

Physical Master Plan

2012 WORKSHOP SUMMARY



2012
Physical Master Plan
Workshop Summary
NC State University

Office of the University Architect
March 6, 2013

Acknowledgements

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Office of the University Architect Staff

Chris Glass, *Engineering/Architectural Technician*

Heath Huovinen, *University Surveyor*

Lisa Johnson, *University Architect*

Sumayya Jones-Humienny, *Associate University Architect*

Dave Josephus, *Landscape Architect*

Giana Malak, *Facility Planner*

Liz Moore, *Facility Planner*

Tom Skolnicki, *University Landscape Architect*

Cindy Williford, *Facility Planner*

Master Plan Advisory Team

Erin Champion, *Chair, Physical Environment Committee*

Susan Colby, *Chair, Staff Senate*

Jack Cozort, *Board of Trustees*

Michael Harwood, *Associate Vice Chancellor for Centennial Campus Development*

Lisa Johnson, *University Architect*

Sumayya Jones-Humienny, *Associate University Architect*

Hans Kellner, *Chair of the Faculty*

Tom Kendig, *Director of Transportation*

Tim Luckadoo, *Vice Provost for Campus Life*

Kevin MacNaughton, *Associate Vice Chancellor, Facilities*

Marvin Malecha, *Dean, College of Design*

Grant Meacci, *Planning Manager, City of Raleigh*

Leza Mundt, *Campus Neighbor*

Jeff Murison, *Executive Director, Hillsborough St. Community Service Corp.*

Tom Skolnicki, *University Landscape Architect*

Andy Walsh, *Student Body President*



*More than 200 people attended
the master plan update
workshops.*



The physical master plan contributes to a sense of place by building a common vision of Campus Neighborhoods and their connecting Paths. The strength and innovation of the physical master plan lies with the faculty, staff, and students who crafted the language and concepts in *A Campus of Neighborhoods and Paths*, NC State's Physical Master Plan. The master plan process is a collaborative effort in which a sense of ownership is accomplished through collaborative workshops, taskforces, and outreach presentations. Ultimately, the Physical Master Plan proposal will be examined by the Board of Trustees, which is responsible for the adoption of the Physical Master Plan revisions and updates.

Through workshops held in each of the five campus precincts, as well as designer focus groups, a workshop for students and another for the Finance and Business staff, participants offered critiques of the current plan and ideas to make campus a more beautiful, memorable, and better place. More specifically, the purpose of these events was:

1. To communicate to the campus community the purpose of a physical master plan and current update process;
2. To highlight projects in planning that will impact the campus environment;
3. To highlight the Guiding Principles of the master plan;
4. To provide an opportunity for the campus community and the Raleigh communities to give feedback regarding the 2007 edition of the master plan, *A Campus of Neighborhoods and Paths*, and to identify specific issues that need attention;
5. To provide an opportunity to have master planning issues prioritized by workshop participants.

The active role of these participants informs the concepts, maps, and illustrations in the Physical Master Plan so that they are understood by a variety of audiences. This document summarizes the workshop reflections and acts as a foundation for the task forces to evaluate specific aspects of the Physical Master Plan. The 2007 edition of *A Campus of Neighborhoods and Paths*, can be found at the NC State Facilities Division website: – www.ncsu.edu/facilities/physical_master_plan. This workshop summary report, with more detailed information about each workshop, can also be found at this website.

Designer Focus Group Feedback

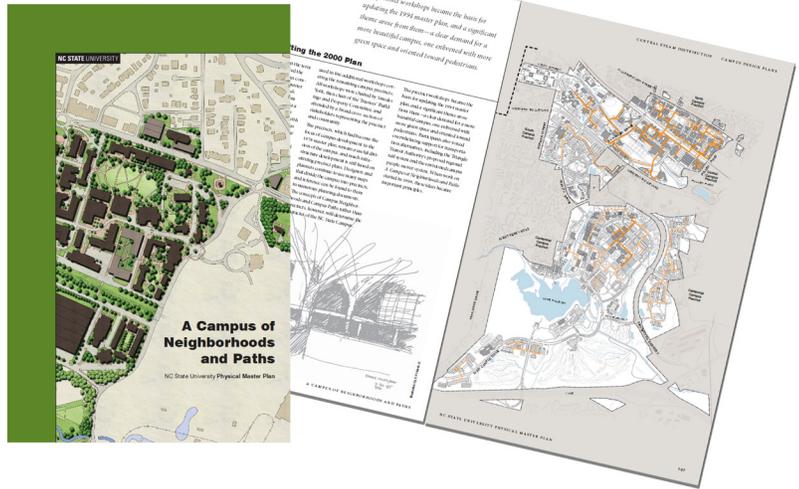
In the spring of 2012, the Office of the University Architect held a series of five focus groups with designers and university project managers who had used the 2007 Physical Master Plan to design recent projects at NC State. Twenty-five architects, landscape architects, and engineers, and thirteen design project managers from NC State Facilities Division provided valuable feedback and constructive comments to improve the Physical Master Plan.

As a whole, most of the designers appreciate that the plan is not too prescriptive, and that the narrative and the design standards offer latitude for interpretation. Despite the increasing use of electronic information, the groups see value in having a print version of the Physical Master Plan, citing that the hard copy clearly documents the values and direction of the university leadership at a point in time. The designers stated that the sections discussing history, and the description of the master plan process at NC State provide them context for understanding the priorities and the culture of the university. The general comments regarding the layout and organization of the document were that the graphic quality of the maps and the layout convey a high level of professionalism.

Comments regarding organization of the Physical Master Plan and its narrative content include:

1. Move the Vision Statement to the beginning of the document. It should introduce the plan.
2. Study moving some sections, such as the history, to appendices.
3. Consider using graphic conventions such as “sidebars” to convey some information.
4. Keep the design standards located throughout the document as they are now, but make them stand out from the rest of the narrative so they are easy to locate.
5. Use more diagrams and sketches to illustrate concepts.
6. Consider showing more than one example of successful interpretations of design standards (e.g. a classical vs. a contemporary interpretation.)
7. Add description regarding the character of each precinct, as well as significant neighborhoods within precincts. Descriptions about areas of campus that are not yet clearly defined are especially needed.
8. Photographs are important, but make certain that they are linked to a concept or standard being described on the same page.

9. Discuss areas of campus that should be preserved.
10. Create a plan for public art. Include standards to incorporate art into neighborhoods, and potential locations in exterior and interior spaces.
11. Include references and links to other important planning and design documents.
12. Use of loose, hand-drawn character sketches are preferred over computer rendered sketches. Be careful not to imply architecture with character sketches.
13. Clarify distinctions between some character places (e.g. Landmarks, Iconic Places, Hallowed Places.)
14. In addition to having design standards located throughout the narrative, consider repeating them as an appendix (reach out to people via different communication styles.)



*Physical Master Plan Book
"A Campus of Neighborhoods and Paths"*

Comments regarding maps and digital media versions of the Physical Master Plan include:

1. Provide more utility information.
2. In digital formats, make the maps scalable and interactive. Having the ability to manipulate some layers of information would improve usefulness of the maps.
3. Information is needed regarding topography and tree conservation areas.
4. Provide more information regarding storm water management.
5. Study the value of delineating neighborhoods. Edges that are clearly perceived by the community should define the neighborhoods.
6. On scalable plans, provide more information as the user zooms in.
7. 3D massing studies can be useful as long as they are very generic. Use them to show intent in organizing spaces, but not for character.
8. Distinguish between existing and future vehicular and pedestrian paths on maps.

Complete meeting minutes from the focus groups can be found in Appendix "A" of this Workshop Summary, located at www.ncsu.edu/facilities/physical_master_plan.

Purpose

Volunteer taskforces have been formed from the NC State and Raleigh communities to propose updates to the Physical Master Plan utilizing feedback generated and prioritized during the master plan workshops. Each workshop included a brief presentation of the master planning process at NC State, a precinct orientation, and a review of current planning issues. Workshop participants then engaged in a facilitated feedback exercise to create lists of concerns, likes, dislikes, visions, and needs specific to the precinct and workshop master plan topics. The working groups rotated so that every group provided feedback at all 7 stations. At the end of the exercise, each contributor was given the opportunity to vote for his or her top issues at each station.

Workshop Master Planning Topics

The following is a description of the master plan topics that were reviewed at each workshop station. Following each description is a compilation of the topic's highlights from all of the workshops.

Coordination of Academic Programs and Physical Planning



Topic description: *Facilities are built and maintained to create a unified community that is comfortable, aesthetically pleasing and nurtures a fertile exchange of ideas across academic and administrative disciplines.*

Highlights: There is a desire for more spaces that foster collaboration between students, faculty and staff. Suggestions for outdoor gathering spaces included more tables with power and WiFi, outdoor dining areas with some cover from the weather, and more outdoor classrooms. Desires for indoor collaboration include more large spaces, such as the Riddick Reading Room, and an on-campus forum or “third place” such as a tavern.

Each workshop began with a presentation on the campus master plan and the precinct orientation.

Mixed-Use Activities

Topic description: *Mixed-use is the integration of a variety of activities and functions in open spaces and buildings. Diverse activities within each building and neighborhood create a rich, lively environment that extends the usefulness of space beyond the standard work and class schedules.*

Highlights: Across all precincts, food service is seen as the key component of mixed-use to create a pleasing atmosphere. A more centrally located dining hall, and a wider range of food service options are desired, from mobile trucks to those that provide an experience that is distinct from off-campus venues. Participants from precincts having little or no food service suggested modest food service or retail to help extend the use of those areas. Access to the gathering spaces in buildings for more hours of the day is desired; access will need to be balanced with physical security. There is a desire for more public art on campus.

Design Harmony; Human-Scaled Neighborhoods and Paths

Topic description: *Campus visual unity arises from the blending of the old and new, the human scale and architectural detail of the Campus Neighborhoods, and the beauty and coherence of the Campus Paths. Human-scaled places are achieved through the use of details designed to fit the human body's range of motion and the mind's ability to perceive.*

Highlights: There is a desire for shade trees and furnishings to provide human scale on paths and in large open spaces such as The Oval and Scott Courtyard. Long, uninterrupted plantings, such as the magnolias on Western Boulevard and the hedges along the south side of Hillsborough Street obscure viewing the common character of campus buildings from key edges. The success of existing gateways led to comments that additional branding and human-scaled gateways are needed to add to the visual unity of campus.



Workshop participants worked in small groups to generate lists of issues.

Environmental Sustainability

Topic description: *NC State's vision is to meet the needs of the current generation without compromising the ability of future generations to meet their own needs. The university commitment for campus growth and change includes protecting, enhancing, and restoring the environmental quality of flora, fauna, soil, water, and air on campus and in surrounding areas.*

Highlights: There is general interest in reducing energy usage through replacement of inefficient mechanical systems in older buildings, smart sensors, and Smart Grid technology. Use of alternative energy sources is desired, especially solar power via panels on roofs, and as shade structures over parking areas. Improvement of pedestrian, bike and transit connections within and between precincts is seen as paramount to reducing the amount of vehicle use on campus.

Pedestrian-Oriented Campus

Topic description: For NC State to be a safer, more inviting, convenient, and pedestrian-oriented campus, one master plan strategy is to reduce dependency on campus vehicular traffic and reinforce the network of pedestrian paths that safely and comfortably link campus destinations and precincts.

Highlights: Safety for pedestrians as they move about campus and at high volume street crossings is clearly a high concern, particularly the Western Boulevard crossings. The path systems in areas of West and South precincts are missing, underdeveloped or lack campus character. Bike lanes and greenways are preferred to make connections between more distant destinations, and for recreational use. Additional amenities to promote bike usage, such as covered bike parking, secure storage, and shower facilities are desired.

Effective and Appropriate Vehicular Movement

Topic description: Campus Neighborhoods will be free of all but essential service, transit, and emergency vehicles, with a few exceptions. Parking is sited along campus perimeters to reduce the number of vehicles entering interior campus streets. The university is committed to alternatives to single-occupancy vehicles within its boundaries, e.g. people-powered vehicles and mass transit, and to working effectively with city and regional transportation systems.

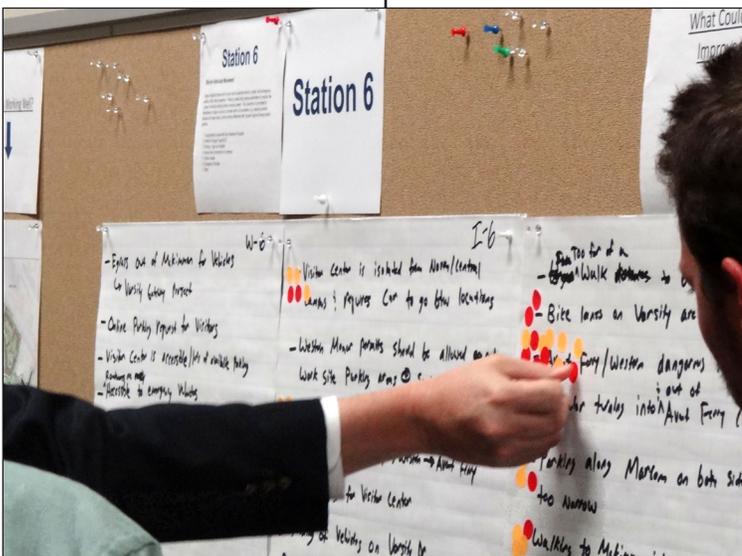
Highlights: A general improvement in transit service is desired, with reduced travel time between Centennial and North precincts being an overarching request. Identification of campus edges through branding, and clarification of the campus precincts is suggested to improve wayfinding for those in vehicles, especially visitors. Improved bike facilities and reduced conflicts with vehicles

is needed. Replacement of surface parking with structured parking, and easy to locate parking for campus visitors is desired.

Other Planning Issues

Topic description: The university will endeavor to integrate the campus into the land-use and socioeconomic context of the City of Raleigh, and will maintain open, inviting borders. The campus is built and retrofitted using Universal Design, which “is the design of products and environments to be usable by all people to the greatest extent possible without the need for adaptation of specialized design.” Wayfinding is derived from paths that provide a clear indication to the next neighborhood, unique landmarks at significant intersections, and clear expressions of primary building entrances. Buildings and shared open spaces are designed so that public spaces reveal activities to those passing by.

Top-ranked master plan issues were summarized and discussed in the workshops.



Highlights: The consistency of the arrival experience to campus, definition of campus edges, and additional gateways are wanted to strengthen NC State’s campus brand. Many miscellaneous planning comments generated at this workstation included wayfinding sign issues, connections to adjacent city neighborhoods, and building or area-specific issues.

Participant Information

	Centennial Precinct	South Precinct	North Precinct	West Precinct	Central Precinct	Finance & Business	Student Workshop	Totals	% of Participants
Students	0	3	7	1	3	0	31	45	13.7%
Faculty	4	4	12	7	6	0	1	34	10.3%
Staff	16	26	24	16	35	26	1	144	43.8%
Community	1	2	2	3	2	0	0	10	3.0%
Staff facilitators	13	13	13	13	20	13	11	96	29.2%
	34	48	58	40	66	39	44	329	

Workshop Highlights

The following summarizes the top ranked feedback from each workshop to which the Master Plan task forces should give further consideration. A full list of comments can be found in appendix B of this document, located at the NC State Facilities Division website, www.ncsu.edu/facilities/physical_master_plan.

Centennial Campus Workshop

October 17, 2012 - 34 participants

1. Create a recreation facility and water recreation.
2. The campus is missing a place to convene after work, need a destination place (such as a tavern or pub.)
3. Need shade in The Oval and places to interact along paths.
4. Need landmarks and a better defined campus edge.
5. Improve travel time to North and Central Campus. Wolfline buses are full at peak times of the day. Bike and pedestrian connectivity to other parts of campus needs to be improved.
6. Use campus as a sustainable living laboratory; increase solar power; Smart Grid demonstration.
7. Increase awareness of amenities (fields, greenways).
8. Provide an electronic interactive campus map; pedestrian app.
9. Incorporate cultural amenities into new development such as public art, music and entertainment, places for people to congregate.

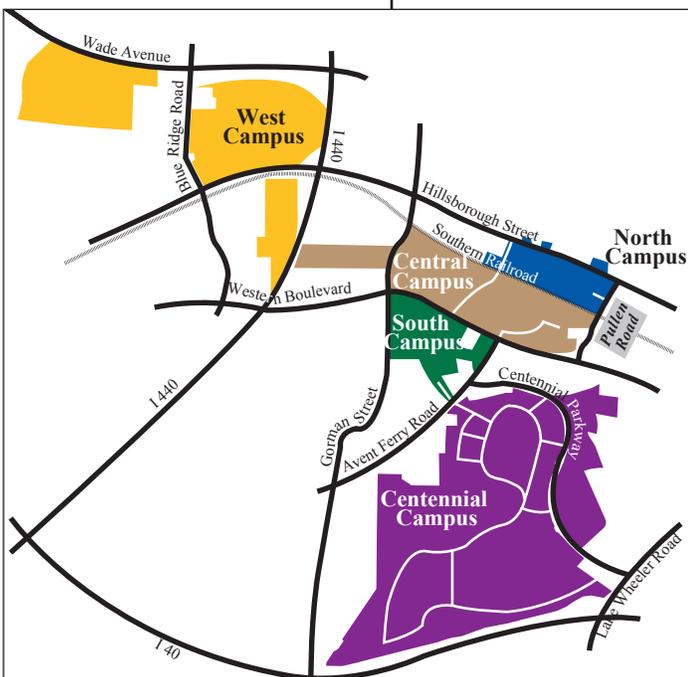
South Campus Precinct Master Plan Workshop

November 1, 2012– 48 participants

1. Create a clear pedestrian path between Western Manor, Greek Village and recreation fields.
2. Improve pathways and landscaping to feel more “campus-like”.
3. Improve lighting throughout precinct.
4. Improve pedestrian crossings at Western and Avent Ferry.
5. Create a “heart” for the precinct with outdoor dining and/or gathering spot.
6. Add human scale to Western Blvd streetscape.
7. Improve mix of activities within precinct.
8. Roadways and edges need branding.
9. Review “visitors’ approach” to campus (all precincts).

North Campus Precinct Master Plan Workshop

November 8, 2012 – 58 participants



Master plan workshops were held in each of the five campus precincts.

1. Increase interior and exterior collaboration and gathering spaces, mixed-use areas (esp. food service), and gathering spots on Hillsborough edge.
2. Dan Allen/ Hillsborough intersection needs to be safer for pedestrians; remove parking on Stinson Drive.
3. Incorporate Photovoltaics, solar hot water on all roofs or greenroofs and greenwalls.
4. Improve Centennial Campus to North Campus Transit.
5. Remove skateboarding vs. pedestrian conflicts and add bike lanes.
6. Strengthen the physical links between neighborhoods (East-West).
7. Improve accessible connections between North and Central Precincts below/above railroad tracks.
8. Provide healthy food choices and promote urban agriculture such as community plots and gardens for students.
9. Aesthetically, the service yards need to be screened better from pedestrians
10. Need to increase bike parking and covered bike parking with surveillance cameras.

West Campus Precinct Master Plan Workshop

November 13, 2012 – 40 participants

1. The path system needs further development within the precinct to create pedestrian connectivity from the Centennial Biomedical Campus (CBC) to other destinations which do not “seem” to be part of the campus today: JC Raulston Arboretum, Brickhaven Dr. buildings, and the sports arena and stadium.
2. The path system needs further development to create connectivity from the precinct back to North and Central Precincts.
3. More greenway paths and connections to existing greenways will allow more people to enjoy the beautiful views in this precinct and provide exercise opportunities.
4. The campus needs an arrival experience and better branding of its edges to communicate arrival to NC State.
5. The addition of more food services, outdoor meeting places, housing, and the development of “after-5” usage of spaces would make the precinct feel more campus-like.
6. The lighting on Ligon Street, Hillsborough St., Beryl Rd. and at West Research Annex needs to be improved.
7. Collaboration with the community to develop and improve adjacent properties needs to occur.
8. The CBC and Arboretum are great opportunities to strengthen and teach about sustainable practices such as composting animal and plant wastes and use of wind energy.



Current campus master plan maps were available to workshop participants for study and discussion.

Central Campus Master Plan Workshop

November 27, 2012 – 66 participants

1. Gateways along Western Boulevard are needed to identify one’s arrival on campus, and conversely, one’s departure from campus.
2. The character of each neighborhood needs to be strengthened by incorporation of unique themes.
3. More parks, gardens, and urban forests, etc., are needed for gathering and co-mingling of faculty, students and staff.
4. Safe, on-street bike facilities are needed for storage.
5. Shady “leisure loops” are needed to encourage pedestrians to walk more and make their experience pleasant.

6. Safety at the Western Boulevard pedestrian crossing is a concern.
7. More wireless locations are needed across campus, especially for outdoor spaces.
8. More kid-friendly and general attractions are needed to make campus a destination for the community at large.
9. Wolf Wheels and light rail need to be integrated into a transportation hub with mixed-use activities.
10. Wayfinding for public parking and parking decks needs improvement, especially for first-time visitors.
11. QR codes need to be integrated into wayfinding for building locations and campus amenities

Finance and Business Master Plan Workshop

December 11, 2012 – 39 participants

1. Increase shared open space on campus / develop more greenways and a student recreational facility on Centennial Campus.
2. Branding at edges needs to expand and improve (e.g. Western Blvd., West Precinct).



Informing the students about the campus master plan and addressing the future development within each precinct.

3. Within and between all precincts, north-south paths are lacking and need strengthening (including better lighting and shade along paths).
4. Consider creating a unique character for each neighborhood.
5. Improve transit and travel between Centennial to North Precincts; add / improve the bike lanes and bus routes.
6. Study departmental service fleets to ensure we don't have more vehicles than we need. Reduce single occupant trips. Reduce sizes of vehicles.
7. Study the use of Club Cars and Kubotas. Should they be licensed for street use? Where should and shouldn't they park?
8. Install more wayfinding signage inside of parking decks to direct visitors to destinations.

Students Master Plan Workshop

February 1, 2013– 44 participants

1. Extend Pullen Road to Centennial Campus and make the walk more pedestrian friendly.
2. Identify campus precincts and boundaries better with color, symbols, landmarks, and gateways.
3. Improve pedestrian access to and across Western Boulevard.
4. Beautify edges of campus and improve gateways on Pullen Road and Western Boulevard.
5. Work with OIT/ Wolf Print to do two - sided printing.
6. Provide more open space for outdoor classrooms and covered eating / seating areas.
7. Reduce clutter in pedestrian plazas and courtyards. Vehicles and other equipment make them look as if “workyard” is their primary function.
8. Provide more ways to cross the railroad to and from North Precinct.
9. Add more bike lanes around campus and a dining hall in a central location of campus.
10. Assess needs for visitor parking, especially at Talley / Bookstore.

More detailed information regarding the workshops is available via the appendices below.

Appendix A- Designer Focus Group Meeting Notes

located at www.ncsu.edu/facilities/physical_master_plan.

Appendix B- Workshop Notes

located at www.ncsu.edu/facilities/physical_master_plan.

Appendix C- Workshop Precinct Maps

located at www.ncsu.edu/facilities/physical_master_plan.

