth and redistribution needs but many seek to better integrate the campus with its surrounding communities. Connecting the University and its neighbors (whether through public/private development, economic development, transportation, or the landscape) not only supports institutional goals that build community partnerships but also serves to enhance the quality of life on and around campus.

As has been noted in previous planning efforts, campus master plans are the visionary development guidelines that allow administrators to make informed, coordinated, and cost-effective decisions regarding the campus' physical environment. To accommodate the potential for changing needs and/or resources during the course of plan implementation, those guidelines must also be flexible. That flexibility must always be governed such that any modifications to the campus master plan take into consideration this institution's legacy and our responsibility to steward it to a brilliant future. To provide further definition to the master plan framework, campus is currently engaged in a long-term visioning charrette that will supplement these planning efforts.



B. Joseph White
President
University of Illinois



Richard H. Herman
Chancellor
Urbana-Champaign campus

Background

Intent

The Campus Master Plan Update for the University of Illinois at Urbana-Champaign (UIUC) is intended to provide a guide for physical development of the nearly 7,000-acre campus master plan boundaries into the foreseeable future of the next 20-25 years. This plan builds upon the framework established by previous plans dating back to 1986 with varying scopes to create a comprehensive update of the entire campus.

UIUC Master Plan Chronology

the University of Illinois at Urbana-Champaign Campus Master Plan is a composite and update of plans (since 1986) reviewed and approved by the University of Illinois Board of Trustees

North Campus Master Plan, April 1986

by Sasaki Assoc., Inc. (Watertown, MA)
[University Ave. to Green St., 6th St. to Linclon Ave.]

South Campus Master Plan, Sept. 1986

by Sasaki Assoc., Inc. (Watertown, MA)
[Nevada St. to St. Mary's Rd., Neil St. to Linclon Ave.]
* this area is now part of the Central Campus in the current plan

Central Campus Master Plan, Oct. 1989

by Sasaki Assoc., Inc. (Watertown, MA)
[Green St. to Gregory Dr., 4th St. to Linclon Ave.]

Arboretum Master Plan, July 1990

by Sasaki Assoc., Inc. (Watertown, MA)
[Florida Ave. to Windsor Rd., Lincoln Ave. to Race St.]

South Farms Master Plan, Sept. 1990

by Sasaki Assoc., Inc. (Watertown, MA)
[Kirby/Florida Ave. to Church St./Deers Rd., Neil St. to Philo Rd.]
* this area is now the South Campus in the current plan

Core Campus Master Plan Update, Oct. 1996

by University Office for Capital Programs (now UOFP&P)
[University Ave. to St. Mary's Rd., Neil St. to Linclon Ave.]

South Campus Master Plan, June 1999

by Sasaki Assoc., Inc. (Watertown, MA)
[Kirby/Florida Ave. to Airport Rd., Neil St. to Philo Rd.]
* this area was formerly known as the South Farms

Arboretum Master Plan Update, June 2001

by Sasaki Assoc., Inc. (Watertown, MA)
[Florida Ave. to Windsor Rd., Lincoln Ave. to Race St.]

South Campus Master Plan Update, July 2001

by SmithGroup JJR (Chicago, IL)
[St. Mary's Rd. to Windsor Rd., Neil St. to Lincoln Ave.]

Campus Master Plan Update, March 2007

by Sasaki Assoc., Inc. (Watertown, MA) et. al.
[University Ave. to Airport Rd., Neil St. to Philo Rd.]
* pending University of Illinois Board of Trustees approval at the March 13, 2007 meeting in Urbana, IL

Process

In January 2004, Sasaki Associates, Inc. was retained by the University of Illinois to assist in the preparation of a campus master plan update. Sasaki's role in the process was to provide planning analysis and recommendations to resolve specific questions and issues involving program and land use needs confronting the UIUC campus. Planners from Sasaki also provided review services of the other planning efforts being developed throughout campus by various stakeholders and professional services consultants in order to help the University coordinate a comprehensive update consistent with the established campus framework.

The University Office for Facilities Planning and Programs (UOFP&P), working collaboratively with UIUC Facilities and Services (F&S), coordinated the overall planning process, (re)developed and/or adapted planning schemes to integrate within the bigger plan, and provided final Campus Master Plan Update documentation for the University. The planning process completed as follows:

January 2004Contract consultant
February 2004Meet with stakeholders to collect data
March 2004Review alternative concepts/program
January 2005Review draft with stakeholders
January 2005Present draft to Board of Trustees
Feb. 2005 - Feb. 2007...Coordinate planning & development
April 2006 - Feb. 2007...Review update plan with stakeholders
June 2006 - Feb. 2007 ..Finalize update documentation
March 2007Present final to Board of Trustees

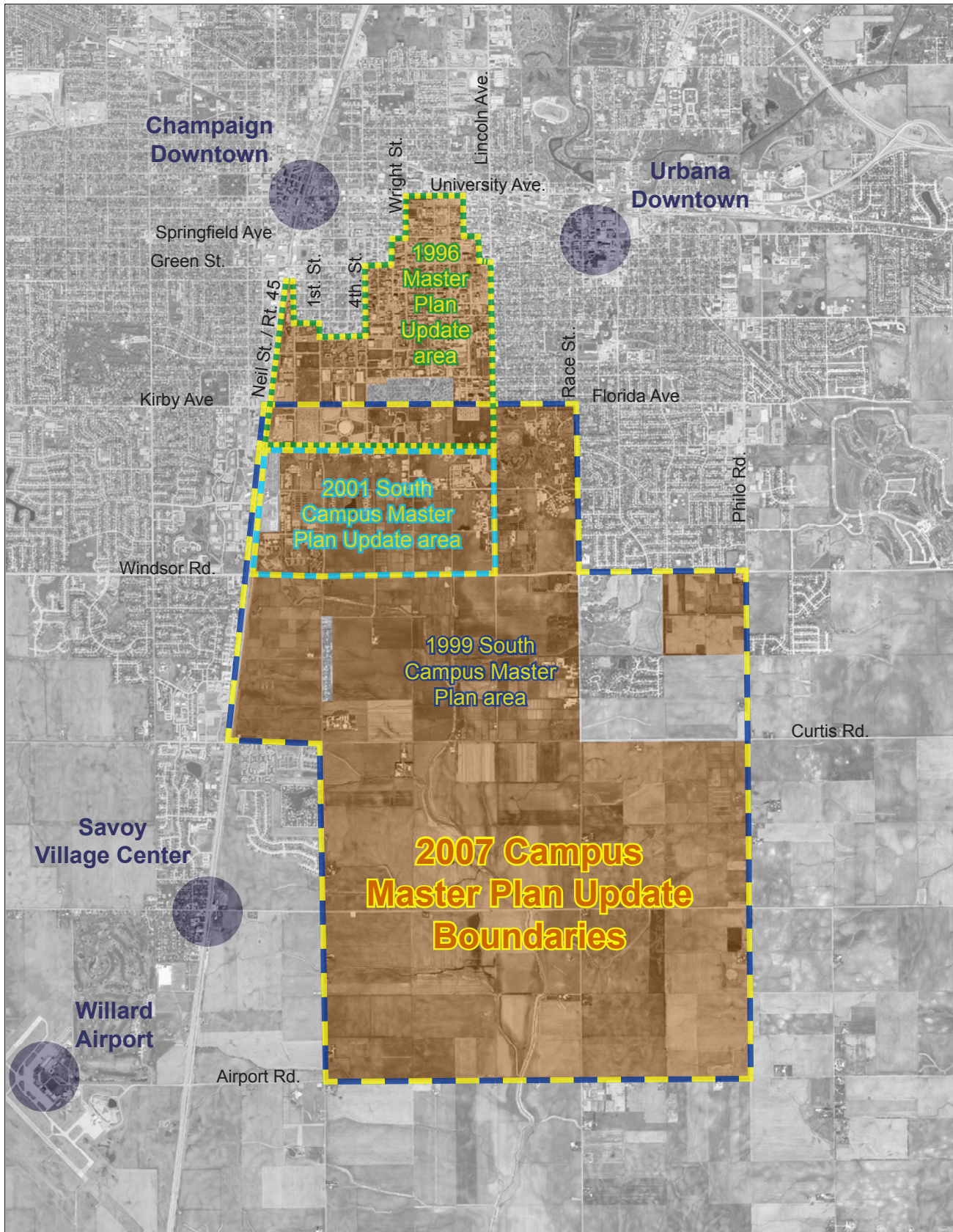


Figure 1: **Campus Context and Project Boundaries Map** (Surdex Aerial Photography, 2002).

The University of Illinois at Urbana-Champaign Campus Master Plan Update area (denoted with orange highlight) encompasses the boundaries roughly defined within Neil St. to the west, University Ave. to the north, Philo Rd. to the east, and Airport Rd. to the south. Previous campus master plan project areas are shown with color-coded overlay outlines.

Executive Summary

Purpose

The existing University of Illinois at Urbana-Champaign (UIUC) Campus Master Plan is a composite of area plans and updates approved by the University of Illinois Board of Trustees since 1986. Of those area plans, the three most

relevant to current UIUC campus planning issues are: the *Master Plan Update* (Academic Core area of campus) in October 1996; the *South Campus Master Plan* (area formerly known as the South Farms) in June 1999; and the *South Campus Master Plan Update* (north of Windsor Rd.) in July 2001. Each of these plans built upon the framework and core



Figure 2: Oblique aerial view (Land Slides, 2000) of the Campus Master Plan Update project area from the northern edge of campus along University Ave. looking south to the horizon across the academic core and agricultural field research plots.

objectives established by prior plans; however, the issues that ultimately shaped each of these subsequent plans were relevant to the time when each was developed.

This update addresses the prevalent campus facility program and land use needs through minor plan adjustments...

- Acknowledgement of recently constructed facilities
- Approved projects currently under construction
- Resolution to campus planning questions and issues that affect how program and land use are accommodated

... that resolve issues relevant to today's needs while being respectful of the basic framework and core objectives previously established. This planning effort also comprehensively combines all previous area plans into one project area inclusive of the entire campus master plan boundaries (shown on the map in Figure 1).

The Planning Need

Given that projects currently either approved for or under construction technically become (through the University's Project Approval Process) a part of the current campus master plan, then the primary need for this planning effort is one of understanding pertinent program and land use questions/issues affecting the physical campus. Five different types of questions/issues dominate this effort to modify the existing University of Illinois at Urbana-Champaign Campus Master Plan:

1. Confirm or update program and/or land use accommodation in the following locations...
 - a. North Campus
 - b. Research Park (including State Surveys Campus)
 - c. Division of Intercollegiate Athletics Campus
 - d. Orchard Downs Redevelopment
2. Study the symptoms and causes of campus pedestrian and vehicular circulation conflicts via a review of Campus Area Transportation Study and determine strategies to make the campus environment safer.
3. Determine an appropriate location for a warehouse district or managed remote storage facility.
4. What is the viability of and what strategies are appropriate for integrating unmet commercial needs in the following campus and campus community locations?
 - a. North Campus Garage
 - b. Campus Town
 - c. East Campus Commercial Area
 - d. Research Park
 - e. Orchard Downs
5. Inventory the current landscape structure and determine strategies that enrich campus open spaces and provide more sustainable grounds management.

Additional planning updates and opportunities that emerged during the campus planning effort are also incorporated in this report.

Planning Objectives

The following planning objectives describe the intent of the Campus Master Plan Update:

- Provide planning analyses and recommendations to resolve identified questions and issues involving how program and land use needs are accommodated
- Coordinate the planning efforts being developed throughout campus by various stakeholders and professional services consultants into one cogent Campus Master Plan Update

Summary of Recommendations

The following summary of Campus Master Plan Update recommendations define the basic proposals for the plan. Adjacent to each set of recommendations is a “location keymap” graphic to illustrate where each of the proposal(s) is in context of the rest of campus. A composite illustrative of the entire Campus Master Plan Update follows this recommendations section.

A. North Campus Land Use (Sasaki Associates, Inc.)

1. Continue to reserve the land between Goodwin Ave. and Harvey St. for future University academic facilities.
2. The University should support commercial development east of Harvey St. to renew and stabilize the area.
3. If the University sells the corner parcels at University Ave. and Lincoln Ave., restrictions should be established to control use, height, setbacks, and parking locations.

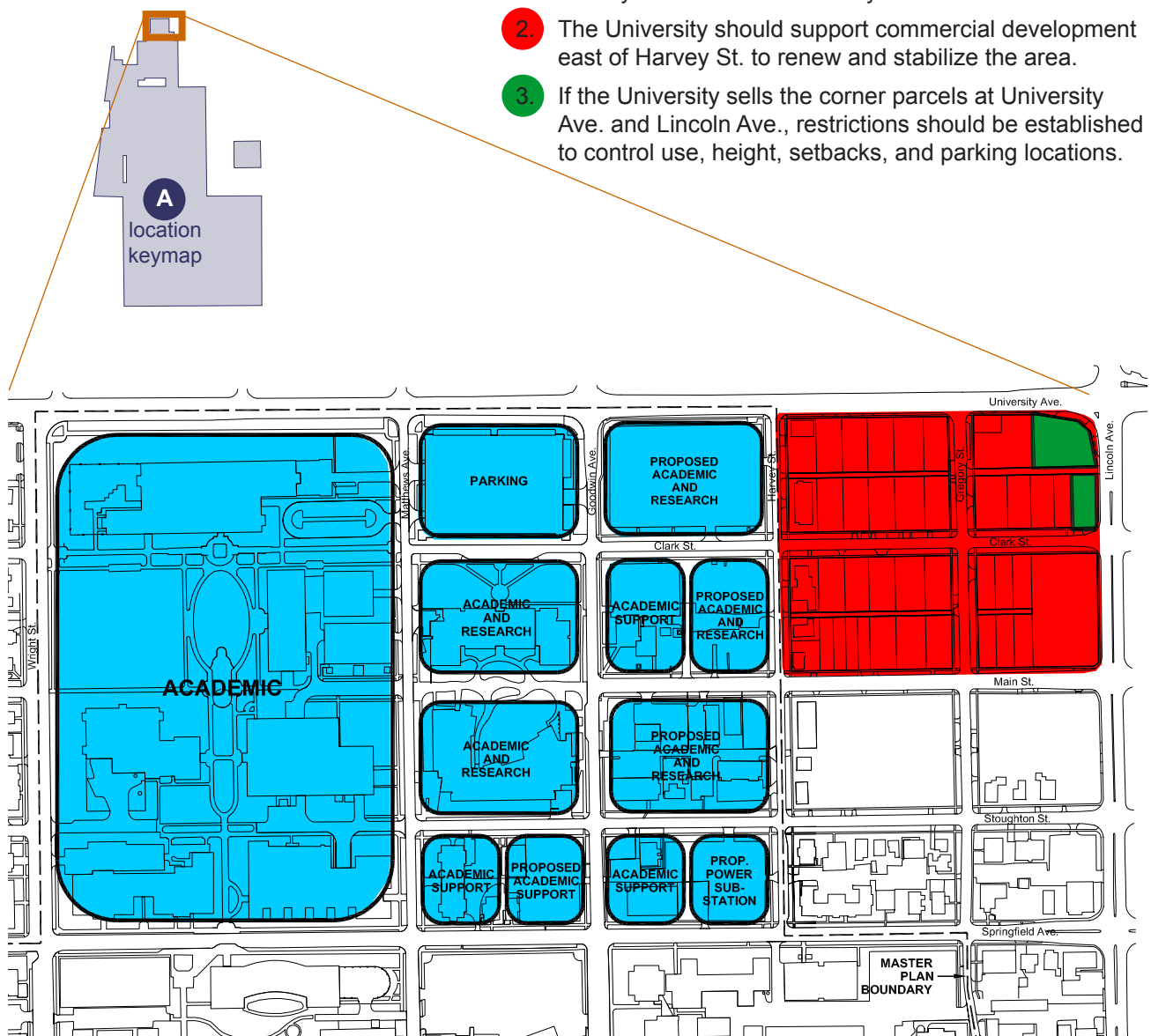


Figure 3: Proposed University North Campus Area Land Use

Master Plan Update Recommendations continued...

B. Campus Area Transportation (Sasaki Associates, Inc.)

1. Adopt, as part of the Campus Master Plan, the principles set forth in the 1999 Campus Area Transportation Study.
2. Establish a University District in which uniform transportation policy and design standards will apply.
3. De-emphasize automobile traffic and emphasize separation of vehicles, bicycles, & pedestrians within the district giving the highest priority to transportation strategies that emphasize pedestrian, bicycle, & transit movement.

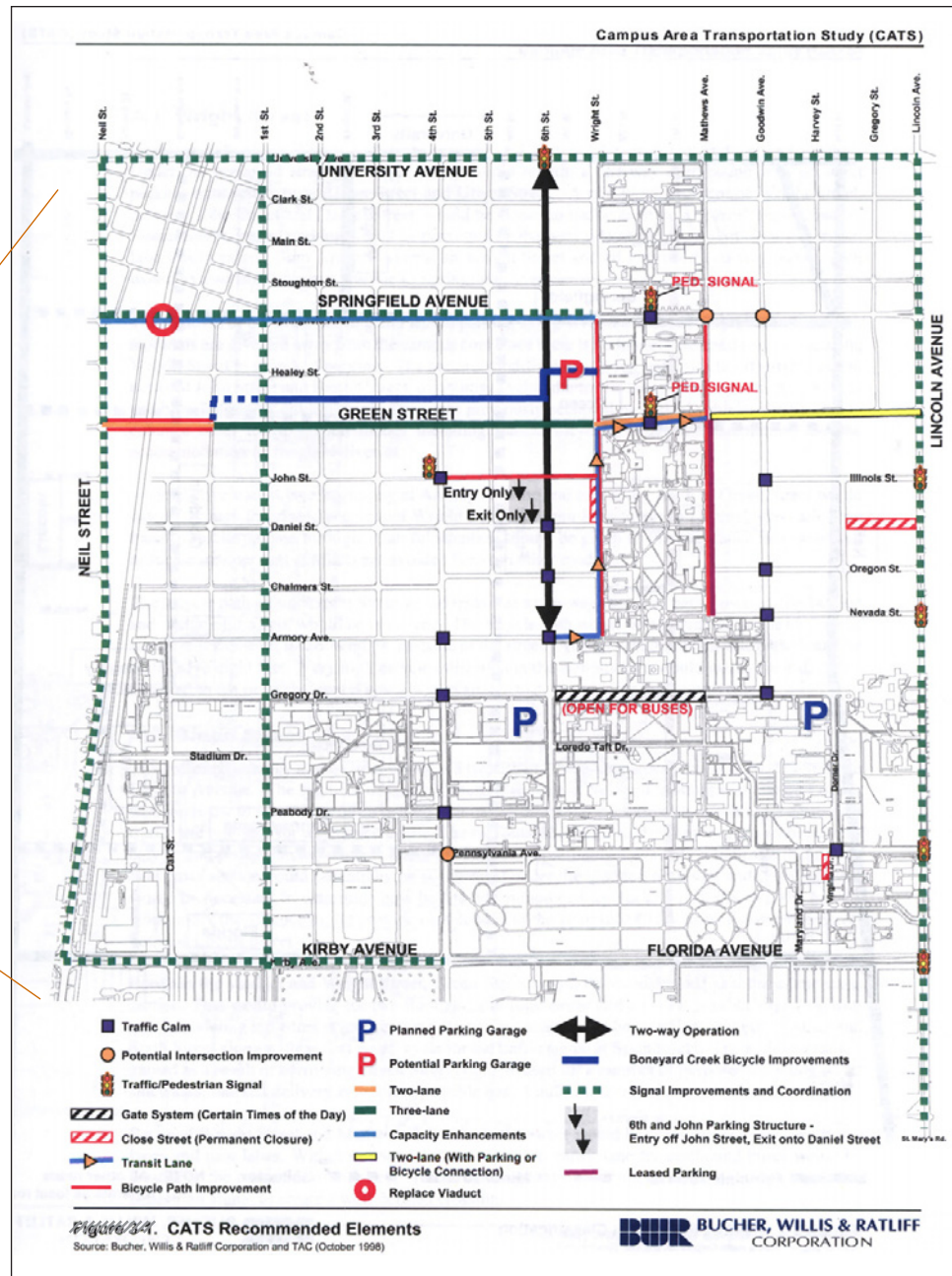
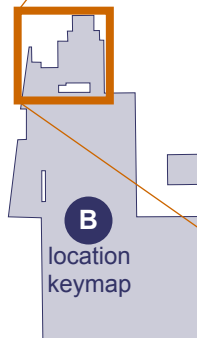


Figure 4: CATS Recommended Elements excerpt from the Campus Area Transportation Study (Bucher, Willis & Ratliff Corporation).

C. Research Park Update (University of Illinois with input from Sasaki Associates, Inc. – based on the “A Vision for Growth” Research Park master plan developed by Cannon Design and Fox/Atkins Development, LLC)

1. Designate land within the Research Park for a State Surveys Campus.
2. Relocate the entire Illinois Fire Service Institute operations from its current location in the Research Park to a remote South Campus location (see issue “k”).
3. Adopt a street grid configuration to facilitate efficient land use, compact infrastructure development, the ability to economically increase the density of the research park over time, and to create a stronger connection among the Research Park facilities.
4. Mixed uses (including hotel/conference facilities, childcare facility, retail, athletic facilities, and possible administrative office functions) should be developed within the Research Park.
5. Accommodate the potential for a Research Park / Main Campus connection via a fixed guideway ‘tram’ route.
6. Maintain plan flexibility for long-term building and roadway infill capabilities.

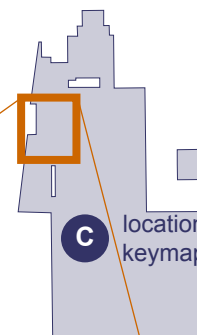
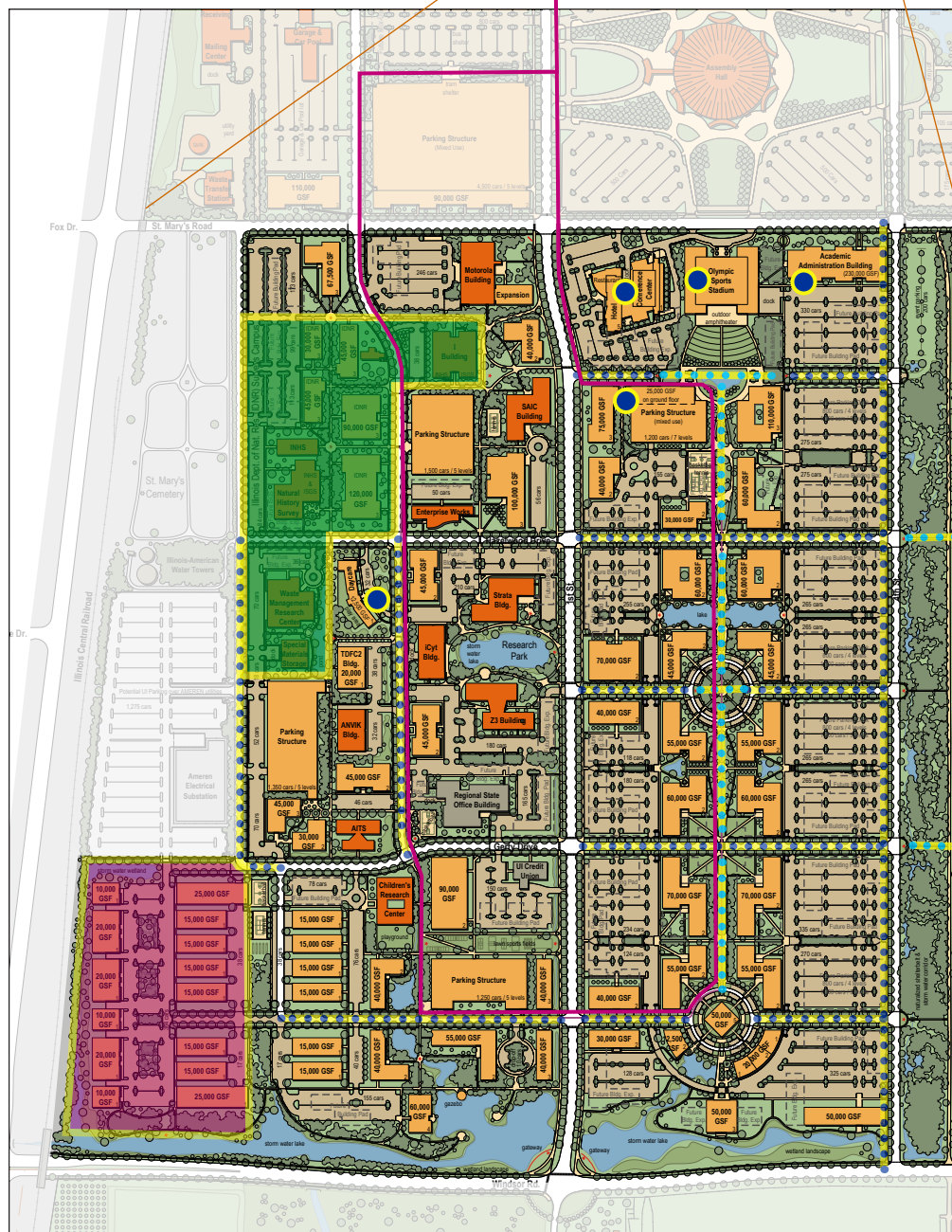



Figure 5: Research Park Area.

Master Plan Update Recommendations continued...

D. Division of Intercollegiate Athletics Areas

1. Adopt "Heritage Plan" (SmithGroup JJR) into the campus master plan.
2. Integrate increased event parking capacity opportunities (University of Illinois).
3. Maintain a golf training site (denoted by... ) with the Demirjan Indoor Golf Facility along the south side of St. Mary's Rd. (University of Illinois).

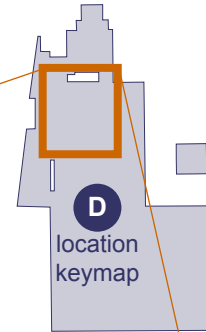


Figure 6: Athletics Areas.

E. Orchard Downs Redevelopment (planning in-progress)

1. Campus is working with land developer teams to interact with the community and generate plans on how to best develop the property.

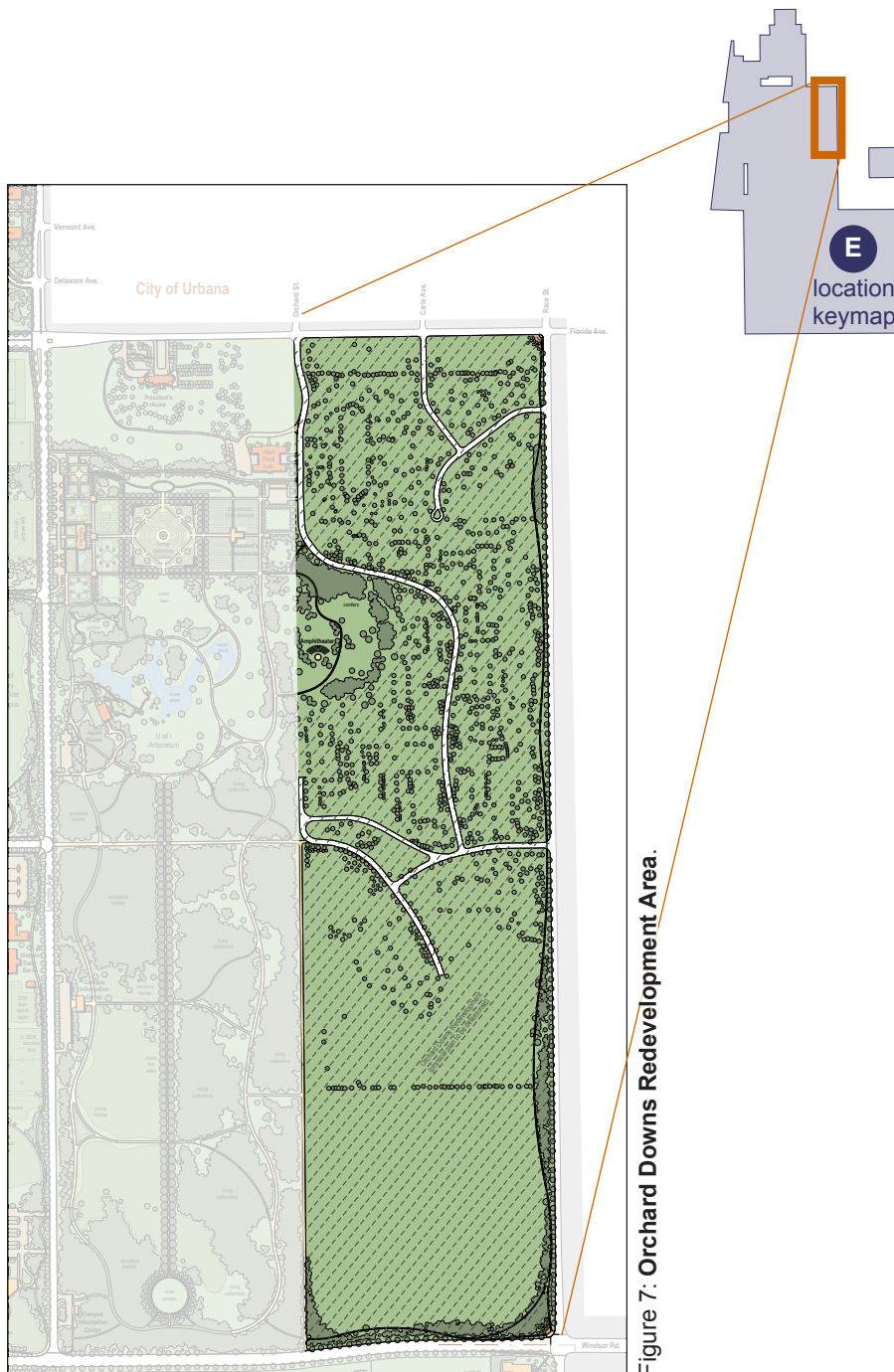


Figure 7: Orchard Downs Redevelopment Area.

Master Plan Update Recommendations continued...

F. Campus Storage Facility (Sasaki Associates, Inc.)

1. Develop a managed, remote storage facility that would eliminate off-campus storage space leases, eliminate on-campus “out buildings,” and free-up current storage areas in existing Main Campus buildings to become classrooms and/or offices.
2. Colocate a remote storage facility with the relocated Illinois Fire Service Institute at the corner of Race St. and Old Church Rd. to minimize the short-term potential for relocation, decrease infrastructure costs, and increase site security.
3. Accommodate potential for a relocation of University Central Stores and Motor Pool to improve operational efficiencies and provide potential Main Campus future redevelopment site(s).

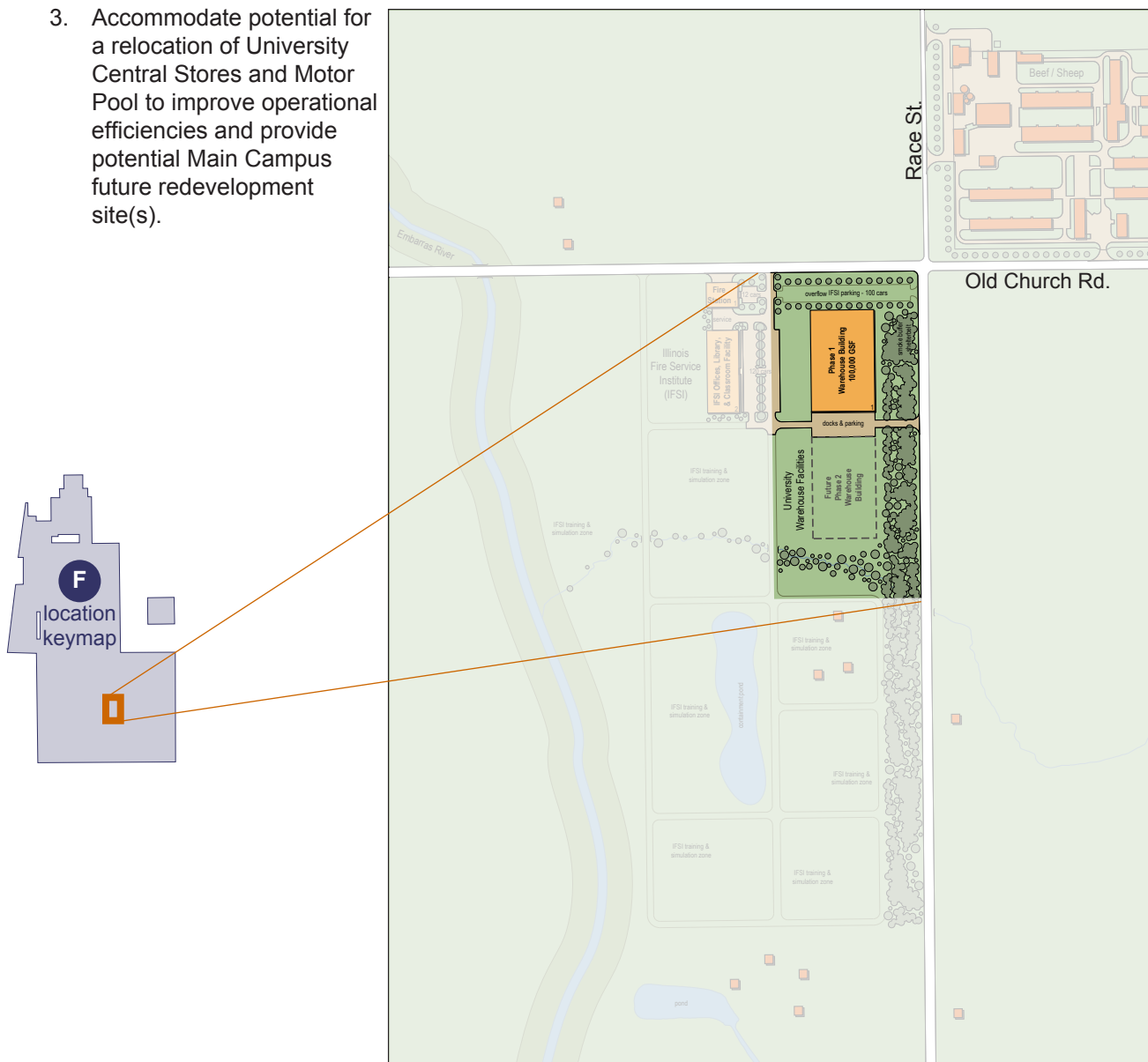


Figure 8: Campus Storage Facility Area.

G. Campus Commercial Areas (Jones Lang LaSalle IP, Inc.)

1. Commercial Uses should be encouraged in all five study locations to better serve the immediate University community and the larger Champaign-Urbana market area. Appropriate strategies for study areas include:

- **North Campus Garage:** coffee shop, market and deli, UPS store, specialty bookstore
- **Campus Town:** increase the number of national and regional tenants to improve variety and quality
- **East Campus Commercial Area:** restaurant, deli, food market, coffee shop, art supply, novelty, jewelry stores
- **Research Park:** distributed dining, personal services, and convenience retail, as well as, destination dining
- **Orchard Downs:** office space and neighborhood retail such as small grocery, barber shop, restaurants, hardware store, etc.

2. No other obvious locations were identified in the study but as new facilities are built and existing facilities are renovated, appropriate retail opportunities should be explored to enhance the campus experience.

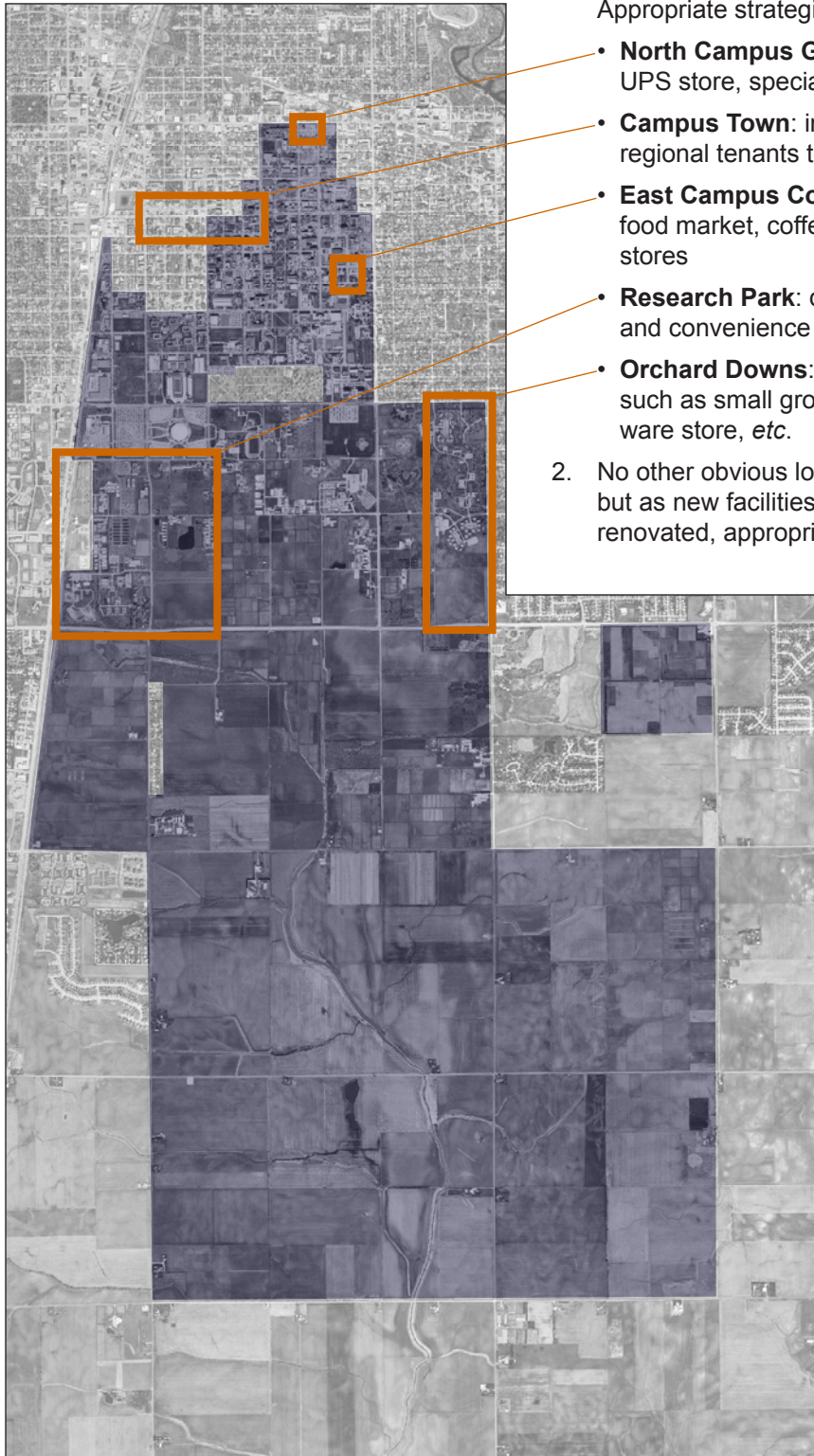


Figure 9: Campus Commercial Locations overlaid on aerial photography (Surdex Aerial Photography, 2002).

Master Plan Update Recommendations continued...

H. Open Spaces Enhancement (Sasaki Associates, Inc.)

1. Classify the campus landscape into types that help guide design appropriate to program, use, adjacencies, safety concerns, *etc.*
2. Maintain the historic spaces consistent with their original design principles but utilize sustainable design practices in those spaces to the extent possible without compromising the space's integrity (for instance, as trees naturally die in the Main Quad, they will be replaced with a longer-lived, native tree species).
3. Advance sustainable landscape design practices throughout campus in all open spaces to increase informal gathering places, promote biodiversity, enhance habitat, demonstrate native plant communities, and improve storm water infiltration.
4. Establish a Campus Art Committee of an appropriate composition to determine the types and placements of art on campus in order to ensure that a high quality collection is acquired and that those works are well integrated into the landscape.

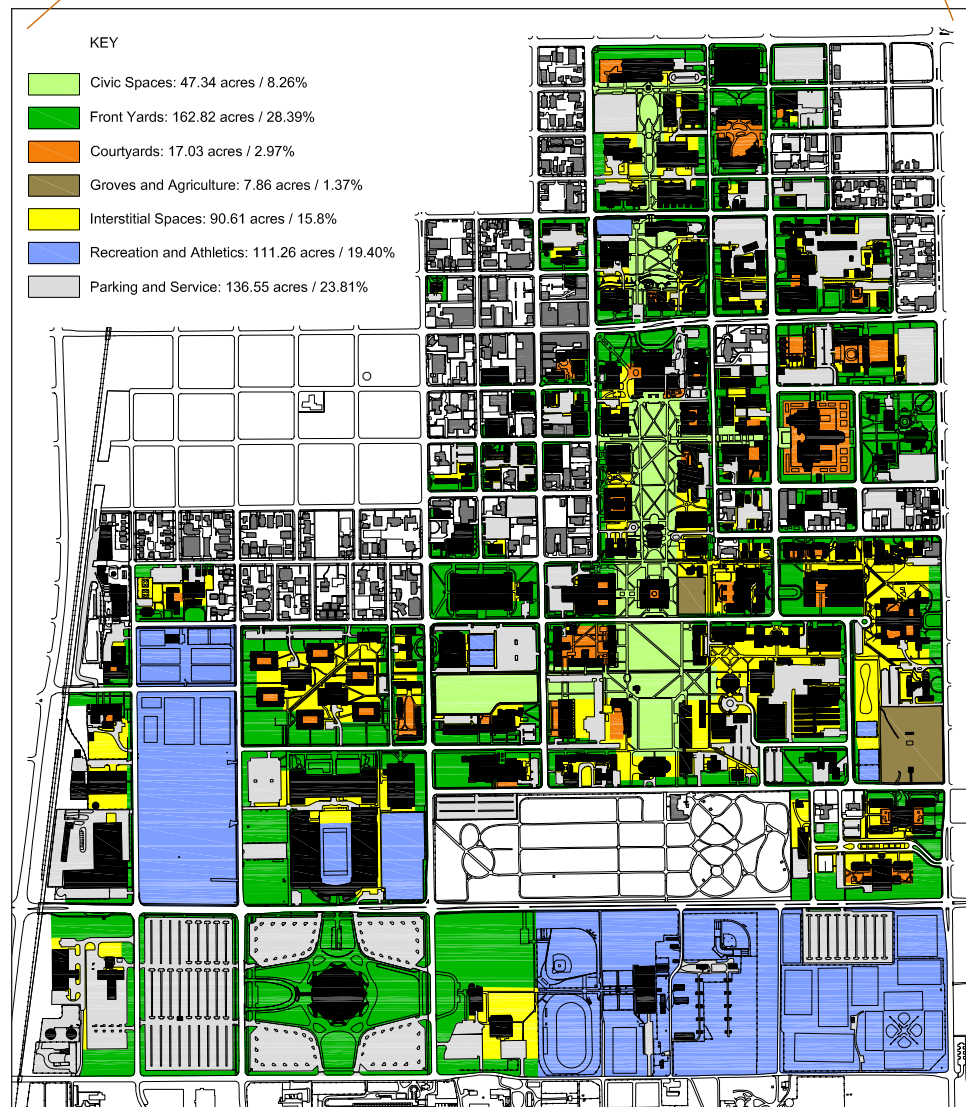
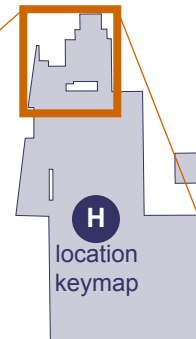


Figure 10: Inventory of existing Main Campus Landscape Types.

I. Additional Planning Updates/Opportunities

- a. **Operations and Maintenance Zone Land Addition** (University of Illinois): add properties along the west side of Oak St. north of Daniels St. and south of Chalmers St. that create a contiguous campus boundary and offer expandability of operations and maintenance facilities.
- b. **Champaign Residence Halls** (Mackey Mitchell Assoc., original master plan; Booth Hansen, updated master plan): redevelop the “six-pack” block based on recent presentations of the phased development plan to the University of Illinois Board of Trustees.
- c. **Lot E14 Parking Structure** (University of Illinois): develop a large parking facility in the south half of the E14 parking lot (west of Assembly Hall) to help ease the demands on parking from Main Campus, the Research Park, and the many events to occur in Assembly Hall, the future Conference Center, and the Athletics Campus.

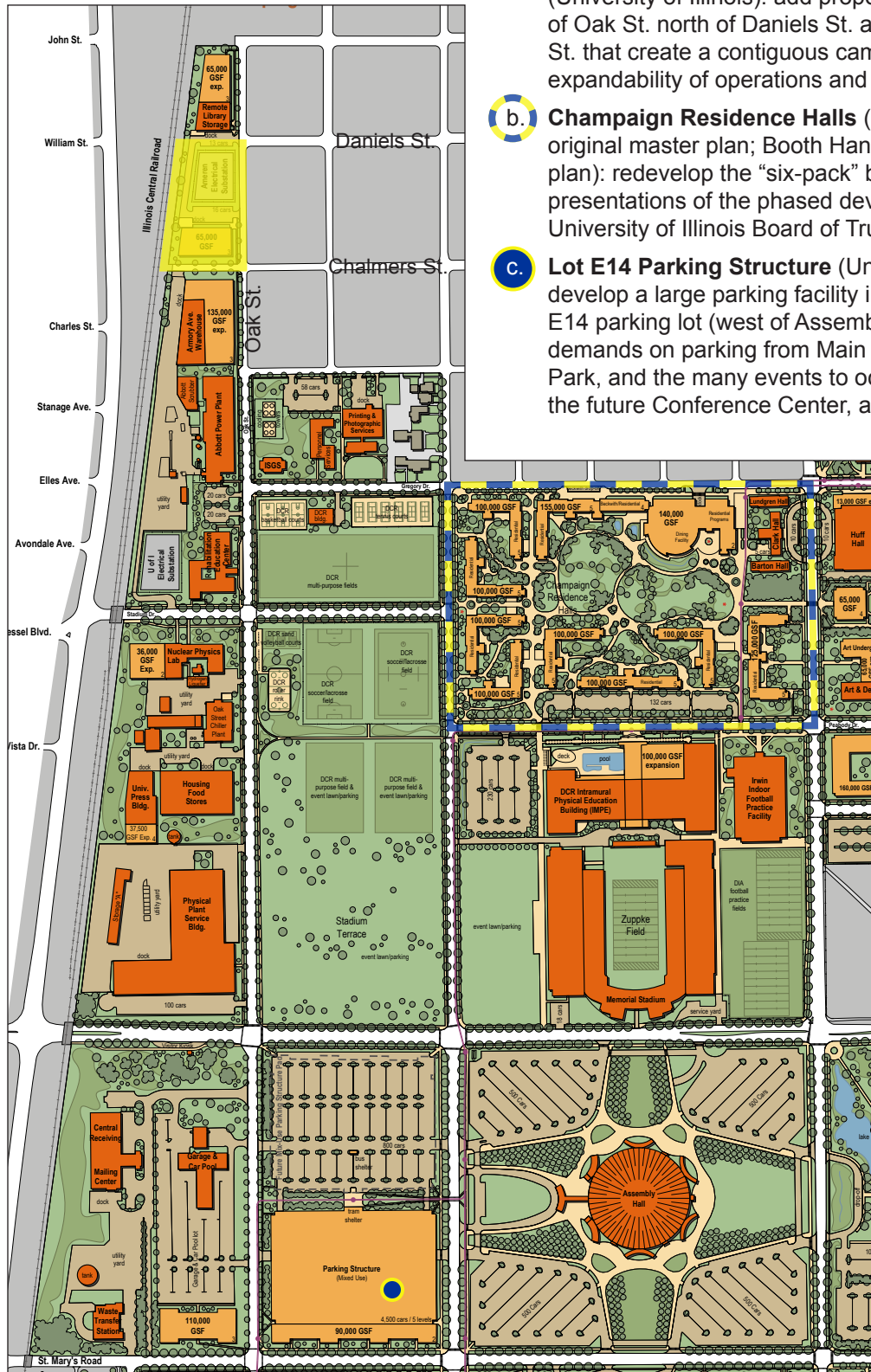


Figure 11: Enlarged area in the Central Campus.

Master Plan Update Recommendations continued...

I. Additional Planning Updates/Opportunities

- d. **College of Veterinary Medicine Campus (CUH2A):** expand facilities as shown to accommodate Vet Med program growth and easier access for public outreach.
- e. **Campus Recreation Facilities (University of Illinois):** relocate playfields and courts, lost to academic program infill over the years, south of Vet Med along Lincoln Ave.

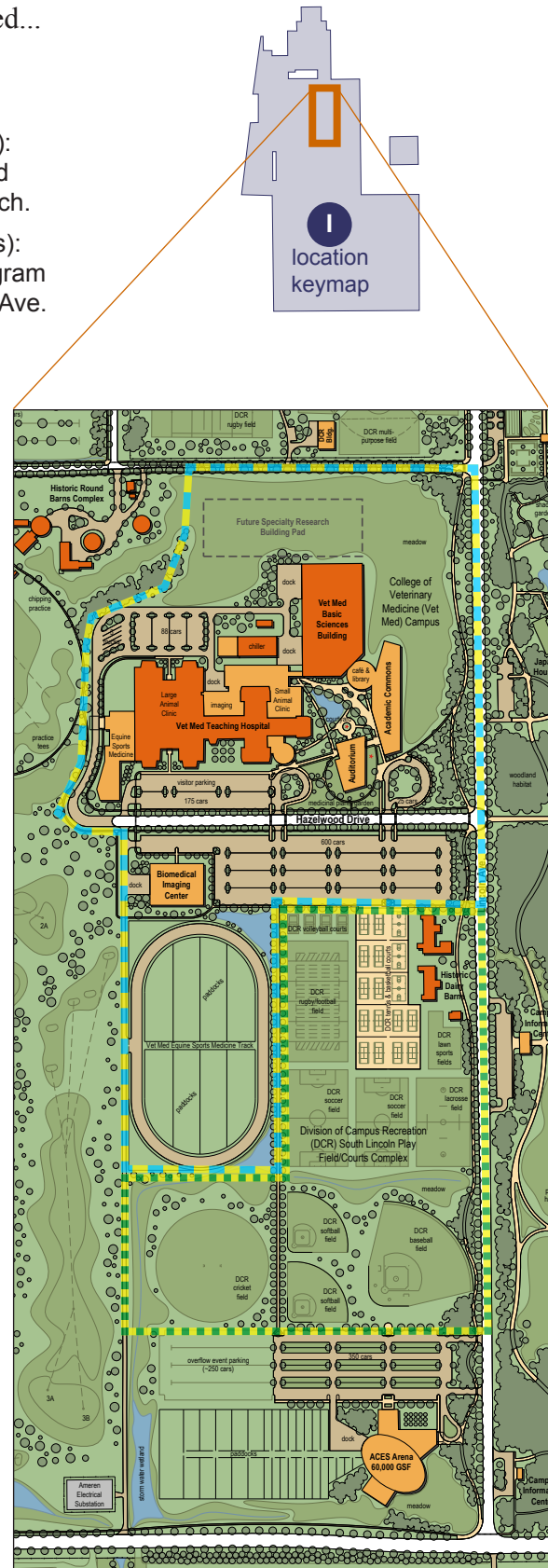


Figure 12: Enlarged area in the South Campus.

f. Academic Transition Zone - Cruse Farm

(University of Illinois): utilize the property as short-term, flexible space as Crop Sciences vacates the Cruse Farm due to Curtis Rd. and First St. upgrades that make the research plots difficult to manage. These plots can remain in an agricultural land use to grow *Miscanthus*, a renewable energy source crop, to burn in the Abbott Power Plant.

g. Grounds Maintenance Facility

(University of Illinois): move the nursery plots, currently located in the future Arboretum, to the area located east of the railroad tracks and south of Windsor Rd. UIUC Facilities and Services can utilize the existing "Cruse Farm" buildings for the grounds equipment storage/maintenance.

h. Remote Parking Lot

(University of Illinois): develop a shuttled Remote Parking Lot to provide a lower cost parking alternative (for employees, students, and visitors) that would capture campus-bound traffic coming from southwest of campus as well as the new Interstate 57 exit to be built at Curtis Rd.

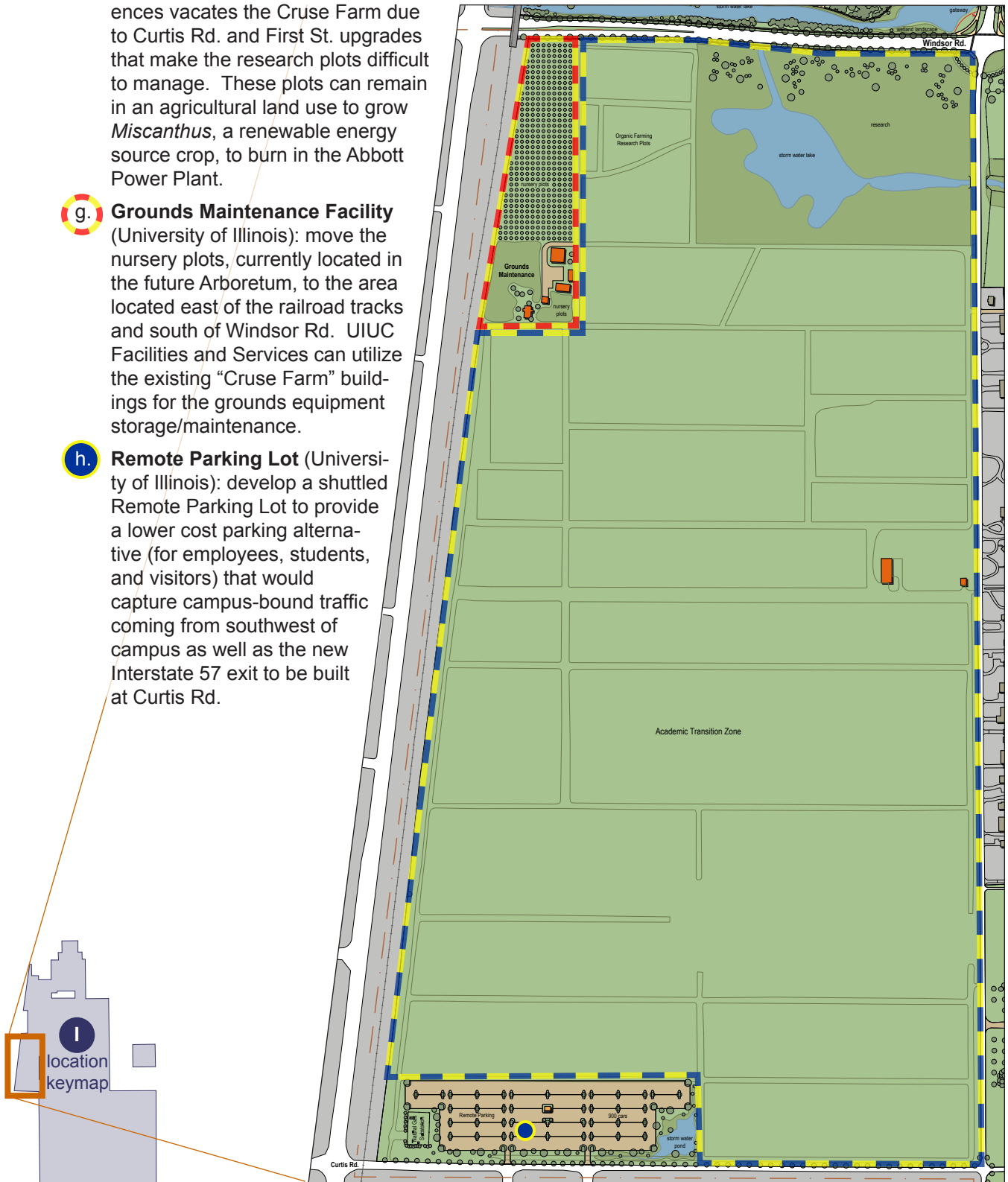


Figure 13: Enlarged area in the South Campus.

Master Plan Update Recommendations continued...

I. Additional Planning Updates/Opportunities

- i. **College of ACES Welcome Center** (University of Illinois): develop a campus gateway facility at the south-west corner of Windsor Rd. and Race St. to inform the public about research and activities at the College of Agricultural, Consumer, and Environmental Sciences.
- j. **Pell Farms Land Transfer** (University of Illinois): transfer the University-owned Pell (Pomology Research) Farm to the University of Illinois Foundation in exchange for like-valued, University of Illinois Foundation-owned properties in the South Campus and remove this parcel from the campus master plan boundaries.

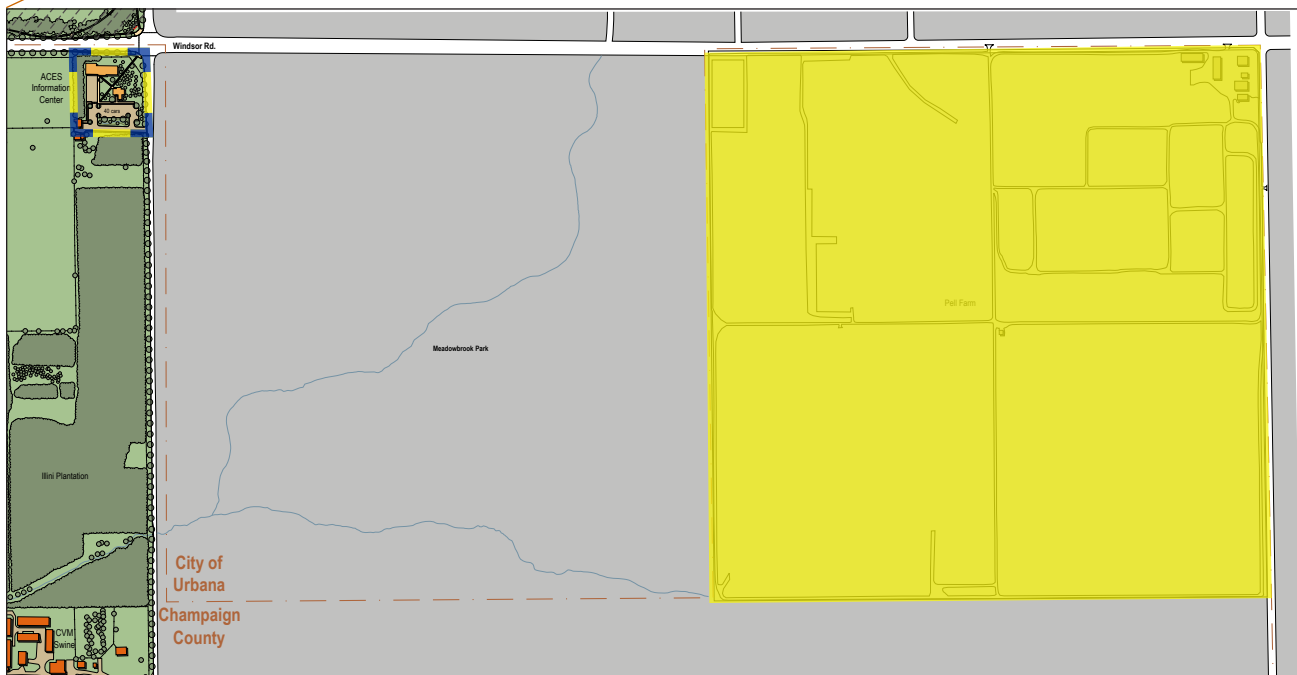
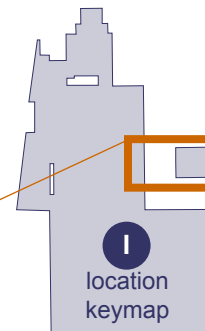
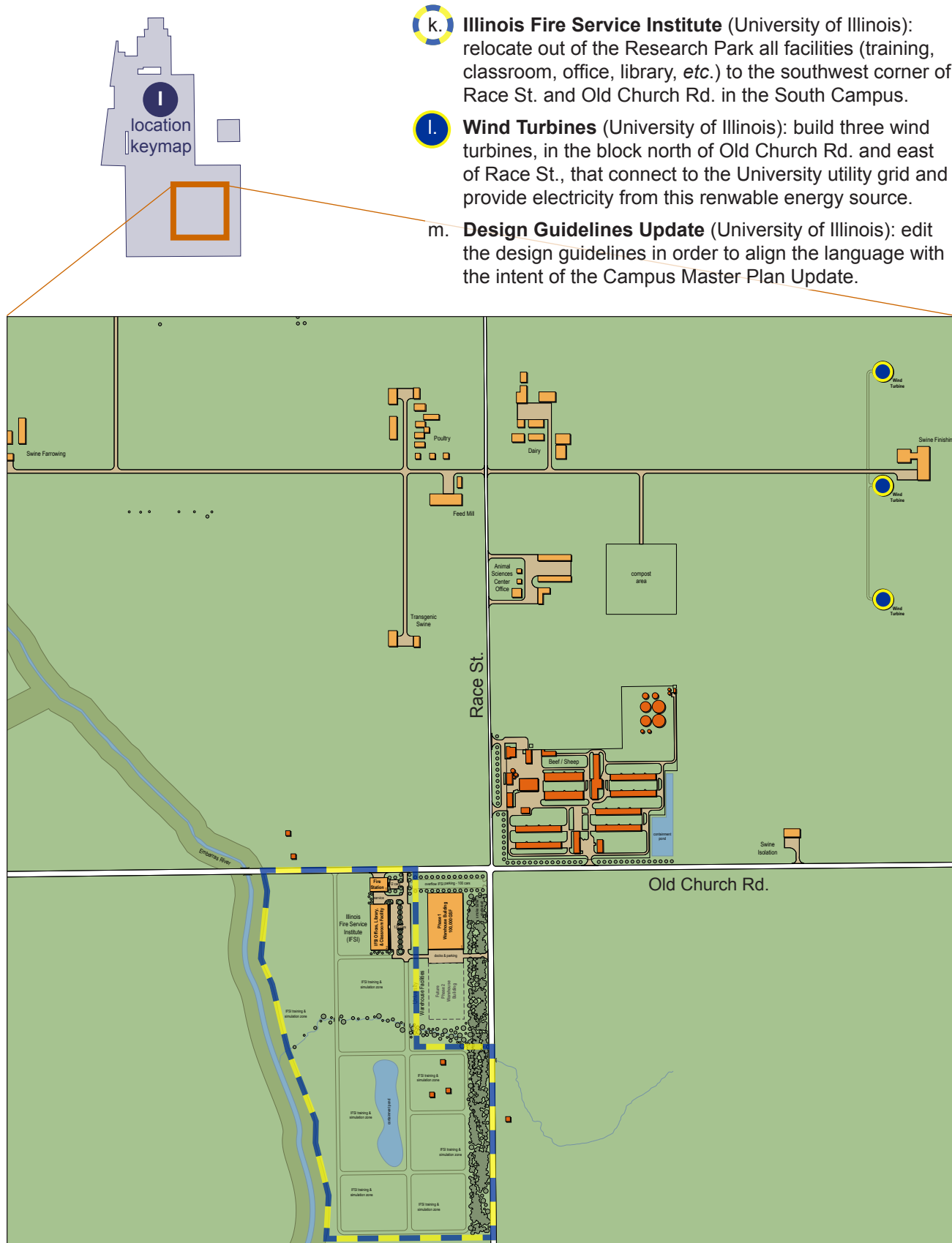


Figure 14: Enlarged area in the South Campus.



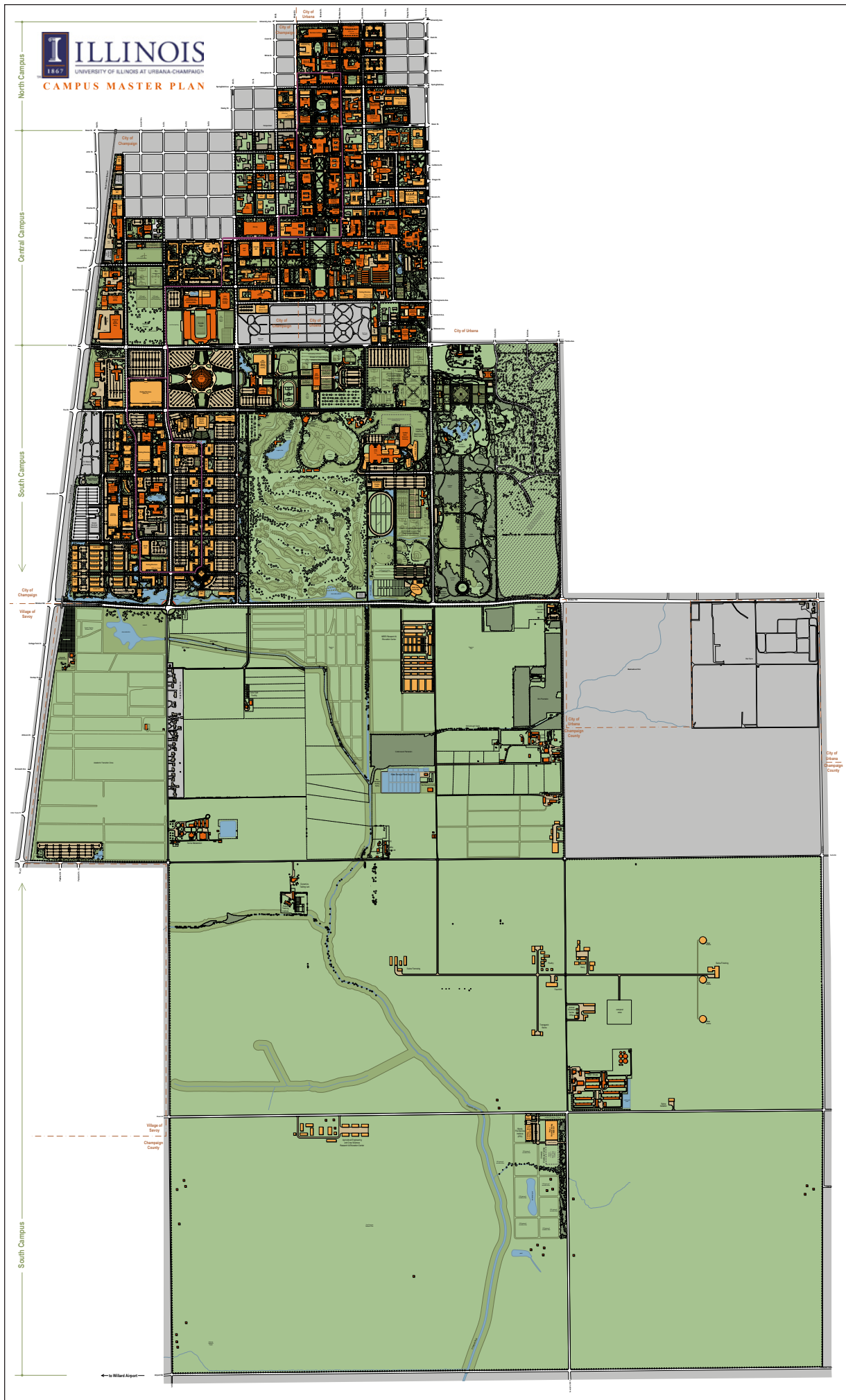


Figure 16: Campus Master Plan Update illustrative plan.



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