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Auburn University has a long history of change and evolution, held together by a rich connection with its locale. Founded as the East Alabama Male College in 1856, the institution commenced instruction in 1859 with 80 students. The college was run for thirteen years under Methodist sponsorship (although it was shuttered for five of those years because of the Civil War). In 1872, the college became the south’s first public land grant university, changing its name to the Agricultural and Mechanical College of Alabama. The college was renamed the Alabama Polytechnic Institute in 1899 to reflect its academic growth, and finally to Auburn University in 1960.

Auburn experienced explosive growth after World War II, first to serve returning GIs and then the “baby boom” generation as it reached college age. The main campus has expanded to over 1,870 acres, while Auburn’s Agricultural Experiment Station occupies nearly 20,700 acres throughout Alabama. Auburn’s Montgomery campus was established in 1969 and has an enrollment of 5,500 students.

Auburn at the Millennium

Nearly 22,500 students are enrolled on the Auburn campus today, engaged in learning and research at fourteen colleges and schools. Approximately 2,800 students are enrolled in graduate studies and 728 are enrolled in Veterinary and Pharmacy professional programs.

The University employs 5,259 people of which 4,323 are full-time. It is estimated that 3,700 full-time employees work in the core area of the campus.

Auburn has grown steadily as a research university. As of the spring of 2001, the University engaged approximately $79 million in research activity from contracts, grants, state and federal appropriations, and auxiliary funds. That is approximately a 40 percent increase in the last ten years, and more than triple in the last twenty years. To advance the research mission, the University has undertaken a Peaks of Excellence initiative to build on its strengths in the following areas:

- Cellular and Molecular Biosciences
- Detection and Food Safety
- Fisheries and Aquacultures
- Forest Sustainability
- Information Technology
- Poultry Products Safety and Quality
- Transportation
The University has embarked on a strategic planning initiative drawing from all academic, administrative and support units. While the conclusions of that initiative have not been fully synthesized or adopted at this writing, progress on the initiative has informed and has been informed by the physical planning process.

The Auburn Campus Today

The main campus is made up of two clearly identifiable geographic parts - a built-up area of academic, support and residential facilities in a 500-acre area concentrated on the northeast corner of the University, and a 1,300-acre, mainly open, area to the south and west where natural open space, agricultural uses, sports and recreation fields, and major outlying facilities such as the College of Veterinary Medicine are located. The “village/countryside” analogy is typical of many great American land grant campuses, and is especially important to Auburn’s character.

Most of Auburn’s research and academic support functions are clustered in a 180-acre academic core bordered by South Donahue Drive, West Magnolia Avenue, South College Street and West Samford Avenue. West Magnolia and South College form the border with the City of Auburn’s central business district. All campus common facilities, such as the Draughon Library, the Foy Union and Samford Hall (the Central Administrative building) are located in the academic core. The Auburn academic core is somewhat dispersed beyond the typical ten-minute walking distance between classes, largely because some 60 acres of the core are occupied by non-academic facilities, including Jordan-Hare Stadium, the quad residential complex, Plainsman Park, and substantial areas of surface parking.

Nevertheless, the residential and sports facilities in the core contribute a unique level of 24-hour and seasonal vitality to the academic environment. The compactness of the core, even though walking distances are somewhat extended, remains a virtue. It reinforces Auburn’s collegial character and the functional links between and among academic units. The proximity to downtown Auburn, with its shops, restaurants and large off-campus student resident population, effectively extends campus life beyond the University’s boundaries. The principal impediment to a safe, collegial pedestrian setting in the campus core is the intrusive impact of vehicles in the myriad of large and small parking lots occupying valuable core sites, and the numerous streets and drives that cross major pedestrian routes.
The outlying natural, agricultural and sports field areas south and west of the core constitute a unique “green” legacy. The wooded areas and stream corridors bring nature into the University. The agricultural lands support Auburn’s land grant heritage with large field spaces for teaching, research and agricultural support close to the academic core. The sports and recreation fields provide an amenity for the University community. Student residential areas such as the Hill Dorms and Caroline Draughon Village are located between the academic core and the open pastoral setting south and west of the core. The College of Veterinary Medicine is a self-contained academic complex on the west side of the campus.

The open lands beyond the core area are, like any “countryside,” at risk of being fragmented by ad hoc campus facilities growth. Such land is typically seen as an easy candidate for development because it is open and can accommodate parking at the “doorstep.” Development gradually erodes the integrity and visual quality of the land, while dispersing many core functions that otherwise benefit from being proximate to one another.

Open Space and Landscape Character
The open space and landscape character of the Auburn core campus is defined by several memorable places including Samford Park, the Quad residential complex, Ross and Cater Squares and the Graves Amphitheatre. While these represent some of the best collegial spaces on any campus in the country, the circulation routes between them are lacking in landscape coherence. As a result, the campus does not have a well-defined and coherent open space structure that serves as a unifying element.

In addition to the key places noted above, the overall structure of the campus is defined by several stream corridors, which link the established academic core with the agricultural lands to the south. At present, the corridors represent an under appreciated natural feature of the campus landscape fabric.

Circulation and Parking Patterns
Circulation patterns are defined by the considerable east to west vehicle movements that take place daily on the campus. Specifically, a great deal of the commuter population arrives on campus from points east resulting in significant cross-campus traffic as commuters make their way toward the parking lots to the west of South Donahue. Thach, Roosevelt and West Samford carry traffic through the core campus, resulting in several areas where pedestrian/vehicular conflicts occur. Traffic also enters the campus from the south on Donahue. Consequently, the campus environment dominated by auto traffic and congestion, especially during class change intervals.

Community Context
The Auburn campus is well integrated with the downtown and neighborhoods located to the north and east of the core campus. Based on Census Data 2000, it is estimated that over 5,000 Auburn students live in private sector housing located in the neighborhoods directly north of Magnolia, most of who are within a ten-minute walk of the intersection of Haley Concourse and Thach Avenue. Auburn-related activities functionally extend well beyond the boundaries of the campus, resulting in heavy pedestrian movement to the north across Magnolia and to the east across South College.

The Agricultural lands on the southern end of the campus, due to their open character, stand apart from the growing suburban land use patterns south of the University. The Agricultural land, however, does provide an important visual open space amenity in the community and serves as a symbol of the University’s Land Grant heritage.

EXISTING FACILITIES
Auburn occupies approximately 4.87 million gross square feet (GSF) of academic, academic support and other non-residential facilities across the entire 1,870-acre campus. Of that total, approximately 4.16 million GSF is located in the established core campus as defined by West Magnolia, South College, Lem Morrison and Shugg Jordan Parkway.

There are approximately 3,400 student beds in residence halls and apartments on campus. Student residential facilities are located in several areas. The Upper and Lower Quads, occupying a central location in the core campus area, provide 975 beds in low-rise buildings forming small-scale courtyards. The Hill residence halls, south of West Samford Avenue, contain 1,484 beds in traditional dormitory configurations. Caroline Draughon Village, located on both sides of Thach Avenue four-fifths of a mile west of the Haley Concourse, contains 600 beds in low-rise garden apartment configurations and the CDV extension contains 275 beds. The Noble Residence Hall and the Sewell Complex are freestanding facilities containing 91 and 144 beds, respectively.
GOALS AND PRINCIPLES OF THE COMPREHENSIVE PLAN

The University set a valuable precedent prior to the initiation of the Comprehensive Plan by commissioning, in the fall of 2000, a character and image study assessing the values that the University community places on the quality of place at Auburn. The study, undertaken with the firm IDEA, was instrumental in bringing broad-based attention to the way people view the Auburn campus environment and its architecture, and how that environment influences their feelings about the University. The study set the criteria and vocabulary for the campus plan.

The Comprehensive Plan commenced in the summer and fall of 2001 with goal setting and fact-finding sessions, resulting in ten planning goals and principles that have been continuously tested in the planning process.

1. Planning Process - The master plan should be developed through an inclusive participatory planning process that engages the various constituent groups of the Auburn University community and gives rigor to the conclusions.

2. Village Concept - The village-like qualities of the existing academic core, including the scale, land-use pattern and mix of activities should serve as a guide for future enhancement of the core as well as expansion of core campus functions.

3. Compact Land Use Pattern - A compact land-use pattern should be emphasized so as to reinforce the pedestrian qualities of the campus; maintain operational and infrastructure efficiencies; preserve land capacity for future needs and enhance campus vitality by placing a variety of activities in close proximity to one another.

4. Environment - The relationship between the formal built environment of the campus core and the natural systems (stream corridors, wooded areas and fields, etc.) of outlying areas should be preserved and strengthened to enhance the overall quality of the campus and to reestablish connections to the University's origins as a land grant institution.

5. Pedestrianization - Auburn's historic character as a walking campus needs to be restored; emphasis should be given to improving pedestrian circulation and the quality of the pedestrian experience, pedestrian safety, accessibility and convenience.

6. Landscape - The quality and character of the campus core landscape should be enhanced and extended into peripheral areas by means of a well-defined framework of open spaces and linkages as well as implementation guidelines.

7. Circulation and Parking - The campus parking resource should be managed on a systematic campus-wide basis and should not dominate the landscape in the campus core. Vehicular circulation patterns, including service vehicles, should be managed such that they do not introduce excessive traffic into the campus academic core. Clarity of public access into the campus should be enhanced.

8. Architectural Design - The existing human scale of the campus academic core and the traditional materials, building forms, massing and building-to-site ratios should form guidelines for future buildings and expansion of the campus while addressing energy efficiency and accessibility issues.

9. Community Interface - The master plan should maintain and reinforce the existing compatible land use relationships with the surrounding business and residential districts of Auburn in order to reinforce the small town village-like qualities of the campus environment and to enhance relations with the local community.

10. Infrastructure - Campus infrastructure should be designed for efficiency, expansion and sustainability ensuring that appropriately located sites are reserved for future requirements.

WORKING ASSUMPTIONS OF THE COMPREHENSIVE PLAN

The Comprehensive Campus Plan is intended to define the capacity of the campus to accommodate growth and change, and to establish an effective framework in which growth can occur in a prudent way.

The plan is based on four “working assumptions” that give dimension to the facility needs that the campus may have to accommodate in the next ten to twenty years. The assumptions are the result of discussions conducted during the planning process with the campus administration and Trustees, and reviewed in open forums with the University community.

Student Enrollment of 25,000

Auburn’s current enrollment is approximately 22,500 students. A planning “target” of 25,000 students was adopted as the basis for the campus plan. The University’s position is that such an enrollment level is compatible with Auburn’s land and infrastructure resources and the University’s anticipated capacity to provide facilities. The planning target of 25,000 students will inform the enrollment policy that will evolve from the University’s ongoing strategic planning initiative.
On-Campus Residency of 25 Percent of Undergraduates
Currently, Auburn houses approximately 3,400 (15 percent) of its students in on-campus residence facilities. The University’s goal is to accommodate up to 25 percent of the undergraduate enrollment in campus housing. Reasonable residential capacity will also be provided for graduate students. Integral to that goal is providing the capacity to house all freshmen, of which approximately 50 percent are housed at this time. The intent is to assist with student recruitment, foster higher retention, facilitate more vigorous involvement in campus life, and stronger linkages with academics.

Increase in the Proportion of Graduate Students
For physical planning purposes, the assumption is made that the proportion of graduate students to total enrollment will increase somewhat as the University grows to 25,000 students. Currently, graduate students and students enrolled in the Veterinary and Pharmacy programs make up almost 16 percent of total enrollment. The planning assumption is that graduate students and professional program students would comprise approximately 20 percent of a future enrollment profile. The assumption acknowledges the University’s goal of enhancing its graduate and research capabilities, as reflected in initiatives such as the Peaks of Excellence.

General Program Projection Based on the Above Assumptions
The preceding assumptions on enrollment and on-campus residency provide a platform for projecting future campus space needs at a general level. The additional academic, support and other non-residential space needs for enrollment growth to 25,000 students is estimated to be approximately 850,000 GSF. That is based on an assumed area of 200 GSF per student for an enrollment level of 25,000. The factor of 200 GSF per student is consistent with other land grant institutions in the country. It assumes that Auburn will alleviate current shortfalls, experience relative growth in graduate/research activity, and provide support space necessary to improve its competitive position among peer institutions. Currently, the University has approximately 4.16 million GSF of academic, support and non-residential space in the core campus. The current space ratio is approximately 183 GSF per student.

A total of 5,000 beds are needed to house 25 percent of the undergraduates assuming the target enrollment of 25,000 students, 5000 of who would be enrolled in graduate and professional programs.
Currently, there are 3,575 beds on the campus of which 700 will be removed as a result of demolition and replacement. Thus, only 2,875 of the existing beds will remain under the master plan requiring 2,125 new beds to achieve the goal of housing 25 percent of undergraduates. Assuming 325 GSF per bed, a total of 690,000 GSF of new housing will be required.

Priority Program of New Non-Residential Construction and Renovation

The master plan identifies sites across the campus for a range of academic, support and athletic facilities. In cases such as the College of Veterinary Science and the College of Agriculture, facilities sited as part of previous planning studies have been incorporated in the master plan accordingly. For the core area of the campus, the siting of facilities has been carried out in the context of urban design, operational and larger planning framework considerations.

Facilities, which have been sited as part of the master plan, include those identified by the Office of the Associate Provost for Facilities as well as those for which information was provided by the Office of University Planning, the campus administration and the community during the planning process. The facilities fall into the following categories: Funded Projects; Facilities Required in the Next five to ten Years and beyond; and, Facilities Identified by Colleges, Schools and Departments.

A “precinct plan” for the College of Sciences and Mathematics (COSAM), completed in 2001, indicated a potential capacity for over 490,000 GSF of additional space for COSAM over the long range. The above noted Sciences Laboratory Center is the most immediate of the COSAM projects. Among the future priority projects identified in the strategic plan is the consolidation of research and teaching space for Biological Sciences. The COSAM Precinct Plan calls for the gradual redevelopment of the area with new state-of-the-art facilities for other developments of the College as well as new facilities for the College of Agriculture and the College of Architecture, Design and Construction. As funds become available, Allison Laboratory Building and Parker Hall, which are reaching functional obsolescence, will be removed and replaced by new facilities.
Facilities Required in the Next Five to Ten Years

<table>
<thead>
<tr>
<th>Academic Facilities</th>
<th>GSF</th>
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<tbody>
<tr>
<td>Office of Information Technology Building</td>
<td>75,000</td>
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<tr>
<td>Transportation Technology Center - Phase I</td>
<td>200,000</td>
</tr>
<tr>
<td>Transportation Technology Center - Phase II</td>
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<tr>
<td>Dudley Hall Expansion (Building Sciences)</td>
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<tr>
<td>Aerospace Addition</td>
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<tr>
<td>Human Sciences Addition</td>
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<tr>
<td>Swingle Hall Addition</td>
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<tr>
<th>Support &amp; Auxiliary Facilities</th>
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<tr>
<td>Housing (Estimated)</td>
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</tr>
<tr>
<td>Parking Structures (Estimated - 2 structures)</td>
<td>220,000</td>
</tr>
<tr>
<td>Document Storage Building</td>
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<table>
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<tr>
<th>Athletic Facilities</th>
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<tbody>
<tr>
<td>Jordan-Hare Stadium Expansion</td>
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<tr>
<th>Facilities Outside the Core Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horticultural Teaching and Research Center</td>
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<tr>
<td>Auburn-Opelika Robert G. Pitts Airport</td>
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</tbody>
</table>

Needs of Colleges, Schools and Other Entities

Several facilities and renovation needs have been identified by various colleges, schools and entities. Many of these facilities have been sited in the master plan.

Athletics
Football Practice Building

College of Agriculture
Fisheries Laboratory Building
Warm Water Aquatic Resources

College of Architecture, Design and Construction
Addition for Industrial Design

College of Business
Addition to Lowder Business Building

College of Engineering
Aerospace Renovation
Broun Hall Renovation
Harbert Center Renovation
Mechanical Engineering Building
Ramsay Hall Renovation
Textile Building Renovation

Facilities Division
Facilities Division / Service Sector Distribution Facility

College of Liberal Arts
Fine and Performing Arts Center
Natural History Collection Building
Psychology Research Building

School of Nursing
Miller Hall Renovation

College of Sciences and Mathematics
Biological Sciences Building
Replacement of Allison Laboratory Building and Parker Hall

College of Veterinary Medicine
Expansion of Scott/Ritchey Research Facility
Expansion of Hoerlein Hall
Renovations of Major Buildings
Several existing buildings have been identified for renovation over the next five to ten years as follows:

- Greene Hall
- Ross Hall
- Haley Center
- Beard-Eaves Memorial Coliseum
- Funchess Hall

Renovation of Old and Historically Important Buildings
A number of historically important buildings have also been identified for renovation and restoration:

- Samford Hall
- Mary Martin Hall
- Langdon Hall
- Comer Hall
- Cary Hall
- Upchurch Hall
- M.W. Smith Hall
- Cater Hall

Proposed Land Use Pattern
The proposed land use program emphasizes a three-part land ethic for Auburn as a public land grant institution. The first part is to sustain the land grant legacy by preserving land for agricultural and natural open space use, regarding both functions as having institutional value equal to that of the land where developed academic and support uses take place. The second part is to maintain a compact academic core and avoid future “sprawl” of core facilities in order to strengthen the functional relationships between core uses and limit infrastructure expansion. The third part of the recommended land ethic is to recognize that the natural and agricultural lands provide a critical aesthetic and cultural connection with the Auburn countryside (and might ultimately be the only large and contiguous countryside area left for the University and the community if suburban development outside the campus boundary continues unabated).

Proposed Land Use and Development Sites in the Core
The plan for the core campus largely maintains established land use patterns for academic, residential, support and athletics/recreational facilities. Future facilities growth will be accomplished by selective building “infill” sites and gradual redevelopment of some areas of the campus. While the plan illustrates potential buildings sites throughout the core campus (see Figure 3-4), most of the future development will occur in six development “nodes” where major expansion needs to be accommodated for programmatic reasons. Figure 3-2, titled “Future Development Nodes” diagrams the following:
• **Engineering Precinct**: Significant facilities expansion is expected to occur in the area north of Thach Avenue generally known as the “Engineering Precinct,” including the Transportation Technology Center.

• **Student Village**: The concept of the student center as a cluster of buildings in a village-like arrangement has been adopted after a broad-based process initiated in the Character and Image Study. The proposed site of the Village is in the Foy Union / Cater Hall area on both sides of Thach Avenue.

• **West Quad**: A new area of campus development, occupying the crescent-shaped site on the Thach Avenue axis west of Donahue, is proposed for undergraduate residential expansion and a new student recreation center. The first increment of new undergraduate housing will be located on the open area inside of Crescent Drive.

• **The Graves Lawn area**: The area between Roosevelt Drive and West Samford Avenue west of Mell Street is envisioned for the long-range consolidation of the College of Sciences and Mathematics. Other colleges occupy facilities in the block, as well, and expansion of facilities for those other colleges will be accommodated.

• **South Quad**: The area south of P.O. Davis Drive is designated as a site for development of future research and professional school facilities that do not need to be in the center of the campus. The Poultry Science and Forestry/Wildlife Sciences facilities are being developed in the area.

• **Hill Dorms West**: Future housing expansion will occur west of the Hill Dorms between Duncan and Donahue Drives. Growth will be incremental, contingent on the relocation of the horticulture greenhouses and, eventually, the USDA soils lab complex.

**Proposed Land Use Outside of the Core Campus**

Campus land south and west of the built-up core area consists of undeveloped wooded areas, agricultural uses, recreation fields, the site of the College of Veterinary Medicine and an array of fraternity houses. The area represents approximately 70 percent of the Auburn campus land and was the subject of a Land Use Plan for Auburn University’s Agricultural Lands, completed in August 2001 by Sasaki Associates, Inc. The Agricultural Land Use Plan was based on the following objectives:

1. To accommodate the long-term land and building needs of the College of Agriculture, the School of Forestry and Wildlife Sciences, and the College of Veterinary Medicine in a way that matches program needs to the characteristics of the land, improves operational efficiency, and fosters interdisciplinary relationships.

2. To maintain close proximity to the academic core for those facilities which involve undergraduate teaching activities.

3. To accommodate non-agriculture land and building requirements at Auburn and develop land use patterns that consolidate related uses and encourage land conservation.

4. To develop and maintain useful open space and natural areas for water quality protection, and to enhance research, teaching, outreach and recreation.

5. To identify land for possible acquisition, to protect and consolidate University land resources, and to identify underutilized land that can be considered for other uses.

The plan recommended land use changes and preservation strategies in accordance with the objectives. The land analysis revealed that there are approximately 240 acres of riparian and woodland areas unsuitable for development, and 420 acres available for land use change. The balance of the site is occupied by fixed assets such as the College of Veterinary Medicine and the fraternity properties. The proposed allocation of land uses is summarized below.

• **Natural Open Space System**: The riparian stream corridors and wooded areas are recommended for preservation as a continuous natural open space reserve that is complementary to the built and agricultural uses in the area. Reforestation of tributary stream edges will link the outlying natural areas with the core campus. Pedestrian and bicycle trails will make the natural areas more accessible to campus activity.

• **Agricultural Lands**: The Animal Sciences fields and facilities will be consolidated on lands generally south of Lem Morrison Drive, on both sides of Shug Jordan Parkway, with the Beef Unit east of the Parkway, the Bull Test Unit to the west of the Parkway, and the Horse Unit farther west beyond the woodland corridor paralleling the Parkway. The Swine Breeding Unit and Swine Nutrition Unit will be consolidated at the current Swine Nutrition Unit on Shug Jordan Parkway to form a new Swine Research and Education Complex. The Poultry Unit will remain in its present location east of Shug Jordan Parkway.
Horticulture fields and facilities will be incrementally consolidated on land south of Lem Morrison Drive and east of South Donahue Drive. The Horticulture greenhouses on West Samford Avenue and Duncan Drive will eventually be relocated to an organized complex of Horticulture facilities south of Woodfield Drive. Horticulture research, teaching and demonstration plots south of the Arboretum, some of historical record, will be maintained. Agronomy and Entomology will be consolidated in that area, as well.

Contiguous expansion of the Turf Grass research facility will take place on 12 to 14 acres of land on the north corner of South College Avenue and Shug Jordan Parkway.

• **Agricultural Heritage Park:** The site west of South Donahue Drive between Lem Morrison and West Samford Avenue is designated for the Agricultural Heritage Park, a restoration/demonstration development is already in planning.

• **College of Veterinary Medicine:** The Land Use Plan maintains the site from the existing core complex of the College of Veterinary Medicine north to the University property line as a precinct for the College’s use.

• **School of Forestry and Wildlife Sciences:** The core academic facility of the School of Forestry and Wildlife Sciences will be located southwest of the corner of P.O. Davis Drive and Duncan Drive extended. The preserved woodlands and wooded tributary corridors are conceived to be a resource that the School will utilize for field experiments, teaching and research.

• **Recreation Fields:** The recreation field area between Samford Avenue and Lem Morrison Drive remain as an important and appropriately located use. A new multi-purpose field to accommodate club sports is planned for the southwest corner of Lem Morrison and South Donahue Drives. The field will be sized and proportioned to accommodate the University’s marching band when development in the South Quad forces the displacement of the band’s present practice field.

• **Fraternity Residences:** The fraternity area flanking Lem Morrison Avenue east of Wire Road remains, with modest capacity for future incremental growth. Future growth of Greek organization housing, if needed, can occur on the immediate south of the current housing or in the Caroline Draughon Village area.

• **Support Services:** The support services area will remain in its current location, although the west edge of the site along Shug Jordan Parkway should be preserved as a natural area. Future expansion of the services area can occur to the east of the existing site, provided that a natural woodland area is retained along West Samford Avenue.
The Campus Development Framework

It is essential that Auburn’s future core area development occur within a framework that clearly lays out major open spaces, building sites and pedestrian/vehicle circulation corridors. There are several critical reasons that such a framework needs to be in place:

- The framework is a vision for the physical shape of Auburn in the 21st century that is understood and supported by the campus community.
- The framework strengthens the spatial linkages between areas of the campus, providing the unifying structure needed.
- Auburn University has been built up to a level of physical maturity where each siting decision must be a thoughtful contribution to the campus as a whole. Thus, the framework provides a predictable guide for facilities siting.
- The framework defines the major nodes.

The framework will remedy the weaknesses in the existing spatial organization of the Auburn core campus area. Currently, there is no strong or consistent order of open spaces, primary pedestrian passages and visual linkage that serve to unify the Auburn campus and strengthen its collegial character. While there are highly regarded campus spaces (the Quad, the Haley Concourse, the College Street forelawn and others), they are generally separated from one another by intervening streets and parking areas. The pattern of outdoor pedestrian corridors between major areas of the campus is ambiguous due to frequent interruptions and changes in the alignment, width and character of the corridors from one area to the next. Visual connections between areas are often obscured by the random placement of buildings. These conditions detract both functionally and qualitatively from the vitality of the pedestrian environment and the sense of collegiality that the campus community aspires to attain.

However, the campus contains the rudiments from which a powerfully clear and simple spatial order can be created such as the Quad. The Quad Concept is utilized in the master plan as a key organizing feature of the future land use pattern and building placement.

Over time, the collegial character and regional identity of Auburn will be transformed into one of the most distinctive and memorable campuses in the country. Further, the strong potential is there to make the functional organization of the campus much more effective than it is today. This can be accomplished in a number of strategic steps undertaken with programmatic changes that will occur over the next ten to twenty years.

There are eight principal elements embodied in the spatial framework for the future of Auburn:

- A new Academic Concourse for pedestrians linking the Engineering Precinct on the north with a new “South Quad” development area south of P.O. Davis Drive. Haley Concourse is the first leg and centerpiece of the Academic Concourse.

- A new Thach Avenue Pedestrian Concourse from Mell Street on the east to Donahue Drive on the west that will function as a concourse for pedestrians, emergency vehicles, and a limited number of service vehicles, but will restrict general traffic. A new secondary pedestrian concourse linking the facilities of the Engineering Precinct will parallel the Thach Avenue Pedestrian Concourse.

- The Student Village will be centered on the Thach Pedestrian Concourse to the east of the junction with the Academic Concourse. It will enhance campus vitality by placing the heart of student life within walking distance of most of the academic and residential uses. A new quad north of Cater Hall will be created with the removal of the Cater driveway. New Student Village structures will flank the space.

- The Stadium Green is a landscape enhancement and reorganization of the open space east of Jordan Hare Stadium and south of the Haley Center denoting the symbolic place where academic, residential, social and sports life converge.

- The Graves Lawn south of Roosevelt Drive will be a major new collegiate open space at the midpoint of the Academic Concourse. The space will be created as new academic facilities are developed around it to replace Saunders Hall, Parker Hall and Allison Laboratory Building over the next ten to twenty years. The COSAM Sciences Laboratory Center is being designed to help shape the future lawn.

- The “South Quad” will be a new center of academic (and possibly residential) development south of P.O. Davis Drive, creating a southern anchor for the core campus that will also be a public gateway along Lem Morrison Drive. It will be an important venue for research growth; Poultry Science and Forestry/Wildlife facilities are already being developed there.

- The “West Quad” will anchor the Thach Avenue Pedestrian Concourse as a new center of residential and recreational life. The new Crescent Housing complex will form a quad on the Thach axis and a new Student Recreation Facility will terminate the axis at its western end, effectively extending the student life functions of the Student Village.
farther west. The West Quad will be a gateway to the campus for commuters, given its adjacency to several thousand parking spaces.

- The Greenways consist of the woodland areas and tributary stream corridors that extend into the agricultural and recreational areas southwest of the core campus. The Greenways will connect with the core campus open space system with pedestrian and bicycle trails that bring the natural areas of the University into the daily life of the campus, celebrating Auburn’s land grant legacy. The preservation and stewardship of Auburn’s agricultural lands is an essential component of the Greenways.

Circulation, Parking and Pedestrianization

One of the key objectives of the master plan is to create a pedestrian oriented campus with major academic facilities and amenities within a ten-minute class change interval. The intent is to build upon the village character of the Auburn campus and carry forward with a development pattern that sustains a small-scale pedestrian friendly environment.

In support of the above, the master plan includes proposals for the closure of two key east-west routes through the campus Thach Avenue from Ross Square to Donahue Drive and Roosevelt Drive from Mell Street to Duncan Drive. Duncan from Roosevelt to Magnolia Avenue is also to be closed to through traffic. The aim of the closures is to eliminate many of the pedestrian/vehicular conflicts that currently exist in the core campus as well as to allow a more pedestrian friendly collegiate environment to emerge. Pedestrian movement at West Samford Drive will include “traffic-calming” measures on the street and channeling of pedestrian movements across the street.

Closure of the above noted streets will result in the need to carry out several intersection improvements both within and on the campus edge to ensure that perimeter roadways are not overburdened by traffic displaced from the core campus. Preliminary improvements identified by the University’s traffic consultant are as follows:

- Addition of a right-turn lane at the intersection of Magnolia and Donahue (recently completed).
- Placement of a traffic light at the intersection of Dormitory Drive and Donahue.
- Extension of the left turn lane at the intersection of Roosevelt and Donahue.
- Signalization of the intersection of Mell and Samford

Further study of the specific improvements will be required based on detailed analysis of proposed enrollment growth as well as the proposed locations for new surface parking and parking garages. Specific recommendations are forthcoming from the traffic consultant.

Parking

To achieve a vibrant and functional pedestrian oriented academic environment, the displacement of inefficient land uses such as the surface parking and land intensive one-story structures is a necessity. An analysis of the demand and supply of parking by district was undertaken to determine the most appropriate ways to reallocate parking. The outcome reveals the need for parking structures and/or a remote parking and shuttle system to ensure that adequate parking is provided in the future as the pedestrian environment is reclaimed in the core.

The master plan calls for a combination of structures and peripheral lots. It is assumed that two parking structures accommodating 500 to 650 cars each will be provided on the campus over the next five to ten years. The proposed locations are based on the estimated demand, as determined by the faculty and staff populations of existing and proposed buildings within the district and the likely parking supply in the various campus districts. A significant new area of surface parking is proposed for the existing Caroline Draughan Village (CDV) housing site. The housing at CDV is reaching the end of its useful life and, as a result of changing housing needs and preferences, replacement housing will be constructed closer to the core campus. Approximately 2,000 new surface parking spaces will be provided for use by the campus community.

The Engineering Precinct and the future Graves Lawn area will encounter parking shortfalls as a result of planned development. In the near-term, a parking structure is proposed on the southwest side of the intersection of Donahue and Magnolia for a 500-car garage to make up the Engineering Precinct shortfall. A second garage is proposed south of the Textile Engineering Building on the site of the existing Engineering Shops to serve not only the district but the proposed Student Village. Structures are proposed for sites on Duncan Drive south of the intersection with Roosevelt to serve the Graves Lawn area and south of the intersection with P.O. Davis and Duncan Drive to serve the rapidly developing South Quad area.

The projected parking demand over the long-term is approximately 13,700 spaces. Additional structured parking and/or remote parking will be necessary, in conjunction with methods, to manage parking demand.

The estimated core area parking demand for conditions as shown in the master plan is as follows:

Executive Summary
Game Day Parking
The master plan includes several long-range proposals for addressing game day parking requirements as follows:

1. West Campus RV Parking - with the relocation and replacement of the Caroline Draughon Village housing to the proposed West Quad and Crescent, a major new surface parking area is proposed on the existing site of the housing. Approximately 2,000 parking spaces, or an estimated 500 RV parking spaces are possible. The proposed layout for the parking lot incorporates landscaped areas for tailgating. The existing water, sewer and electrical systems in place for the housing may be utilized to create RV hook-ups.

2. Parking Garages - Parking garages proposed for the core area of the campus will increase the overall supply within close proximity of the Stadium. In particular, the garage proposed to the south of the stadium, will add 500 to 600 spaces as will the garage proposed at the intersection of Donahue and Magnolia.

3. Stadium Green - At such time that the proposed parking garages are in place, the existing parking to the east of the stadium may be redeveloped as a recreation lawn for day-to-day use. On game-day, the lawn would be utilized for parking, tailgating, and special events.

Infrastructure Improvements
In support of the proposed master plan facilities and in response to several deferred maintenance issues, the University has carried out a master plan for utilities and infrastructure. The following major facilities needs have been funded:

- Main Campus Hot Water Plant
- Main Campus - expansion of the Chilled Water Plant II
- College of Veterinary Medicine - Hot Water Plant
- College of Veterinary Medicine - Chilled Water Plant III Expansion

Infrastructure projects that have been identified as being needed in the next 5 to 10 years include:

- Storm sewer improvements in the Jordan-Hare basin, which is utilized by both the University and the City of Auburn.
- Chilled Water Plant IV
- Relocation of Chilled Water Plant I
- Steam Plant/Hot Water Plant Renovation and Relocation
- Relocation of existing electrical substations

These, along with other improvements, will need to be carried out in advance of the development they are intended to support.

Design and Development Guidelines
The master plan includes guidelines for implementing the major urban design and landscape proposals of the plan. The design guidelines build upon the recommendations of the Character and Image study commissioned by the University in 2001, which provided architectural design guidance for future structures.

Implementation Projects/Phasing
The master plan identifies major implementation projects to assist the university in grouping proposed facility construction with proposed landscape and site improvements. The implementation projects fall into two categories: 1) projects associated with proposed buildings; and, 2) site and landscape projects independent of proposed facilities. Projects in the latter category, given their size and scale, are considered to be development projects in their own right and would be subject to detailed design and implementation strategies.

Recommended Procedures for Continuing Administration of the Plan and Design Guidelines
The Master Plan also provides recommendations and describes procedures for the administration and maintenance of the plan, and for the design review process all of which are intended to make the plan a continuing, renewable endeavor.
1.1 AUBURN UNIVERSITY - A HISTORY OF CHANGE AND GROWTH

Auburn University has a long history of change and evolution, which has been held together by the rich connection that the institution has had with its locale since its founding years. Founded as the East Alabama Male College in 1856, the institution commenced instruction in 1859 with 80 students. The college was run for thirteen years under Methodist sponsorship (although it was shuttered for five of those years because of the Civil War). The Methodist Church, lacking the resources to sustain the institution, offered the college and its facilities to the State of Alabama. The federal government made funds available for the state to purchase the college under the terms of the Morrill Act of 1862, creating land grant institutions across the country. In 1872, the college became the south’s first public land grant university to be established separate from the state institution and was known as the Agricultural and Mechanical College of Alabama. The college was renamed the Alabama Polytechnic Institute in 1899 and finally Auburn University in 1960.

Auburn experienced explosive growth after World War II, first to serve returning GIs and then the “baby boom” generation as it reached college age. The collection of 35 buildings that housed Auburn after the war has grown to over 300 today. The main campus has expanded to over 1,870 acres, while Auburn’s Agricultural Experiment Station occupies nearly 20,700 acres throughout Alabama. Auburn’s Montgomery campus was established in 1969, and has grown to over 5,500 students.

1.2 AUBURN AT THE MILLENNIUM

At the beginning of the 21st century, Auburn ranks as one of the country’s leading land grant universities. Nearly 22,500 students are enrolled on the Auburn campus today, engaged in learning and research at fourteen colleges and schools. Approximately 2,800 students are enrolled in graduate studies. Nearly 730 students are enrolled in Veterinary and Pharmacy professional programs. The University employs over 5,200 people, of which 4,300 are full-time. It is estimated that 3,700 full-time employees work in the core area of the campus. The fourteen colleges and schools of Auburn are:

- College of Agriculture
- Honors College
- College of Architecture, Design & Construction
- College of Human Sciences
- College of Business
- College of Liberal Arts
Section 1: The Auburn Campus Today

Auburn has steadily grown as a research university. As of the spring of 2001, Auburn engaged approximately $79 million in research activity from contracts, grants, state and federal appropriations, and auxiliary funds. That is approximately a 40 percent increase in the last ten years, and more than triple in the last twenty years. To advance the research mission, the University has undertaken a Peaks of Excellence initiative to build on its strengths in the following areas:

- Cellular and Molecular Biosciences
- Detection and Food Safety
- Fisheries and Aquacultures
- Forest Sustainability
- Information Technology
- Poultry Products Safety and Quality
- Transportation

The University has embarked on a strategic planning initiative drawing from all academic, administrative and support units. While the conclusions of that initiative have not been fully synthesized or adopted at this writing, progress on the initiative has informed and has been informed by the physical planning process.

1.3 THE AUBURN CAMPUS TODAY

The 1,870-acre main campus is made up of two clearly identifiable geographic parts - a built-up “village” area of academic, support and residential facilities in a 500-acre area concentrated on the northeast corner of the University, and a 1,300-acre, mainly open, “countryside” area to the south and west where natural open space, agricultural uses, sports and recreation fields, and major outlying facilities such as the College of Veterinary Medicine are located. The “village/countryside” analogy is typical of many great American land grant campuses, and is especially important to Auburn’s character as an institution that bridges Alabama’s heritage as an agricultural state with its rapidly developing and highly regarded technology economy.

Most of Auburn’s research and academic support functions are clustered in a 180-acre academic core bordered by South Donahue Drive, West Magnolia Avenue, South College Street and West Samford Avenue. West Magnolia and South College form the border with the City of Auburn’s central business district. All campus common facilities, such as the Draughon Library, the Foy Union and Samford Hall (the Central Administrative building) are located in the core campus. The Auburn core is somewhat dispersed beyond the typical ten-minute walking distance between classes, largely because some 60 acres of the core are occupied by non-academic facilities, including Jordan-Hare Stadium, the quad residential complex, Plainsman Park, and substantial areas of surface parking.

Nevertheless, the residential and sports facilities in the core contribute a unique level of 24-hour and seasonal vitality to the academic environment. The compactness of the core, even though walking distances are somewhat extended, remains a distinctive Auburn virtue. The compact core reinforces Auburn’s collegial character and the functional links between and among academic units. The proximity to downtown Auburn, with its shops, restaurants and large off-campus student resident population, effectively extends campus life beyond the University’s boundaries. The principal impediment to a safe, collegial pedestrian setting in the campus core is the intrusive impact of vehicles in the myriad of large and small parking lots occupying valuable core sites, and the numerous streets and drives that cross major pedestrian routes.

The outlying natural, agricultural and sports field areas south and west of the core constitute a unique “green” legacy of great value to the institution and to the Auburn region. The wooded areas and stream corridors bring nature into the University. The agricultural lands support Auburn’s land grant heritage with large field spaces for teaching, research and agricultural support close to the academic core. The sports and recreation fields provide an amenity for the University community. Student residential areas such as the Hill Dorms and Caroline Draughon Village are located between the academic core and the open pastoral setting south and west of the core. The College of Veterinary Medicine is a self-contained academic complex on the west side of the campus.

The open lands beyond the core area are, like any “countryside,” at risk of being fragmented by ad hoc campus facilities growth. Such land is typically seen as an easy candidate for development because it is open and can accommodate parking at the “doorstep.” Development gradually erodes the integrity and visual quality of the land, while dispersing many core functions that otherwise benefit from being proximate to one another.
1.3.1 Open Space and Landscape Character

The open space and landscape character of the Auburn core campus is defined by several memorable places including Samford Park, the Quad residential complex, Ross and Cater Squares and the Graves Amphitheatre. While these represent some of the best collegial spaces on any campus in the country, the spaces are separated from one another by intervening streets and by discontinuity in the connecting open spaces (see Figure 1-2).

The diversity of landscape treatments in various parts of the core campus provides a great deal of visual interest and vitality. The lawn setbacks such as Samford Park establish a dramatic public edge that is fitting to Auburn’s role as the land grant institution of Alabama. The informal, park-like character of the area around the Graves Amphitheater conveys an inviting sense of repose that complements the more actively oriented spaces such as Ross Square and Cater Square.
The landscape character of the Quad is more formal, but its open, small-scale spatial setting lends itself to casual outdoor activity. The Haley Concourse is an “urban” landscape with paved ground surfaces and seating walls that support high volume movement and robust gathering of students.

On the other hand, there are no unifying landscape themes that tie these diverse spaces together, or that form a larger idea of what Auburn is all about as a campus landscape. The street trees lining the campus roads have somewhat of a unifying effect, but there are no counterpart unifying landscapes supporting the University’s pedestrian environments.

The campus does not have a well-defined and memorable “icon” space such as those that have historically defined many American public universities - spaces such as the Jefferson Lawn at Virginia, the Drill Field at Virginia Tech, the Quad at Illinois, or the Horseshoe at South Carolina. Early plans for Auburn, such as the Spratling Plan of 1915, envisioned a fascinating combination of formal, classical spaces interspersed with informal, naturalistic landscapes at the edge of the campus. The Spratling Plan laid out a great formal quadrangle to the west of Samford Hall, in the area where Ross Square and Foy Union are now located. The Upper and Lower Quads are the only reminders today of that formal notion of campus space at Auburn.

Growth and change since World War II have occurred largely without the benefit of a coherent framework of open spaces framed by buildings, as were envisaged in the plans of the early 20th century. The Hill Dorms are the only ensemble of post-World War II buildings organized to shape spaces, and those spaces have been filled with surface parking. Buildings have been, to a large extent, located along street edges or as autonomous objects in space (witness Allison, Parker and Saunders). The accumulated effects of such decisions have prompted a renewed desire in the campus community for a spatial order that has the iconic qualities that make a campus memorable.

In addition to the key places in the core campus noted above, several stream corridors define the overall structure of the campus, linking the established academic core with the agricultural lands to the south and west. At present, the stream corridors are an extraordinary, but untapped landscape resource for Auburn. Many of the streams have been converted into culverts, and are generally unknown because they come into daylight in areas beyond the core where there is little pedestrian activity. And yet, the stream corridors offer the potential to link the active spaces in the core with outlying native woodlands, recreation fields, fraternity areas and developing campus features such as the Agricultural Heritage Park.
The open agricultural landscape beyond the core area is a well-utilized landscape and an important visual resource, whether it accommodates historically important research plots, crop areas, or pasture and forage areas in support of the agricultural programs. Most importantly, the agricultural landscape is a timeless and irreplaceable resource for the University, and one that will become more important as a public resource as regional suburban development consumes the surrounding natural and open lands. As more suburban sprawl is built on the periphery of the campus, it will be increasingly important to distinguish the land stewardship role of the University by preserving and protecting this important historical resource.

The topographic conditions across the campus result in a rolling landscape that provides variety and interest. The highpoint of the campus is located at Samford Hall, affording this iconic building a dominant position in the landscape. In general, the landform falls towards the south and west to a low point some 120 feet below the elevation of Samford Hall. The existing topography diagram clearly illustrates the landform pattern of the campus and in particular highlights the low points along which the major stream corridors run. (see Figure 1-3).
### Table 1.3a: Parking Sectors in the Core Campus

<table>
<thead>
<tr>
<th>SECTOR</th>
<th>Boundaries</th>
<th>Permit Type</th>
<th>No. Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>West Magnolia, South College, Thach &amp; Donahue</td>
<td>A, B</td>
<td>1,062</td>
</tr>
<tr>
<td>2</td>
<td>Thach, South College, Roosevelt &amp; Donahue</td>
<td>A, B</td>
<td>1,045</td>
</tr>
<tr>
<td>3</td>
<td>Roosevelt, South College, West Samford &amp; Donahue</td>
<td>A, B</td>
<td>1,352</td>
</tr>
<tr>
<td>4</td>
<td>West Samford, Mell, Lem Morrison, Duncan Dr.</td>
<td>C, Dorm</td>
<td>587</td>
</tr>
<tr>
<td>5</td>
<td>West Magnolia, Donahue, West Samford, Wire Rd.</td>
<td>C, B, A</td>
<td>5,106</td>
</tr>
<tr>
<td>6</td>
<td>CDV, CDV Extension &amp; Veterinary Medicine</td>
<td>C, Dorm</td>
<td>1,216</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>10,368</td>
</tr>
</tbody>
</table>

(Source: Auburn University Traffic and Parking Services)

### 1.3.2 Vehicular Circulation and Parking Patterns

#### Circulation Patterns

Circulation patterns are defined by the considerable east to west vehicle movements that take place on a daily basis through the campus. Specifically, a great deal of the commuter population arrives on campus from points east resulting in significant cross-campus traffic as motorists make their way toward the parking lots to the west of South Donahue where a majority of the student parking is provided. Thach, Roosevelt and West Samford carry traffic through the core campus, resulting in several areas where pedestrian/vehicular conflicts occur. Traffic also enters the campus from the south and north on Donahue. The result is a campus environment dominated by auto traffic and congestion, especially during class change intervals.

Numerous drivers who enter the campus to pick up and drop off friends attending classes also define internal traffic patterns. This contributes to the class change interval traffic congestion in the Thach and Duncan area. There is also reported abuse of parking privileges in the central core with students using spaces designated for faculty and staff.

#### Parking

There are approximately 11,740 parking spaces across the entire campus of which some 10,300 spaces are located in six sectors that lie within the area generally defined by West Magnolia, South College, Lem Morrison and Wire Road. The remainder of the spaces are located in the Caroline Draughon Village (CDV) area, at the College of Veterinary Medicine and other outlying areas (See Figure 1-5).

The six parking sectors in the core campus and the supply of space in each is as follows:

Parking permits are issued according to University status: Faculty (Permit A), Staff (including graduate teaching and research assistants) (Permit B) and Students (Permit C). Student residents are eligible for permits giving access to lots associated with their specific dormitories.
Section 1: The Auburn Campus Today

Five primary permit types are currently issued to campus commuters. Table 1.3b summarizes the number of spaces allocated for each permit type and the percentage of the total supply allocated to each permit type. No information is available on the number permits issued in each category.

At present, students are allocated over 60 percent of the parking spaces on the campus. Faculty and staff are allocated approximately 30 percent with the remainder allocated to the physically impaired and service related requirements.

**Transit**

Tiger Transit runs a comprehensive set of radial routes serving areas of the City of Auburn with significant University population. The following routes are in operation: Security Shuttle; South College; North College; North Donahue; Wire Road; Internal Campus; Magnolia; Auburn LETA; and Max Morris. The residence halls and fraternities in the northwest and southeast corners of campus are also served. The relatively small portion of students living on campus (15%) limits the utility of service to the residence halls.

Definition of bus routes beyond campus appears to be done on a case by case basis: when particular locations having student populations are identified, service is extended. A more systematic method of determining need for bus service may be advisable.

### 1.3.3 Community Context

The Auburn campus is well integrated with the downtown and neighborhoods located to the north and east of the core campus. Based on Census Data 2000, it is estimated that approximately 5,000 Auburn students live in private sector housing located in the neighborhoods directly north of Magnolia Avenue, most of whom are within a ten-minute walk of the intersection of Haley Concourse and Thach Avenue. Auburn-related activities functionally extend well beyond the boundaries of the campus, resulting in heavy pedestrian movement to the north across Magnolia and to the east across South College. Consequently, there are numerous areas of pedestrian/vehicular conflict.

The proximity of the campus to downtown Auburn provides an important amenity for campus students, faculty and staff as well as a market for businesses and services. This close relationship between downtown Auburn and the University contributes to the small town feel and character of the University.

### Table 1.3b: Parking Space Allocation by Permit Type

<table>
<thead>
<tr>
<th>PERMIT A:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Faculty, Administrative &amp; Professional</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>1,123</td>
<td>9.4%</td>
<td>TOTAL PERCENT</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>PERMIT B:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Staff, Graduate Teaching &amp; Research Assistants</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>2,437</td>
<td>20.4%</td>
<td>TOTAL SPACES 11,740</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
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<tr>
<th>PERMIT C:</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Graduate &amp; Undergraduate Students</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>6,123</td>
<td>51.3%</td>
<td>(Source: Auburn University Traffic and Parking Services)</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERMIT: RESIDENT</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Core area residents of Quad &amp; Hill Dorms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>1,321</td>
<td>11.1%</td>
<td>TOTAL PERCENT</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>PERMIT: ACCESSIBLE</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces Allocated</td>
<td>208</td>
<td>1.7%</td>
<td>TOTAL SPACES 11,740</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>PERMIT: COMBINED</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Lots with combined B &amp; Resident permits</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>272</td>
<td>2.3%</td>
<td>TOTAL SPACES 11,740</td>
</tr>
<tr>
<td>Percentage of Total</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>PERMIT: OTHER</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Users: Patient, Visitors, Meters, Loading, Service, Motorcycles</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spaces Allocated</td>
<td>256</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Source: Auburn University Traffic and Parking Services)
The Agricultural lands on the southern end of the campus, due to their open character, stand apart from the growing suburban land use patterns south of the University. The Ag land, however, does provide an important visual open space amenity in the community and serves as a symbol of the University’s Land Grant heritage. Incremental and piecemeal commercial development at the edges of the original boundaries of the campus threatens the very powerful and positive image of the Auburn character.
1.4 EXISTING FACILITIES

1.4.1 Academic, Support and Other Non-Residential Facilities

Auburn occupies approximately 4.87 million gross square feet (GSF) of academic, academic support and other non-residential facilities across the entire 1,870-acre campus. Of that total, approximately 3.0 million GSF is located in the established core campus as defined by Magnolia Avenue, South College Street, Lem Morrison Drive and Donahue. The larger built-up core area extending beyond Donahue and including athletic, recreation and other facilities, contains approximately 4.16 million GSF (see Figures 1-6 and 1-7).

The historic buildings of the campus memorably define the architectural character of the core campus. Buildings such as the Quad, Samford, Ross, Mary Martin among several others establish the character and image that is considered by many to be the essence of Auburn University as a place. Recent structures such as Haley Center, Saunders Hall and Allison Laboratory Building are not consistent with this image. The recently completed Character and Image Study addresses the need to consider the architectural expression of future buildings to ensure they contribute to and enhance the character of the campus.

1.4.2 Residential Facilities

Currently, there are approximately 3,400 student beds in dormitories and apartments on campus. Student residence facilities are located in several areas. The Quads, occupying a central location in the academic core area, provide 975 beds in low-rise buildings forming small-scale courtyards. The Hill Residence Halls, south of West Samford Avenue, contain 1,484 beds in traditional dormitory configurations. Caroline Draughon Village (CDV), located on both sides of Thach Avenue four-fifths of a mile west of the Haley Concourse, contains 600 beds in low-rise garden apartment configurations and the CDV extension contains 275 beds. The Noble Residence Hall and the Sewell Complex are freestanding facilities containing 91 and 144 beds, respectively. The total area of residential facilities is 1.2 million GSF.

1.4.3 Infrastructure

In September 2001, the University completed a master plan for the campus infrastructure. The master plan sets out 10-year requirements for facilities, distributions and the associated cost to serve known development needs. The following summarizes the major findings of the study:
Electrical
A new substation and service point from Alabama Power Company is required and has been recently completed on Hemlock Drive to provide capacity for the anticipated load over the next ten years and provide an allowance for backup power during maintenance procedures and during power failures. Distribution system improvements will also be required for proposed new buildings and renovation projects, chilled and hot water plant additions and connections to the College of Veterinary Medicine. Provisions are included to replace several overhead lines with underground ducts.

Potable Water
Several improvements to the potable water system have been identified based on computer simulations of existing and future demands. The improvements were divided into two categories: required improvements for existing conditions and required improvements for future demands.

Improvements required to meet existing needs include:
• Reinforcing the system with larger diameter water lines for peak consumption and for fire fighting demands.
• Acquiring the City of Auburn’s transmission main along Donahue Drive and removing the numerous metering points so as to provide better hydraulic capabilities and reduce the cost associated with each metering point.

Improvements to meet future demands include:
• Providing adequately sized distribution system extensions.

Sanitary Sewer
The improvements required to meet existing sanitary sewer system needs include a major rehabilitation effort to replace or reline vitrified clay lines and the up sizing of various small lines in the core campus and Veterinary Campus. The improvements required to meet future needs include building service laterals and the relocation of lines.

Natural Gas
The recommended improvements to the natural gas system are based on computer simulations of existing and future demands.

Improvements required to meet existing conditions include:
• The replacement of the master meter feed line on the eastern area of the campus.
• Replacing the feed line to the coliseum.
• Replacing the feed line to the Caroline Draughon Village
• Replacing the line along Graves Drive.

Improvements required to meet future demands include supplying the relocated steam / hot water plants and the Veterinary Hot Water Plant.

Storm Sewer
The improvements required to correct deficiencies in the existing storm sewer system include:
• Large supplemental line installations in the Stadium and Drake Student Health Center Areas.
• Large line replacements in the Parker Hall, Coliseum and Plainsman Park areas (this needs to be coordinated with the master plan landscape proposals which call for daylighting the stream corridor in this area and creating a new pond).
• Various small line replacements

Steam/Hot Water
The major site related recommendations include:
• Relocate the Central Steam Plant with a conversion to Hot Water. The existing steam distribution loop will remain in use with a new hot water distribution system implemented as the budget allows with the ultimate goal of a campus wide system. The existing plant should be relocated to provide space for future construction. The recommended location is on Donahue near the site of the existing Food Services Building. As the master plan reserves this site for future expansion of the Lowder Building, it recommended that the new plant be located in the CDV area or alternatively, west of Donahue in combination with the parking garage proposed at the intersection of West Magnolia and Donahue.
• Add a new hot water plant for the Hill Dorms, Poultry Science and Forestry and Wildlife Sciences
• Add a new Hot Water Plant for the College of Veterinary Medicine
• Continue to provide steam via the Coliseum, Satellite and CDV Steam Plants.

Chilled Water
Overall the Chilled Water systems are in good condition; however there is no redundant capacity in the system to cover equipment failure and no spare capacity for future loads.

Recommended immediate improvements include:
• Expansion of Chilled Water Plant II from 6,000 tons to 8,500 tons
• Expansion of Chilled Water Plant III (Vet School) from 1,200 Tons to 2,460 Tons
Future loads anticipated in the core campus will necessitate a new Chilled Water Plant IV in the northwest area of the campus with an initial capacity of 2,500 tons with expansion capability to 5,000 tons. The existing underground piping distribution systems are adequate for most of the areas presently served and are well arranged for extension. The piping system on the main campus will require expansion to the south and west to accommodate proposed growth.

**Telecommunications**
Currently the telephone services, Local Area Network (LAN) Service and Broadband Services are distributed independently throughout the campus. To effectively combine the distribution of LAN and broadband services (broadband capabilities of single-mode fiber optics can be combined with existing technology), a common head-end should be established. This combination will allow for a reduction in outside plant congestion and maintenance. It will allow the University to move from a star distribution topology to a ring topology and thereby reduce fiber count requirements, cable sizes and associated cable installation costs as well as reduce OSP congestion.
Section 2: Planning Framework

2.1 GOALS AND PRINCIPLES OF THE COMPREHENSIVE PLAN

The University set a valuable precedent prior to the initiation of the Comprehensive Plan by commissioning, in the fall of 2000, a character and image study assessing the values that the University community places on the quality of place at Auburn. The study, undertaken with the firm IDEA, was instrumental in bringing broad-based attention to the way people view the Auburn campus environment and its architecture, and how that environment influences their feelings about the University. The study set the criteria and vocabulary for the campus plan.

The Comprehensive Plan was initiated in the summer and fall of 2001 with goal setting and fact-finding sessions, resulting in ten planning goals and principles that have been continuously tested in the process.

1. Planning Process - The master plan should be developed through an inclusive participatory planning process that engages the various constituent groups of the Auburn University community and gives rigor to the conclusions.

2. Village Concept - The village-like qualities of the existing academic core, including the scale, land-use pattern and mix of activities should serve as a guide for future enhancement of the core as well as expansion of core campus functions.

3. Compact Land Use Pattern - A compact land-use pattern should be emphasized so as to reinforce the pedestrian qualities of the campus; maintain operational and infrastructure efficiencies; preserve land capacity for future needs and enhance campus vitality by placing a variety of activities in close proximity to one another.

4. Environment - The relationship between the formal built environment of the campus core and the natural systems (stream corridors, wooded areas and fields, etc.) of outlying areas should be preserved and strengthened to enhance the overall quality of the campus and to reestablish connections to the University’s origins as a land grant institution.

5. Pedestrianization - Auburn’s historic character as a walking campus needs to be restored; emphasis should be given to improving pedestrian circulation and the quality of the pedestrian experience, pedestrian safety, accessibility and convenience.

6. Landscape - The quality and character of the campus core landscape should be enhanced and extended into peripheral areas by means of a well-defined framework of open spaces and linkages as well as implementation guidelines.
7. **Circulation and Parking** - The campus parking resource should be managed on a systematic campus-wide basis and should not dominate the landscape in the campus core. Vehicular circulation patterns, including service vehicles, should be managed such that they do not introduce excessive traffic into the campus academic core. Clarity of public access into the campus should be enhanced.

8. **Architectural Design** - The existing human scale of the campus academic core and the traditional materials, building forms, massing and building-to-site ratios should form guidelines for future buildings and expansion of the campus while addressing energy efficiency and accessibility issues.

9. **Community Interface** - The master plan should maintain and reinforce the existing compatible land use relationships with the surrounding business and residential districts of Auburn in order to reinforce the small town village-like qualities of the campus environment and to enhance relations with the local community.

10. **Infrastructure** - Campus infrastructure should be designed for efficiency, expansion and sustainability ensuring that appropriately located sites are reserved for future requirements.
2.2 WORKING ASSUMPTIONS OF THE COMPREHENSIVE PLAN

The Comprehensive Campus Plan is intended to define the capacity of the campus to accommodate growth and change, and to establish an effective framework in which growth can occur in a prudent way.

The plan is based on four “working assumptions” that give dimension to the facility needs that the campus may have to accommodate in the next ten to twenty years. The assumptions are the result of discussions held during the planning process with the campus administration and Trustees, and reviewed in open forums with the University community.

2.2.1 Student Enrollment of 25,000

Auburn’s current enrollment is approximately 22,500 students. A planning “target” of 25,000 students was adopted as the basis for the campus plan. The University’s position is that such an enrollment level is compatible with Auburn’s land and infrastructure resources and the University’s anticipated capacity to provide facilities. The campus planning target of 25,000 students will inform the enrollment policy that will evolve from the University’s ongoing strategic planning initiative.

2.2.2 On-Campus Residency of 25 Percent of Undergraduates

Currently, Auburn houses 3,400 (15 percent) of its undergraduate students on-campus. The goal is to accommodate up to 25 percent of the undergraduate enrollment in campus housing. Reasonable residential capacity will also be provided for graduate students. Integral to that goal is having the capacity to house all freshmen. The intent is to assist with student recruitment, foster higher retention, more vigorous involvement in campus life, and stronger linkages with academics.

2.2.3 Increase in the Proportion of Graduate Students

For physical planning purposes, the assumption is made that the proportion of graduate students to total enrollment will increase somewhat as the University grows to 25,000 students. Currently, graduate students and students enrolled in the Veterinary and Pharmacy programs make up almost 16 percent of total enrollment. The planning assumption is that graduate students and professional program students would comprise approximately 20 percent of a future enrollment profile. The assumption acknowledges the University’s goal of enhancing its graduate and research capabilities, as reflected in initiatives such as the Peaks of Excellence.

2.2.4 General Program Projection

The preceding assumptions on enrollment and on-campus residency provide a platform for projecting future campus space needs at a general level. The additional academic, support and other non-residential space needs for enrollment growth to 25,000 students is estimated to be approximately 850,000 GSF. That is based on an assumed planning guideline of 200 GSF per student for an enrollment level of 25,000. The guideline factor of 200 GSF per student is consistent with other land grant institutions in the country.

The following assumptions are inherent to the guideline factor of 200 GSF per student: Auburn will alleviate current shortfalls; Auburn will experience relative growth in graduate/research activity; and, Auburn will provide support space necessary to improve its competitive position among peer institutions. Currently, the University has approximately 4.12 million GSF of academic, support and non-residential space in the core campus. The current space ratio is approximately 183 GSF per student.

The University will achieve the target of 200 gsf for an enrollment of 25,000 when currently funded and planned facilities are completed (see Tables 2.3a and 2.3b). The proposed facilities will not only accommodate the projected growth, they will also account for the space that must be replaced as a result of demolition (see Table 2.3d).

A total of 5,000 beds are needed to house 25 percent of the undergraduates assuming the target enrollment of 25,000 students, 5000 of who would be enrolled in graduate and professional programs.

Currently, there are approximately 3,575 beds (3,400 are utilized) on the campus of which 700 will be removed as a result of demolition and replacement. Thus, only 2,875 of the existing beds will remain under the master plan requiring 2,125 new beds to achieve the goal of housing 25 percent of undergraduates. Assuming 325 GSF per bed, a total of 690,000 GSF of new housing will be required.
2.3 PROPOSED FACILITIES PROGRAM

2.3.1 Space Needs Analysis

During 1999 and 2000, the University commissioned a space needs study to determine the quantity of space required for major colleges and administrative departments. A comprehensive and coordinated summary of the study was, at this writing, underway by Comprehensive Facilities Planning (CFP), Inc. Additionally CFP was completing studies for several colleges not included in the 1999 and 2000 studies such as Education and Business.

To the degree possible, the preliminary conclusions of the 1999 and 2000 studies have been incorporated into the master plan and are reflected in the program included herewith.

2.3.2 Priority Program of New Non-Residential Construction and Renovation

The University has set out a program of non-residential construction and renovation over the next ten years with the intent of addressing:

• Current space shortfalls;
• Qualitative and technologically inadequacies in existing facilities;
• State-of-the-art research and teaching facilities; and,
• Accommodation of growth.

The facilities fall into the following categories: Funded Projects; Facilities Required in the Next 5 to 10 Years; and, Facilities Identified by Colleges, Schools and Departments.

**Funded Projects (0-5 Years)**

The master plan identifies sites across the campus for a range of academic, support and athletic facilities, which are planned over the next five years. In cases such as the College of Veterinary Medicine and facilities sited as part of previous planning studies, have been incorporated in the master plan accordingly including the Large Animal Teaching Hospital.

For the core area of the campus, the siting of facilities has been carried out in the context of urban design, operational and larger planning framework considerations. Specific facilities, which have been sited in the core campus, include those identified by the Office of the Associate Provost for Facilities as well as those for which information was provided by the Office of University Planning and the campus administration and community during the planning process. (See table 2.3a)
Table 2.3b:
Facilities Required in the Next Five to Ten Years

<table>
<thead>
<tr>
<th>ACADEMIC FACILITIES</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office of Information Technology Building</td>
<td>75,000</td>
</tr>
<tr>
<td>Transportation Technology Center - Phase I</td>
<td>200,000</td>
</tr>
<tr>
<td>Transportation Technology Center - Phase II</td>
<td>200,000</td>
</tr>
<tr>
<td>Dudley Hall Expansion (Building Sciences)</td>
<td>42,000</td>
</tr>
<tr>
<td>Aerospace Addition</td>
<td>14,000</td>
</tr>
<tr>
<td>Human Sciences Addition</td>
<td>51,000</td>
</tr>
<tr>
<td>Swingle Hall Addition</td>
<td>16,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUPPORT &amp; AUXILIARY FACILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Recreation Center</td>
</tr>
<tr>
<td>Housing (Estimated)</td>
</tr>
<tr>
<td>Parking Structures (Estimated - 2 garages)</td>
</tr>
<tr>
<td>Document Storage Building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ATHLETIC FACILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jordan-Hare Stadium Expansion</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FACILITIES OUTSIDE THE CORE CAMPUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horticultural Teaching and Research Center</td>
</tr>
<tr>
<td>Auburn-Opelika Robert G. Pitts Airport</td>
</tr>
</tbody>
</table>

(Source: Associate Provost for Facilities)

Facilities Required in the Next Five to Ten Years

Beyond the range of funded facilities several projects have been identified, which may be constructed at an unspecified time within the next ten years. (See table 2.3b)

A “precinct plan” for the College of Sciences and Mathematics (COSAM), completed in 2001, indicated a potential capacity for over 490,000 GSF of additional space for COSAM over the long range. The above noted Sciences Laboratory Center is the most immediate of the COSAM projects. Among the future priority projects identified in the COSAM strategic plan is the consolidation of research and teaching space for Biological Sciences. The COSAM Precinct Plan envisions the gradual redevelopment of the area with new state-of-the-art facilities for other developments of the College as well as for the College of Agriculture and the College of Architecture, Design and Construction. As funds become available, the Allison Laboratory Building and Parker Hall, which are reaching functional obsolescence, will be removed and replaced by new facilities.

Needs of Colleges, Schools and Other Entities

Several facilities and renovation needs have been identified by various colleges, schools and entities. Many of these facilities have been sited in the master plan.
### Table 2.3c: Needs of Colleges, Schools and Other Entities

<table>
<thead>
<tr>
<th>College/Division</th>
<th>Project/Building</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ATHLETICS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Football Practice Building</td>
<td></td>
</tr>
<tr>
<td><strong>COLLEGE OF AGRICULTURE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fisheries Laboratory Building</td>
<td>Warm Water Aquatic Resources</td>
</tr>
<tr>
<td><strong>COLLEGE OF ARCHITECTURE, DESIGN AND CONSTRUCTION</strong></td>
<td></td>
<td>Addition for Industrial Design</td>
</tr>
<tr>
<td><strong>COLLEGE OF BUSINESS</strong></td>
<td></td>
<td>Addition to Lowder Business Building</td>
</tr>
<tr>
<td><strong>COLLEGE OF ENGINEERING</strong></td>
<td></td>
<td>Aerospace Renovation</td>
</tr>
<tr>
<td></td>
<td>Broun Hall Renovation</td>
<td>Dunstan Hall Renovation</td>
</tr>
<tr>
<td></td>
<td>Harbert Center Renovation</td>
<td>Mechanical Engineering Building</td>
</tr>
<tr>
<td></td>
<td>Ramsay Hall Renovation</td>
<td>Textile Building Renovation</td>
</tr>
<tr>
<td><strong>FACILITIES DIVISION</strong></td>
<td></td>
<td>Facilities Division / Service Sector Distribution Facility</td>
</tr>
<tr>
<td><strong>COLLEGE OF LIBERAL ARTS</strong></td>
<td></td>
<td>Fine and Performing Arts Center</td>
</tr>
<tr>
<td></td>
<td>Natural History Collection Building</td>
<td>Psychology Research Building</td>
</tr>
<tr>
<td></td>
<td>Social, Behavioral, Communications Building</td>
<td></td>
</tr>
<tr>
<td><strong>SCHOOL OF NURSING</strong></td>
<td></td>
<td>Miller Hall Renovation</td>
</tr>
<tr>
<td><strong>COLLEGE OF SCIENCES AND MATHEMATICS</strong></td>
<td></td>
<td>Biological Sciences Building</td>
</tr>
<tr>
<td><strong>COLLEGE OF VETERINARY MEDICINE</strong></td>
<td></td>
<td>Expansion of Scott/Ritchey Research Facility</td>
</tr>
<tr>
<td></td>
<td>Expansion of Hoerlein Hall</td>
<td></td>
</tr>
</tbody>
</table>

(Source: Associate Provost for Facilities)

### Renovations of Major Buildings

In addition to the above-proposed facilities, several existing buildings have been identified for renovation over the next five to ten years (see Figure 2-1):

- Biggin Hall (underway at this writing)
- Ross Hall
- Greene Hall (College of Veterinary Medicine)
- Haley Center
- Beard-Eaves-Memorial Coliseum
- Funchess Hall

### Renovation of Old and Historically Important Buildings

A number of historically important buildings have also been identified for renovation including:

- Samford Hall
- Mary Martin Hall
- Langdon Hall
- Comer Hall
- Cary Hall
- Upchurch Hall
- M.W. Smith Hall
- Cater Hall

### Potential Demolition

A number of buildings have also been proposed for demolition:

<table>
<thead>
<tr>
<th>Building</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension Cottage</td>
<td>6,350</td>
</tr>
<tr>
<td>Saunders Hall</td>
<td>81,000</td>
</tr>
<tr>
<td>Allison Laboratory Building</td>
<td>36,860</td>
</tr>
<tr>
<td>Old Physical Plant</td>
<td>24,484</td>
</tr>
<tr>
<td>Chilled Water Plant I</td>
<td>6,205</td>
</tr>
<tr>
<td>Drake Medical Center</td>
<td>24,665</td>
</tr>
<tr>
<td>Dunstan Hall</td>
<td>32,590</td>
</tr>
<tr>
<td>Engineering Shops</td>
<td>52,425</td>
</tr>
<tr>
<td>Food Services Building</td>
<td>20,300</td>
</tr>
<tr>
<td>Hangar</td>
<td>48,940</td>
</tr>
<tr>
<td>L-Building</td>
<td>37,045</td>
</tr>
<tr>
<td>Mell Hall</td>
<td>7,810</td>
</tr>
<tr>
<td>Parker Hall</td>
<td>86,680</td>
</tr>
<tr>
<td>Physiology Building</td>
<td>17,385</td>
</tr>
<tr>
<td>Psychology Research Building</td>
<td>9,420</td>
</tr>
<tr>
<td>Glanton House</td>
<td>2,930</td>
</tr>
<tr>
<td>Human Sciences Annex</td>
<td>4,657</td>
</tr>
</tbody>
</table>

**TOTAL DEMOLITION** 481,537
3.1 PROPOSED LAND USE PATTERN

The proposed land use program emphasizes three-part land ethic for Auburn as a public land grant institution:

1. to sustain the land grant legacy by preserving land for agricultural and natural open space use, regarding both functions as having institutional value equal to that of the land where developed academic and support uses take place.

2. to maintain a compact academic core and avoid future “sprawl” of core facilities in order to strengthen the functional relationships between core uses and limit infrastructure expansion.

3. to recognize that the natural and agricultural lands provide a critical aesthetic and cultural connection with the Auburn countryside (and might ultimately be the only large and contiguous countryside area left for the University and the community if suburban development outside the campus boundary continues unabated).

3.1.1 Proposed Land Use and Development Sites in the Core Area

The plan for the core campus largely maintains established land use patterns for academic, residential, support and athletics/recreational facilities. The vitality of the land use mix in the core is a unique attribute of the Auburn campus that is sustained and enhanced in the plan. The close proximity between academic and residential uses, as manifested by the Upper and Lower Quads and the Hill Dorms, gives the academic core 24-hour life that enhances Auburn’s collegial character. The proximity of the Jordan-Hare Stadium and other intercollegiate athletic facilities introduces a level of festivity and social ritual in the heart of the campus that is an integral part of Auburn’s culture. There are congestion and safety matters attendant to game days, but those matters are being affirmatively addressed in parallel with the master plan and in the design of the plan.

Table 3.1a: Development Capacity of Core Campus

<table>
<thead>
<tr>
<th>EXISTING FACILITIES IN CORE CAMPUS</th>
<th>4,159,270</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Support / Common</td>
<td></td>
</tr>
</tbody>
</table>

| LESS BUILDINGS DEMOLISHED                  | 481,537   |
| Space replaced in proposed facilities      |           |

| PROPOSED FACILITIES                        | 1,314,000 |

| CAPACITY BUILDINGS IN CORE ACADEMIC CAMPUS | 704,800   |

| CAPACITY BUILDINGS IN SOUTH QUAD AREA       | 328,000   |

| TOTAL                                      | 5,518,263 |

Core defined by West Magnolia, South College, Lem Morrison and Shagg Jordan Parkway
3.1.2 Changes to the Existing Land Use Pattern

The Comprehensive Plan makes four changes in the core area land use pattern, each conceived to reinforce the functional qualities that are unique to Auburn (see Figure 3-1):

1. The area south of P. O. Davis Drive is designated for academic/research use. Up until recently, the site has contained an array of low intensity uses such as surface parking, the Band Practice Field and a number of ancillary buildings that house research experiments and storage. The western half of the site is wooded and undeveloped. The area, at approximately 35 acres, is one of the last largely open sites where substantial facilities expansion can occur contiguous with the academic core. It is, however, somewhat remote from the traditional ten-minute class change area where the principal classroom facilities are located. The center of the site is approximately a 15-minute walk from the corner of Thach Avenue and Haley Concourse. Nonetheless, the site is a prime location for academic, research and professional programs that do not require immediate proximity with core classroom spaces. The development of the area has already commenced. The Poultry Science Building is under construction on the east end of the site and the Forestry and Wildlife Sciences Building is being designed for a location appropriately facing the wooded area on the west side of the site. The location is designated as the “South Quad” in the sections below. Potential sites in the order of 330,000 GSF are envisioned for the South Quad.

2. The area west of Nichols Center and Wallace Center framed by the new Max Morris parking area is designated for undergraduate housing use and the recreation center. The site is largely open area remnant from the removal of Thach Avenue, with the Psychology Laboratory west of Wallace Center and the Hangar at the western edge on Wire Road being the principal structures on the site. The area’s designation for housing fulfills the goal to expand undergraduate residential life in locations that are contiguous with the academic heart of the University. Over 1,400 beds can be accommodated in the area in four-story configurations that emulate the scale and character of the Upper and Lower Quads. The location is designated as the “West Quad,” with the housing configuration represented as the “Crescent,” following the horseshoe-shaped form of the parking roadway surrounding the site. Importantly, the western edge of the area is proposed as the location for the future Student Recreation Center. The facility would be an anchor of student life closely associated with the new residences, while also having good public access and visibility from Wire Road and Roosevelt Drive.
3. The area currently occupied by the Caroline Draughon Village (CDV) west of Hemlock Drive will eventually be discontinued for undergraduate residential use and converted to a major shuttle parking lot for the University. The buildings in the CDV are deemed to be obsolete and uneconomical to rehabilitate. Rather than replacing the residential space in the current location, the University will take advantage of the opportunity to locate new and replacement housing for undergraduates in locations more central to academic life. The southwest corner of Hemlock and Magnolia will be redeveloped for family housing in order to retain some capacity to accommodate graduate and international students in apartment configurations. The redevelopment of the bulk of the CDV site for parking will provide significant new capacity in the order of 2,000 spaces that can be connected by shuttle buses to and from the core campus. The site will accommodate commuters and storage parking for residents. The existing CDV street layout, served by public utilities, lends itself to conversion to a highly efficient surface parking system. The site has the singular advantage of having utility hook-ups that may accommodate RVs and mobile homes coming to the campus on football weekends.

4. The fourth location where a new land use will be accommodated is the site of the Horticulture Greenhouse and the USDA Soil Tillage Laboratory west of Duncan Drive and south of Samford Avenue. The site is designated in the master plan for undergraduate housing use and would be an extension of the Hill Dorms currently located east of Duncan Drive. The site has capacity for over 1,200 undergraduate residential beds. Together with infill sites on the Haley Concourse and the “Crescent Housing” described above, the site will provide Auburn with the capacity to achieve the goals of housing 25 percent of its undergraduates in the future (including replacement of capacity lost at CDV). The site will entail the future relocation of the Horticulture Greenhouses to a designated location south of Woodfield Drive, and the relocation of the USDA Laboratory when the land is needed for the University to fulfill its housing goal.
3.1.3 **Future Facilities Growth**

Future facilities growth will be accomplished by selective building “infill” sites and gradual redevelopment of some areas of the campus. While the plan illustrates potential buildings sites throughout the core area (see Figure 3-4), most of the future development will occur in six development “nodes” where major expansion needs to be accommodated for programmatic reasons. The figure titled “Future Development Nodes” diagrams the following (see Figure 3-2):

1. **Engineering Precinct**: Significant facilities expansion is expected to occur in the area north of Thach Avenue generally known as the “Engineering Precinct,” including the Transportation Technology Center indicated in the near-term facilities program.

2. **Student Village**: The concept of the student center as a cluster of buildings in a village-like arrangement has been adopted after a broad-based process initiated in the Character and Image Study. The proposed site of the Village is in the Foy Union /Cater Hall area on both sides of Thach Avenue.

3. **West Quad**: A new area of campus development, occupying the crescent-shaped site on the Thach axis west of Donahue, is proposed for undergraduate residential expansion and a new campus recreation center. The first increment of new undergraduate housing will be located on the open area inside of Crescent Drive.

4. **The COSAM Precinct**: The area between Roosevelt and West Samford west of Mell is envisioned for the long-range consolidation of the College of Sciences and Mathematics. Other colleges occupy facilities in the block, as well, and expansion of facilities for those other colleges will be accommodated.

5. **South Quad**: The area south of P.O. Davis Drive is designated as a site for development of future research and professional school facilities that do not need to be in the center of the campus. The Poultry Science and Forestry/Wildlife Sciences facilities are being developed in the area.

6. **Hill Dorms West**: Future housing expansion will occur west of the Hill Dorms between Duncan and Donahue Drives. Growth will be incremental, contingent on the relocation of the horticulture greenhouses and, eventually, the USDA soils lab site.

3.1.4 **Core Campus Development Capacity**

The indicated capacity of the core campus to accommodate future facilities development takes two factors into account (see Figure 3-4):

- The **capacity needs** are set by the planning target enrollment of 25,000 students and the strategic goal to provide on-campus housing for 25 percent of undergraduates. As noted in Section 2, the 25,000-student enrollment target would require a hypothetical building area in the order of five million gross square feet in the core to fulfill current space shortfalls and bring academic, academic support, administrative and other non-residential space up to a more competitive level than exists today. Currently, the aggregated area for those uses in the core area is approximately 4.16 million GSF, which results in a differential of 850,000 GSF that would have to be provided to serve 25,000 students. A small proportion of the existing space is likely to be removed in the next ten to twenty years due to obsolescence. The hypothetical total floor area for student housing to achieve a 25 percent resident undergraduate enrollment for a 25,000-student University is 5,000 beds, or about 1.5 million GSF. Taking into consideration the existing residential space that is scheduled to be removed over time, the net new area required for a 25 percent undergraduate residency is 2,125 beds, or approximately 690,000 GSF.

- The **capacity response** is set by the identification of appropriate future building sites that are:
  a. Located to provide the functional proximity necessary for a strong academic and collegial environment;
  b. Sited to enhance the civic character of the campus and preserve critical open space; and
  c. Developed at a density that is efficient in its use of prime land while also maintaining the “village” character valued by Auburn.

By defining future building sites in accordance with the functional urban design principles outlined above, the plan illustrates a potential additional building capacity in the order of 2.4 million GSF in the core area for academic, support and other non-residential building space. That is an approximate net additional capacity, accounting for removals that are likely to occur over the next ten to twenty years. Net additional residential capacity is approximately 2,800 beds, or 900,000 GSF. As can be seen, the total building capacity based on urban design principles exceeds the capacity indicated as being necessary for the 25,000-student enrollment and for the 25 percent residential goal.
**Funded Nearterm Projects**

The plan provides the capacity to accommodate currently projected facilities. The near-term (0-5 years) program of funded non-residential facilities described in Section 2 total approximately 600,000 GSF. The non-residential projects being planned (if not necessarily funded) for construction in five to ten years add up to approximately 800,000 GSF. Theoretically, a 25,000-student enrollment could be accommodated at a guideline factor of 200 GSF per student within existing space and space that is currently planned by the University. It should be noted that the space currently planned replaces space that will be demolished.

**Flexibility for Future Facilities**

The plan provides capacity and flexibility for facilities needs beyond those that have been planned or projected. By delineating potential building sites in the core area in excess of the area of currently planned projects, the plan makes provision for two factors:

a. Various schools, colleges and administrative units are and will be requesting space in addition to what is currently planned. The strategic planning process, augmented by continuing needs analysis, will reveal the need to improve and expand outdated space and enhance the University’s strategic objectives to be competitive in teaching, research and outreach. The Peaks of Excellence initiative will require high quality research space.

b. The “capacity space” indicated in the plan is also conceived to give the University some choice and flexibility in where to locate future facilities. Although the 2.4 million GSF of additional capacity for non-residential buildings will not necessarily be fully built out, it will provide a reserve of building sites from which to choose.

The future capacity for residential space also exceeds the projected needs, providing flexibility comparable to that intended for non-residential space. The flexibility will be especially important to address circumstances of phasing if it proves untimely to displace an existing use on a site currently earmarked for housing.

The plan indicates prospective location for parking structures. As land is used for future facilities growth and open space improvements in the core area, surface parking will have to be displaced. Growth in parking demand will be commensurate with campus growth in general, although the rate of demand growth may be reduced by various demand management controls and incentives. Nonetheless, parking space in or near the core area will have to be increasingly accommodated in structures to save limited land. The plan indicates six possible locations with an aggregate capacity of upwards of 4,000 spaces. The total land area needed for the six parking structures is approximately ten acres. The equivalent land area necessary to accommodate 4,000 parking spaces on surface lots would be approximately 40 acres. The proposed commuter/resident storage lot on the Caroline Draughon Village (CDV) site will accommodate 2,000 cars on 19 acres, but because the residences removed from CDV will be relocated on sites involving very little parking displacement, the proposed 2,000 spaces on the CDV site will be accomplished with no appreciable loss of open land.

### 3.1.5 Proposed Land Use Outside of the Core Area

Campus land south and west of the built-up core area consists of undeveloped wooded areas, agricultural uses, recreation fields, the site of the College of Veterinary Medicine and an array of fraternity houses. The area represents approximately 70 percent of the Auburn campus lands. The figure titled “The Auburn Campus Today” diagrams the outlying campus areas. This area was the subject of a Land Use Plan for Auburn University’s Agricultural Lands, completed in August 2001 by Sasaki Associates, Inc. The Agricultural Land Use Plan was based on the following objectives:

1. To accommodate the long-term land and building needs of the College of Agriculture, the School of Forestry and Wildlife Sciences, and the College of Veterinary Medicine in a way that matches program needs to the characteristics of the land, improves operational efficiency, and fosters interdisciplinary relationships.

2. To maintain close proximity to the academic core for those facilities which involve undergraduate teaching activities.

3. To accommodate non-agriculture land and building requirements at Auburn and develop land use patterns that consolidate related uses and encourage land conservation.

4. To develop and maintain useful open space and natural areas for water quality protection, and to enhance research, teaching, outreach and recreational purposes.

5. To identify land for possible acquisition to protect and consolidate University land resources, and to identify underutilized land that can be considered for other uses.
The plan recommended land use changes and preservation strategies in accordance with the objectives. The land analysis revealed that there are approximately 240 acres of riparian and woodland areas unsuitable for development, and 420 acres available for land use change. The balance of the site is occupied by fixed assets such as the College of Veterinary Medicine and the fraternity properties.

3.1.6 Proposed Allocation of Agricultural Land

The proposed allocation of land uses is summarized below.

- **Natural Open Space System:** The riparian stream corridors and wooded areas are recommended for preservation as a continuous natural open space reserve that is complementary to the built and agricultural uses in the area. Reforestation of tributary stream edges will link the outlying natural areas with the campus core. Pedestrian and bicycle trails will make the natural areas more accessible to campus activity.

- **Agricultural Lands:** The Animal Sciences fields and facilities will be consolidated on lands generally south of Lem Morrison Drive, on both sides of Shug Jordan Parkway, with the Beef Unit east of the Parkway, the Bull Test Unit to the west of the Parkway, and the Horse Unit farther west beyond the woodland corridor paralleling the Parkway. The Swine Breeding Unit and Swine Nutrition Unit will be consolidated at the current Swine Nutrition Unit on Shug Jordan Parkway to form a new Swine Research and Education Complex. The Poultry Unit will remain in its present location east of Shug Jordan Parkway.

Horticulture fields and facilities will be incrementally consolidated on land south of Lem Morrison Drive and east of South Donahue Drive. The Horticulture greenhouses on West Samford Avenue and Duncan Drive will eventually be relocated to an organized complex of Horticulture facilities south of Woodfield Drive. Horticulture research, teaching and demonstration plots south of the Arboretum, some of historical record, will be maintained. Agronomy and Entomology will be consolidated in that area, as well.

Contiguous expansion of the Turf Grass research facility will take place on 12 to 14 acres of land on the north corner of South College Avenue and Shug Jordan Parkway.
• Agricultural Heritage Park: The site west of South Donahue Drive between Lem Morrison and West Samford Avenue is designated for the Agricultural Heritage Park, a restoration/demonstration development already in planning.

• College of Veterinary Medicine: The Land Use Plan maintains the site from the existing core complex of the College of Veterinary Medicine north to the University property line as a precinct for the College’s use.

• School of Forestry and Wildlife Sciences: The core academic facility of the School of Forestry and Wildlife Sciences will be located southwest of the corner of P.O. Davis Drive and Duncan Drive extended. The preserved woodlands and wooded tributary corridors are conceived to be a resource that the School will utilize for field experiments, teaching and research.

• Recreation Fields: The recreation field area between Samford Avenue and Lem Morrison Drive remain as an important and appropriately located use. A new multi-purpose field to accommodate club sports is planned for the southwest corner of Lem Morrison and South Donahue Drives. The field will be sized and proportioned to accommodate the University’s marching band when development in the South Quad forces the displacement of the present band practice field.

• Fraternity Residences: The fraternity area flanking Lem Morrison Avenue east of Wire Road remains, with modest capacity for future incremental growth. Future growth of Greek organization housing, if needed, can occur on the immediate west side of Wire Road.

• Support Services: The support services area will remain in its current location, although the west edge of the site along Shug Jordan Parkway should be preserved as a natural area. Future expansion of the services area can occur to the east of the existing site, provided that a natural woodland area is retained along West Samford Avenue.
3.2 THE MASTER PLAN DEVELOPMENT FRAMEWORK

The master plan for Auburn University seeks to enhance the unique and positive qualities of the campus by establishing a framework defined by major outdoor spaces such as quadrangles, lawns and landscape corridors as well as new circulation routes which link together existing and proposed outdoor spaces. The spatial framework of the campus is further defined by building placements, which define outdoor spaces and circulation corridors and reinforce existing axial relationships. (see Figure 3-3)

The master plan development framework is diagrammed in Figures 3-3, 3-5 and 3-6.

1. The landscape framework diagram illustrates the landscape structure of the campus. Overall the landscape framework links the informal character of the campus stream corridors with the more formal outdoor spaces such as the Upper and Lower Quads and Graves Amphitheatre and proposals new areas in which such linkages can be established.

2. The circulation diagram illustrates how the proposed major pedestrian routes are intended to link together existing outdoor and proposed outdoor spaces across the campus. The intent is to enhance the experience of moving through the campus along new and enhanced pedestrian routes that connect with new outdoor spaces and activity areas.
3. The building placement diagram illustrates how proposed new buildings are intended to further define existing outdoor spaces such as Cater Lawn and establish major new spaces such as the Crescent and South Quad. (Figure 3-3).

3.2.1 Rationale for the Development Framework

It is essential that Auburn’s future core area development occur within a framework that clearly lays out major open spaces, building sites and pedestrian/vehicle circulation corridors. There are several critical reasons that such a framework needs to be in place:

• The framework is a vision for the physical shape of Auburn in the 21st century that is understood and supported by the campus community.

• The framework strengthens the spatial linkages between areas of the campus, providing the unifying structure needed.

• Auburn University has been built up to a level of physical maturity where each siting decision must be a thoughtful contribution to the campus as a whole. Thus, the framework provides a predictable guide for facilities siting.

• The framework defines the major nodes of activity.

The framework will remedy the weaknesses in the existing spatial organization of the Auburn core campus area. Currently, there is no strong or consistent order of open spaces, primary pedestrian passages and visual linkage that serve to unify the Auburn campus and strengthen its collegial character. While there are highly regarded campus spaces (the Quads, the Haley Concourse, the College Street forelawn and others), they are generally separated from one another by intervening streets and parking areas. The pattern of outdoor pedestrian corridors between major areas of the campus is ambiguous due to frequent interruptions and changes in the alignment, width and character of the corridors from one area to the next. Visual connections between areas are often obscured by the random placement of buildings. These conditions detract both functionally and qualitatively from the vitality of the pedestrian environment and the sense of collegiality that the campus community aspires to attain.

However, the campus contains the rudiments from which a powerfully clear and simple spatial order can be created. Over time, the collegial character and regional identity of Auburn will be transformed into one of the most distinctive and memorable campuses in the country. Further, the strong potential is there to make the functional organization of the
Section 3: Elements of the Comprehensive Plan

3.2.2 Principal Elements of the Development Framework

There are eight principal elements embodied in the development framework for the future of Auburn (See Figure 3-2):

- A new Academic Concourse for pedestrians linking the Engineering Precinct on the north with a new “South Quad” development area south of P.O. Davis Drive. Haley Concourse is the first leg and centerpiece of the Academic Concourse.

- A new Thach Avenue Pedestrian Concourse from Mell Street on the east to Donahue Drive on the west that will function as a concourse for pedestrians, emergency vehicles, transit, and a limited number of service vehicles, but will restrict general traffic. A new pedestrian concourse linking the facilities of the Engineering Precinct will parallel the Thach Avenue Pedestrian Concourse.

- The Student Village will be centered on the Thach Pedestrian Concourse to the east of the junction with the Academic Concourse. It will enhance campus vitality by placing the heart of student life within walking distance of most of the academic and residential uses both on and off campus. A new lawn north of Cater Hall will be created with the removal of the Cater driveway. New Student Village structures will flank the space.

- The Stadium Green is a landscape enhancement and reorganization of the open space east of the Jordan-Hare Stadium and south of the Haley Center denoting the symbolic place where academic, residential, social and sports life converge.

- The Graves Lawn south of Roosevelt Drive will be a major new collegiate open space at the midpoint of the Academic Concourse. The space will be created as new academic facilities are developed around it to replace Saunders Hall, Parker Hall and Allison Laboratory Building over the next ten to twenty years. The COSAM Sciences Laboratory Center is being designed to help shape the future lawn.

- The “South Quad” will be a new center of academic (and possibly residential) development south of P.O. Davis Drive, creating a southern anchor for the core campus that will also be a public gateway along Lem Morrison Drive. It will be an important venue for research growth; Poultry Science and Forestry/Wildlife facilities are already being developed there.
• The “West Quad” will anchor the Thach Avenue Pedestrian Concourse as a new center of residential and recreational life. The new Crescent Housing complex will form a quad on the Thach axis and a new Student Recreation Facility will terminate the axis at its western end, effectively extending the student life functions of the Student Village farther west. The West Quad will be a gateway to the campus, given its adjacency to several thousand parking spaces.

• The Greenways consist of the woodland areas and tributary stream corridors that extend into the agricultural and recreational areas southwest of the core campus. The Greenways will connect with the core campus open space system with pedestrian and bicycle trails that bring the natural areas of the University into the daily life of the campus, celebrating Auburn’s land grant legacy. The preservation and stewardship of Auburn’s agricultural lands is an essential component of the Greenways.
3.3 THE PRIORITY FACILITIES PROGRAM: SEIZING THE OPPORTUNITY TO TRANSFORM AUBURN

The University has identified an array of new facilities to be implemented in the next five to ten years that will have a transformative impact on the learning, research and community functions of Auburn. The projects will present exceptional opportunities to knit the campus together and bring a new level of intellectual and social vitality to the University. This section of the master plan describes how the proposed locations of the priority facilities will reinforce the functional connections of a dynamic institution and will strengthen the development framework noted above.

3.3.1 Academic Core Area

*Sciences Laboratory Center*

Programming and design for the Sciences Laboratory Center preceded the initiation of the Comprehensive Campus Plan. The project was sited as part of the COSAM Precinct Plan completed in 2001 and adopted, in most respects, in the
The significance of the Sciences Laboratory Center is that it is an important step in the consolidation of the College of Sciences and Mathematics in a setting that supports the College’s growing cross-disciplinary teaching and research activities. The facility will consist of laboratory and classroom space for Chemistry and Biological Sciences, as well as administrative space for the College.

The project will be sited to the north of the Chemistry Building, in an L-shaped, three-building configuration that forms a small quadrangle with Chemistry on the south and Extension Hall on the east. The layout will reduce the architectural mass of the 126,000 GSF facility. The office/classroom wing on the west side of the “L” configuration will frame the proposed new “Graves Lawn” that will anchor the southern end of the Haley Concourse after Allison and Parker are removed in the future.

**The Student Village**

The University has adopted a concept for the new student center that is particularly fitting for Auburn, that being the notion of a Student Village. The 225,000 GSF facility, rather than being a single massive building, is conceived to be an ensemble of smaller buildings, laid out along Thach Avenue between the Haley Concourse and Mell Street to form a festive “Main Street” environment in the heart of the campus.

The Student Village idea evolved over a period of nearly two years, taking shape first in the development of the Character and Image Study that preceded the Comprehensive Campus Plan. At that time, a variety of concepts was explored by the campus community, and the idea of a pedestrian-scaled “village-like” setting quickly prevailed as being appropriate to the character of the campus and the lifestyles of Auburn students seeking a sense of community. The preferred concept included the integration of housing in the Student Village.
Locations along a pedestrianized Thach Avenue were explored, as were sites on the Haley Concourse. The Comprehensive Campus Plan furthered the investigation of locations, giving attention to matters such as proximity to undergraduate instruction facilities and to student housing on and adjacent to the campus. Public visibility and access was also factored into the site evaluation.

The planned site meets all of the criteria for centrality to academic and residential functions that will ensure a high level of day-to-day activity during class period and in the afternoon and evening. The complex will serve as an inviting gateway to the campus with its adjacency to Ross Square and the intersection of Thach Avenue and Mell Street west of Samford Hall. In the near-term, parking for evening events at the Village will be accommodated in the deck south of Draughon Library. Long-term, a parking structure will be constructed north of the Student Village.

From a campus design standpoint, the Village will strengthen and renew a number of relationships. The Foy Union site will be a part of the complex, possibly with some elements of the building remaining, but in a renovated form. The goal of the Foy site is to develop an active and transparent façade along Thach Avenue, including outdoor space with tables and benches that draw life toward the pedestrian street. A welcoming atrium space should be considered as a public entry from Ross Square. The road loop north of Cater will be removed and re-established as a small pedestrian quad flanked on the east and west by new buildings that will house various functions of the Student Village. Importantly, those buildings will also have highly transparent ground floor façades that will
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contribute to the vitality of the new space. In the longer-term, after the Human Sciences Annex and Glanton House are replaced with new space for Human Sciences, a new residence hall will be located along the east edge of Haley Concourse. Ground floor use on the concourse should be made up of Student Village functions, making the Haley Concourse an integral part of the Village. Adjacency to the Upper and Lower Quads ensures yet another layer of 24-hour vitality to the Village.

Transportation Technology Center

The Transportation Technology Center represents a significant opportunity to provide new state-of-art facilities as well as transform the Duncan Drive entrance to the campus. Proposed in two 200,000 GSF phases, the first phase will be located on the site of the existing Noble Hall. The facility will define a new internal quad directly adjacent to the Lowder Building and form the first element of the future lawn envisioned to the south of Lowder. Other associated improvements include the closure of Duncan Drive to create a new north/south pedestrian route into the campus and the extension of the proposed north campus east/west pedestrian route to Lowder and eventually to the parking facilities located west of Donahue.

Central Steam/Hot Water Plant

In order to accommodate the second phase of proposed Transportation Technology Center (TTC), the Central Steam and Hot Water Plant will need to be relocated to one of two locations pending engineering feasibility: 1) the CDV or 2) in combination with the proposed parking garage at the corner of Donahue and West Magnolia. Relocation of the facility frees up a considerable amount of land when combined with the existing Drake Health Center site. As with Phase 1 of the TTC, phase 2 will contribute further to general character of the Duncan Drive/Magnolia area by forming important edges to the north/south and east/west pedestrian routes into the campus.
3.3.2 South Quad Area

Poultry Science Building

While programming, design and siting of the Poultry Science Building preceded the preparation of the Comprehensive Campus Plan, the location of the project addressed the strategic land use issues that have made the proposed South Quad area an integral part of the plan. The site south of PO Davis Drive was recommended as an alternative to a site on Ag Hill that had been regarded by many as too congested for the 80,000 GSF facility. The basis of the recommendation was that the PO Davis location was suitable as a venue for facilities with substantial research functions that would need to be within reasonable walking distance of the core, but not necessarily within the core. The other attribute of the
PO Davis site that fulfilled the programmatic goals of the Poultry Science program was that it offers a high degree of public visibility and access. The building site, at the southwest corner of PO Davis Drive and Mell Street, positions the facility within a five-minute walk of collaborative teaching and research activities at Ag Hill and the COSAM precinct.

**Forestry and Wildlife Sciences**

The program for Forestry and Wildlife Sciences is made up of a combination of spaces that will better integrate the teaching and research functions of the School in the 21st century. While the students in the School take core courses in other schools and departments in the first two years of the program, activity tends to be more intensive within the program as the students move into upper division and graduate levels. Thus, there is no imperative for the School to be located in the heart of the academic core.

The proposed site of the Forestry and Wildlife Sciences building on the new South Quad fulfills important objectives for the School and the University. The site at the edge of the wooded area south of the Horticulture Greenhouses affords the School a natural setting that is appropriate to its mission, as well as providing a living outdoor laboratory. As Duncan Drive is extended south to Lem Morrison Drive, the School will have public access and visibility that is important to its statewide constituency.

The Forestry and Wildlife Sciences building will be the western anchor of the planned future quadrangle around which the South Quad development will be organized. With the Poultry Science Building and Office of Information Technology Building on the east side of the space, the South Quad will take immediate shape as a functionally important University destination.

**Office of Information Technology**

The Office of Information Technology will house the administration and equipment associated with computer and information retrieval services, as well as the delivery of those services to students, faculty and staff. The facility needs to be reasonably close to the core where those populations reside, but also in a location that has good vehicle access for campus clients and for frequent equipment service and delivery. The proposed South Quad location, southwest of Poultry Science, offers the requisite pedestrian and vehicle access and enables the technical functions of the facility to complement the growth of research activities in the South Quad area.

**South Campus Hot Water Plant**

The general location of the satellite hot water plant at the southern end of the core campus was determined by the need to provide better system capacity and efficiency for existing facilities such as the Hill Dormitories and the new requirements of Poultry Science, Forestry and Wildlife Sciences, and proposed future development of the South Quad area. The facility will tie back into the existing hot water loop so as to augment capacity to the southern side of the core campus.

The indicated site, on the west side of the planned Duncan Drive extension and south of the proposed Forestry building, will give the plant good service access and long-term capacity to serve the growth of the southern part of the campus. The main issue is the visual prominence of the site near Lem Morrison Drive, with the attendant need for good architectural design quality and screening of outdoor utility functions, as noted in Section 4.

**University Medical Clinic**

The location of the Medical Clinic is driven by a special set of requirements. The facility has to be convenient to both resident and commuting students, necessitating that it has reasonable proximity to parking while being within reasonable walking distance of most campus residents. Further, the location has to offer a fair degree of privacy for clinic clients and patients, and should thus be sited out of the way of high student movement.

The proposed location is on the west side of the extended Duncan Drive, at the corner with Lem Morrison Drive. The Hot Water Plan and Forestry facilities will be located to the north. The site provides good vehicle access and is within a five-minute walk of the Hill Dorms.
3.3.3 West Quad/Crescent

The West Quad/Crescent area is a vital part of Auburn’s future development fabric. The University showed foresight in laying out the Max Morris parking area to frame an “infield” area for future campus development. The site presents an area where significant additional capacity can be created in an organized way, which is a critical goal for the University. Its location and configuration also makes the site a powerful diagrammatic and memorable architectural expression.

Student Recreation Center

The proposed Student Recreation Center will be a major element of student community life, serving both resident and commuting students. In that much of its planned 187,000 GSF will house functions at a single high-bay level, the facility will occupy a large footprint. The proposed site, at the west end of the West Quad/Crescent area, fulfills several important planning goals. The site will be the western anchor of student related facilities on the Thach corridor, complementing the Student Village on the east end of the corridor.
The site is adequate in size for what will be an imposing building. It is close to parking and road access to serve the commuting population. It will have strong symbolic visibility at the end of the Thach axis.

From a design standpoint, it is important that the façade of the building, as it faces the West Quad open space, is of a highly transparent quality at the ground floor level, if not the entire façade. Light and activity should be visible inside the building to emphasize its community function, and occupants inside the building should have visibility to the Crescent Lawn.

**West Quad Housing**

Should the University proceed with its initiative to provide new housing in the next five to ten years, whether at the full level of 25 percent of undergraduates or at a more modest level, the West Quad/Crescent site should be considered as a high priority undergraduate residence location. The plan illustrates a long-range capacity of 1,450 beds. At minimum, 850 beds can be laid out to form a quad in the center of the site, similar in scale to that of the existing Quad housing between Thach and Roosevelt.

The importance of such a layout is that it creates a “critical mass” of housing from a functional and community layout, adjacent to the core where undergraduates can walk to class. The quad arrangement creates an identifiable “place” on campus, framing the pedestrian and visual passage to the Student Recreation Center on the west. (If, for any reason, the University elects not to develop new undergraduate housing, the concept of the quad should be maintained as a framework for future buildings of any use on the site.)
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3.4 CIRCULATION, PARKING AND PEDESTRIANIZATION

One of the key objectives of the master plan is to create a pedestrian oriented campus with major academic facilities and amenities within a ten-minute class change interval. The intent is to build upon the village character of the Auburn campus and carry forward with a development pattern that sustains a small-scale pedestrian friendly environment.

3.4.1 Pedestrianization

The master plan Pedestrian Proposal calls for the creation of an exclusively pedestrian area generally defined by West Magnolia Avenue, Mell Street, West Samford Avenue and Duncan Drive. The aim is to eliminate traffic congestion in the center of the campus and improve the overall quality of the campus environment. In support of this aim, the closure of two key east-west routes is proposed: Thach Avenue from Ross Square to Donahue and Roosevelt Drive from Mell to Duncan. Duncan Drive from Roosevelt to Magnolia would also be closed to through traffic. The closures are intended to eliminate many of the pedestrian/vehicular conflicts that currently exist in the core campus as well as to allow a more pedestrian friendly collegiate environment to emerge. Such closures would be permanent and would include design features to prohibit through traffic throughout the year, including game days. Provisions would be made to allow for emergency and service access (see Figure 3-6).

Other potential initiatives include traffic calming measures. At West Samford Drive between Mell and Duncan, pedestrians could be channeled to a wide crossing point or "Pedestrian Priority Zone" at the center of the block where the north/south academic concourse intersects the street. This would be achieved by placing a median down the center of West Samford incorporating a decorative fence designed to channel pedestrians to crossing points at the center and ends of the block. It would also include a differentiation in paving at the crossing zone, signage and other visual indicators to warn motorists that they have entered a Pedestrian Priority Zone. The median itself would serve to narrow the travel lanes, which has been shown to slow down motorists. Travel lanes would still meet regulatory requirements for safe passage.

A second Pedestrian Priority Zone has been designated on PO Davis directly south of Terrell Hall. This zone would incorporate the north/south pedestrian routes and is intended to provide for safe passage from the Hill Dorm Area to the proposed South Quad.

Closure of the above noted streets will result in the need to carry out several intersection improvements both within and on the campus edge to ensure that perimeter roadways are
not overburdened by traffic displaced from the campus core. Improvements identified by the University’s traffic consultant are as follows:

- Addition of a right-turn lane at the intersection of Magnolia and Donahue (recently completed)
- Placement of a traffic light at the intersection of Dormitory Drive and Donahue
- Extension of the left turn lane at the intersection of Roosevelt and Donahue
- Signalization of the intersection of Mell and Samford

**Pedestrianization Requirements**

Pedestrianization of the core campus will require more than closure of streets. The entire initiative will need to be coordinated with a comprehensive transportation and parking plan that addresses the following:

1. The provision of new parking resources in lieu of those displaced or which are no longer accessible as a result of pedestrianization of access routes.
2. Coordination with transit system to ensure routes can be reorganized as a result of street closures.
3. Design changes to pedestrianized streets to include pedestrian scale paving, lighting, and aesthetic amenities such as benches and shade planting.
4. Signage and appropriate barriers to prevent cars from entering pedestrianized routes.
5. Improvements to the pedestrian environment including safe crosswalks, covered walkways, shade trees etc.
6. Emergency access and service requirements.
7. Enforcement procedures and regulations.
8. A comprehensive study of off-campus impacts.

Further study of the specific improvements and impacts will be required as a specific study. General recommendations for design improvements are provided in the Design Guideline section of this report.

### 3.4.2 Parking

To achieve a vibrant and functional pedestrian oriented academic environment, the displacement of inefficient land uses such as the surface parking and land intensive one-story structures is a necessity. In total, some 2,500 spaces could be...

![Potential Parking Space Displacement](image)
displaced over the 10+ year planning period to make way for new development or site improvements. To address the displacement of parking and the increase in demand as a result of growth, Auburn has entered a time when parking structures and/or a remote parking and shuttle system will be required to ensure that adequate parking is provided in the core area of the campus. To that end, the master plan calls for a combination of structures and peripheral lots (see Figure 3-9).

**Parking Structures**

The master plan identifies sites for up to six (6) parking structures, which have the potential to accommodate in the range of 3,700 spaces. While it is not anticipated that all six would be constructed given the high cost of such structures ($8,000 to $10,000 per space), six sites are identified to provide flexibility, choice and the development of structures over the long range. The six sites and the rationale for selecting those sites are shown in Table 3.4a.

The priority assigned to the garages is based on phasing issues and the known demand shortfalls in a given area. Sites with no major displacement issues are given a higher priority. The site at Duncan and Roosevelt is likely to be the first garage given that it will not displace any major facilities and will address shortfalls in the COSAM area and provide more parking on game-day.

**Surface Parking**

A significant new area of surface parking is proposed for the existing Caroline Draughon Village housing site. The housing at CDV is reaching the end of its useful life and, as a result of changing housing needs and preferences, replacement housing will be constructed closer to the core campus. Approximately 2,000 new surface parking spaces will be provided for use by the campus community. Additional remote parking areas may be necessary if the University is unable to allocate funds for a new parking structure.

**Estimated Parking Demand**

The total quantity of parking required for a campus of 25,000 students is estimated to be approximately 13,750 spaces, an increase of approximately 2,000 spaces over existing conditions. This estimated demand is based on the following assumptions:

- Faculty/Staff to student ratios will remain the same
- The number of spaces provided for each of the permit population groups will remain at current ratios. For example, spaces are currently allocated for 43 percent, 62 percent and 35 percent respectively of the eligible holders of Permit A, B and C.
• Resident student parking will be provided for 50 percent of the beds, a percentage consistent with other universities in the south. Currently Auburn provides spaces for 39 percent of the on-campus residents.

The following table summarizes the existing condition and estimates the population of the major permit groups and number of required spaces for a student headcount of 25,000.

<table>
<thead>
<tr>
<th>Table 3.4b Estimated Parking Demand for 25,000 Student Headcount</th>
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<tr>
<td>PERMIT A GROUP</td>
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<tr>
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<td>Professional</td>
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<td>Eligible Permit Holders</td>
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<td>PERMIT B GROUP</td>
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<td>Secretarial / Clerical</td>
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<td>Technical</td>
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<td>GRA/ GTA</td>
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<td>Eligible Permit Holders</td>
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<td>PERMIT C</td>
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<tr>
<td>Commuters (4)</td>
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<td>TOTAL</td>
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(1) Source: www.auburn.edu
(2) Population for faculty and staff groups for target 25,000 headcount calculated using existing faculty to headcount and staff to headcount percentages.
(3) Spaces allocated at current percentages with exception of resident parking at 50%.
(4) Total Headcount (22,469) less resident population (3,400) less GRA and GTA (Permit B holders).
(5) Other spaces are currently 6% of the total and include handicap, service, loading, visitor, etc. 6% assumed for future condition.
3.4.3 Game Day Parking

The master plan includes several long-range proposals for addressing game day parking requirements as follows:

1. West Campus RV Parking - With the relocation and replacement of the Caroline Draughon Village housing in the proposed West Quad and Crescent, a major new surface parking area is proposed on the existing site of the housing. Approximately 2,000 parking spaces or an estimated 500 RV parking spaces are possible. The proposed layout for the parking lot incorporates landscaped areas for tailgating. The existing water, sewer and electrical systems in place for the housing may be utilized to create RV hook-ups.

2. Parking Garages - Parking garages proposed for the core area of the campus will increase the overall supply within close proximity of the Stadium. The garage proposed to the south of the stadium, will contain approximately 650 spaces as will the garage proposed at the intersection of Donahue and Magnolia.

3. Stadium Green - At such time that the proposed parking garages are in place, the existing parking to the east of the stadium may be redeveloped as a recreation lawn for day-to-day use. On game-day, the lawn would be utilized for parking, tailgating and special events.
3.5 INFRASTRUCTURE IMPROVEMENTS

In support of the proposed master plan facilities and in response to several deferred maintenance issues, the University has carried out a master plan for utilities and infrastructure. The following major facilities needs have been funded:

• South Campus Hot Water Plant
• Main Campus - Expansion of the Chilled Water Plant II
• College of Veterinary Medicine - Hot Water/Steam Plant
• College of Veterinary Medicine - Chilled Water Plant III Expansion

Infrastructure projects that have been identified as being needed in the next 5 to 10 years include:

• Storm sewer improvements in the Jordan-Hare basin, which is utilized by both the University and the City of Auburn.
• Chilled Water Plant IV (which will be collocated with the Main Campus Hot Water and Steam Plant)
• Relocation of Chilled Water Plant I
• Steam Plant/Hot Water Plant Renovation and Relocation
• Relocation of existing Electrical Substations

These, along with other improvements, will need to be carried out in advance of the development they are intended to support.

For a detailed description of required infrastructure improvements, please refer to the Auburn University Infrastructure Master Plan, September 2001.
Section 4: Design Guidelines

4.0 DESIGN GUIDELINES

The master plan design guidelines provide general principles and conceptual guidance for implementing the major urban design and landscape proposals of the plan. They are intended to serve as guidance for future designers and administrators.

4.1 URBAN DESIGN GUIDELINES

Urban design guidelines are provided for each of the major new campus master plan districts. They are intended to establish the manner in which new buildings respond to existing structures and how new open spaces, quadrangles, lawns, pedestrian routes and streets are to be formed. The guidelines also provide recommendations for functional issues such as building entrances and service areas.

Design guideline diagrams are provided for each of the major master plan districts illustrating how the following urban design elements are to be addressed. These guideline diagrams can be found at the end of Section 4.4: Site-Specific Design Guidelines.

4.1.1 Landmark Features

In order to serve as landmarks, structures in prominent locations should have distinct characteristics. Prominent points may be found at the end of a long axis or view corridor such as a street or major walkway, at the corners of a large open space, or flanking either side of important gateway or entrance. Landmarks are important not only for orientation, but also for the identification of a space. Landmark structures may be freestanding, as in a gateway or clock tower, or they may be associated with a building. A landmark feature on a building will typically be taller and/or different in character and detail than the rest of the building. Differentiating features may include major building entrances, gateways or projections above the cornice or eaves line.

4.1.2 Gateways and Entrances

Gateways and entrances help create a first impression for visitors and potential future students. Gateways must be considered from both the pedestrian and the driver’s point of view, since the experience for each is quite different. The existing gateway at South College Street and Thach Avenue is an excellent example of a successful entrance gateway. The brick is consistent with the Auburn character, and the scale of the gateway relates well to both the driver and the pedestrian. The structure is massive enough to make a visual impression as the automobile driver passes on College Street or as they enter the campus via Thach Avenue. The gateway also relates in scale to the pedestrian by providing a unique sense of entry through

Landmark Features on Buildings: the clock tower of Samford Hall serves as a landmark for the Auburn University campus

Landmark Features should be used to terminate a long axis or view corridor, such as shown here at the University of Missouri

Gateways and Entrances: the existing gateway at Thach Avenue and College Street is an example of a successful gateway
a separate arched brick gateway. All future gateways should reflect the context, scale and materials of the campus district in which they are located.

4.1.3 Courtyards, Quadrangles and Lawns

Courtyards and Quadrangles on the campus are important because they offer places that are smaller and more private, in comparison to the busier civic scale spaces like Haley Concourse. Although both types of spaces are important to the overall open space structure of the campus, these more intimate spaces are especially important when an individual or small group is looking for a quiet place. Both courtyards and quadrangles should provide seating in the form of benches and/or seating walls. In more private gathering spaces such as these, seating will tend to be better utilized when it is placed on the edges of the open space.

4.1.4 Contextual Relationships

Central to the idea of creating a visually unified campus is the need to relate new buildings and open spaces to their existing context. It is important to develop harmony within districts, but at the same time to allow for individuality. New buildings and open space should respect the scale, proportion, massing and materials of contextual buildings. New buildings, additions and renovations should be designed to be architecturally compatible with the best features of existing buildings and to be harmonious with their immediate surroundings. Buildings possessing these similar aspects of form will be perceived as a unified group. This is not to suggest that all buildings need to replicate the same physical features of neighboring buildings, but the more aspects that are similar, the greater the sense of unity.

4.1.5 Axial Relationships

Axial relationships are the organizing principle by which many buildings on the Auburn Campus are tied together in plan and three dimensionally. Examples include the Upper and Lower Quads, where various buildings are organized on two major axes which serve to create place and spatial definition. Wherever appropriate or possible, existing axial relationships are utilized in the master plan to locate buildings and to indicate where unique architectural features are to be placed.

4.1.6 Build-to Lines and Setbacks

In order to frame the street and respect existing surrounding buildings, build-to lines should be used as a guideline for the placement of new buildings. Build-to lines establish a
consistent street wall and minimize variations in setbacks, with the intention of creating coherent street corridors that are visually unified. As often will be the case, existing building facades establish the appropriate build-to line for infill development. In order to define new open spaces on the campus, build-to lines guide the placement of buildings that will give form at the edges of outdoor open space. For new districts where no key existing structures exist, build-to and setback guidance will be subject to development during the design process.

4.1.7 Building Scale, Proportion and Massing

The height and proportions of a building, together with its setback and build-to lines, determine how massive a building seems in relation to its surroundings. Proposed buildings must take into account the open space that results from the building placement and configuration and, to the extent possible, buildings should not be sited such that they leave remnant, unusable open space. It should be recognized that building walls often frame the edge of a courtyard or pathway and that these elements have equal importance in creating a desirable and functional campus setting.

Recognizing that a certain amount of diversity can enrich the visual environment, building size, for the most part, should be controlled in order to maintain a common scale relationship between existing and proposed buildings. On the Auburn University campus, building heights are most commonly three to four stories, or 40-50 feet tall. Special architectural elements that are meant to function as landmarks may want to be taller. In general, buildings are recommended to be three to four floors in height except in the proposed South Quad where heights of up to six stories may be possible given the existing context.

4.1.8 Covered Walkways

In support of the goal of creating a walkable campus, the master plan recommends improving the overall pedestrian experience with features such as covered walkways. In cases where new buildings will face major pedestrian routes, covered walkways are encouraged to provide shade and shelter in hot and/or inclement weather. Arcades that serve as covered walkways also increase the permeability of a building facade and can add to the quality of the surrounding environment.
4.1.9 Structural Planting

The spatial organization of the campus landscape is determined by buildings, topography and woody plants consisting of trees and shrubs. Structural planing can be used to form the limits and character of views and spaces within and around the campus. Trees and shrubs, therefore, should not be considered merely as decorative objects scattered about the campus, but should be used as elements that define the basic spatial order of the campus, which in turn, significantly affects the quality of campus life.

Trees and shrubs should be used purposefully in order to achieve desired spatial effects such as directing views, creating enclosure by framing spaces or to define and reinforce major corridors and spaces on the campus. While individual plants may possess characteristics that are attractive in themselves, the emphasis of campus design should be on the broader goal of forming campus.

Structural planting is utilized extensively in the master plan. On streets and linear pedestrian routes such as the Academic Concourse (Haley Concourse) and Thach Pedestrian Way, it is recommended that a consistent row of evenly spaced trees is used. The use of planting in each district will vary based upon the existing context. Refer to Section 4.4: Site-specific Design Guidelines for a more in depth description of the planting design for each district and refer to Figures 4.2 through 4.7 for the Urban Design Guidelines for each district.

4.1.10 Major Pedestrian Corridors

Several major pedestrian corridors are indicated in the plan, and each of the following corridors are described in detail in section 4.4: Site Specific Guidelines:

- The Academic Concourse
- Thach Pedestrian Way
- Engineering East/West Concourse
- Quad Drive
- Roosevelt Drive

These corridors create an interconnected pedestrian circulation system that is virtually automobile free, and the corridors become clear paths that students will gravitate toward as the main circulation routes through the campus. Heightened attention should be paid to amount of design detail in the pedestrian corridors. In general, they should provide plentiful seating, either in the form of benches or open space and lawn that is contiguous with the corridors. Pedestrians traveling on the corridor will tend to stop between classes and sit, study or eat if the opportunity is provided. Paving also becomes an important design detail, and the materials used for paving
these pedestrians ways should be consistent. It is proposed that the design of each area should vary, and the amount of design detail will depend on the district. The precedent has been set for using brick and concrete, and in the future a combination of these materials should be used.

4.1.11 Street Corridors

In addition to the major pedestrian corridors, the existing street corridors with sidewalks will continue to serve as pedestrian routes throughout the campus. These environments should be as pedestrian-friendly as possible. The street corridors should include gracious sidewalks, lighting, and deciduous canopy trees. Ideally, there would be a separation between the pedestrian sidewalk and the curb, in the form of a planting strip that accommodates street trees.

4.1.12 Service Access

Where possible, access routes to service areas have been combined and/or simplified in order to reduce vehicular/pedestrian interface. It is recommended that the route from exterior campus roads to service areas are direct and that superfluous access routes be eliminated where possible. It will be necessary in some instances to access service areas via designated pedestrian corridors. This is true along Thach Pedestrian Way and Quad Drive. When possible, service trips and deliveries should be limited to minimize conflict with peak class change times during the day. It is also recommended that service areas for future buildings be designed so that they are screened from more public areas by using planting, walls or a combination of both.

4.2 ARCHITECTURAL AND GENERAL BUILDING STANDARDS

Specific guidance on architectural and building standards is provided in the The Image and Character of Auburn University by IDEA. Designers are encouraged to refer to that document for an overview of campus architectural history and guidance on the following, among other, building-related issues:

- Climatic Response - provides guidance on overhangs, shading, solar orientation
- Safety and Security - suggestions for housing.
- Materials - recommended finishes include brick and stone.
- Façade Treatment - provides guidance on setback, position relative to streets, entrance locations, walkways, covered entrances, and window to mass proportions (windows are recommended to cover 15% of the façade area).
• Building design - guidance on foundation elevations and the preferred punched window expression on facades.
• Mixed-use - recommendations on mixing a variety of building uses in an area are intended to encourage 24 hour activity.
• Garage and parking placement.

It should be noted that the Image and Character study guidance and recommendations served as the basis for the urban design and landscape recommendations for the master plan.

4.3 LANDSCAPE AND SPATIAL FRAMEWORK

The landscape design guidelines for Auburn University are intended to serve as a guide for the future development of linkages and outdoor spaces. The proposed structure is inspired by the existing quadrangles, courtyards, gardens and pedestrian corridors which are considered to be the essential to the Auburn Image and Character.

4.3.1 Landscape Framework

The major goals of the campus landscape framework are as follows:

• Create a safe and pedestrian friendly campus that limits interaction between the automobile and pedestrian.

• Maintain a high quality pedestrian environment by limiting the amount of land in the core campus dedicated to surface parking.

• Establish new pedestrian circulation systems in the form of multi-use pedestrian promenades that expand the existing framework and connect the existing and proposed outdoor spaces.

• Maintain and enhance the existing iconic spaces on the campus as a vital part of the open space network in the master plan. This would include areas such as Graves Amphitheatre, Samford Park, Ross Square and the housing quadrangles.

• Create additional iconic spaces that will serve as outdoor social spaces, fostering the human interaction vital to the collegiate experience. These spaces will be in the form of courtyards, plazas, gardens, lawns and parks.

• Enhance and unify the overall character of the campus landscape by selecting a consistent palette of materials and site features, such as paving, lighting, seating, waste receptacles and bus shelters.

• Protect and enhance important views on the campus and, where possible, create new view corridors.
• Maintain and enhance the natural features that surround and pass through the campus, including agricultural land, stream corridors and wooded areas.

• Accommodate the projected growth within the established physical fabric of the campus in a way that reinforces and improves existing patterns of land use, circulation and open space.

4.3.2 Spatial Framework

The proposed spatial framework for future campus development is intended to strengthen the linkages between areas of the campus, enhance the open space network, and provide an ordered setting for the placement of future buildings. The framework is defined by streets, pedestrian routes, quadrangles, lawns, and building edges.

The framework is recommended in part to remedy the weaknesses in the existing spatial organization of the Auburn core campus area. Currently, there is no strong or consistent order of open spaces, primary pedestrian passages and visual linkages that serve to unify the Auburn campus. While there are highly regarded campus spaces such as the quad, Haley Concourse and Samford Park, they are generally separated from one another by intervening streets and surface parking lots. The pattern of outdoor pedestrian corridors between major areas of the campus is ambiguous due to frequent interruptions and changes in the alignment, width and character of the corridors from one area to the next. Visual connections between areas are often obscured by the random placement of buildings. These conditions detract both functionally and qualitatively from the vitality of the pedestrian environment and the sense of collegiality that the campus community aspires to attain.

However, the campus contains the rudiments from which a powerful clear and simple spatial order can be created. The intent of the proposed landscape framework is to reinforce and build upon the existing structure of the campus landscape. The proposed framework is intended to unify the campus and establish an ordered civic open space structure that will guide the siting of future buildings.

The key elements of the proposed Spatial Framework of the master plan consist of the following: (see Figure 4.1)

1. Cater Lawn: new lawn and landscape proposed for the foreground of Cater Hall

2. Wilmore Lawn: major new open space for the Engineering Precinct.

3. Engineering Concourse: major east/west route linking the Aerospace building to Lowder and the Max Morris parking area.

4. Haley Academic Concourse: extension of Haley Concourse northward to West Magnolia and southward to the proposed South Quad.

5. Lowder Lawn: new lawn south of Lowder replacing existing parking.


7. Thach Pedestrian Corridor: pedestrianization of Thach Avenue from Duncan Drive to Ross Square.

8. West Quad: major new housing quad.

9. Crescent: new district including housing and the student recreation center.

10. Tiger Walk: enhancement and extension of the existing landscape character northward along Donahue Drive.


12. Pedestrianization of Roosevelt Avenue between Mell Street and Duncan Drive.

13. Graves Pond: creation of a new water feature after Parker and the Allison Laboratory Building have been removed.

14. Greenways: creation of new jogging and bike routes along the alignment of existing stream corridors.

15. West Samford Pedestrian Priority Zone: traffic calming measures to create a safer pedestrian crossing.

16. Hill Dorm Quads: Removal of parking to create quads consistent with the Upper and Lower Quads.

17. Hill Dorms West: Creation of new housing quads.

18. PO Davis Pedestrian Priority Zone: traffic calming measures to create a safer pedestrian crossing.


20. Jogging and bike routes through the forest and linkages to Ag Heritage Park: creation of new jogging and bike routes along the alignment of existing stream corridor.
4.4 SITE-SPECIFIC DESIGN GUIDELINES

The following site-specific recommendations are proposed for specific areas identified in the Master Plan for future landscape and open space improvements.

4.4.1 Cater Lawn/Student Village Green

The new Student Village buildings present a significant opportunity to create a signature open space in the heart of the core campus. The new Cater Lawn should capitalize on the large number of pedestrians that will be frequenting the Student Village, serving as an outdoor gathering space throughout the entire day. The design of this space should consider the following (See Figure 4-2):

- A new open lawn area should be incorporated into the design, oriented in a north/south direction, centered on Cater Hall and extending north to the Thach Pedestrian Way. This flat open lawn could serve as a space for informal and spontaneous events, ranging from frisbee throwing to outdoor class meetings and special events. It would also create a frame of open space that is centered on and respects Cater Hall as an important part of the new Student Village Green.
- An outdoor dining terrace is proposed on the south side of the existing Foy Union site to complement indoor food service. This southern building edge will be exposed to the sun throughout the morning and afternoon, so seating options should be provided in both sunny and shaded locations. Trees and trellises are recommended.
- At the point where the Student Village Green will cross Thach Pedestrian Way, special attention should be paid to incorporating Thach into the overall design of the Student Village Green. The central open space should extend, without noticeable interruption, from Cater Hall northward to the terraces at Student Village Building One. This can be accomplished by using a consistent design palette throughout the space.
- The site of the future Student Village is sloping from the highest elevation at Mell Street to a lower elevation at Haley Concourse. The design of the Student Village Green will
need to accommodate this elevation change with stairs and ramps. This vertical transition could occur on both edges of the open lawn area in front of proposed east and west buildings.

- The westernmost Student Village building, as a result of elevation changes between the Student Village Green and Haley Concourse, can be built into the slope, thereby affording multi-level entrances: one entrance on Cater Lawn and the second at the Haley Concourse level.

### 4.4.2 Engineering East/West Concourse

The future Engineering Concourse will serve as an east/west pedestrian connection from Donahue Drive, south of Lowder Business Building, eastward to Ross Hall and the Aerospace Engineering Building. This concourse will be framed by several future buildings and will provide access to new open spaces created in part by the removal existing surface parking as parking structures are built. The Engineering Concourse proposes the following elements (See Figure 4-3):

- On the west end of the Engineering Concourse, several future buildings, including the Transportation Technology Buildings, will frame the future Lowder Lawn. This new iconic space will serve as an outdoor gathering space and forecourt to the Lowder Business Building. The creation of Lowder Lawn requires the relocation of existing surface parking as new parking structures are built in the vicinity.

- In order to create Wilmore Lawn at the east terminus of the Engineering Concourse, the removal of surface parking east of Wilmore Engineering Labs is proposed. This will eliminate through automobile traffic and create a safer pedestrian environment.

- It is recommended that Duncan Drive, from Magnolia Avenue to Thach Avenue, be closed to through automobile traffic and become a pedestrian/service route only.

- It is recommended that Dormitory Drive be closed to through automobile traffic and used only for the occasional service vehicle. This will create a safer crossing point for pedestrians traveling on the Engineering Concourse.

- It is proposed that future buildings along the concourse have consistent setbacks where they create the edge of the concourse, and have portals or gateways to allow for pedestrian through movement where the future buildings cross over the concourse.
• The Engineering Concourse should be at least 15 feet, preferably 20 feet, wide and planted with a consistent row of trees on either side of the walkway.

• Points of intersection with other pedestrian concourses such as the Haley Academic Concourse, should be designed as a special intersection with pedestrian traffic volumes in mind.

• It is recommended that a consistent palette of paving, lighting, benches and other site features is used.

4.4.3 Thach Pedestrian Way

The landscape improvements along Thach Avenue, occurring specifically between Donahue Drive and Ross Square, are part of the larger goal of pedestrianizing the majority of the core campus. The goal would be to eventually close Thach Avenue to vehicular through-traffic, with the exception of emergency and service vehicles.

The closure of Thach Avenue to automobile traffic allows for several physical design improvements that will create a more hospitable pedestrian environment. The following general improvements are recommended (See Figure 4-3):

• Narrow the street right of way from 40 feet (existing width varies slightly) to 24 feet by introducing a tree and landscape zone on both sides of the street.

• Use a specialty paving to create a pedestrian path in the new 24-foot right-of-way. By filling the existing street, the new pedestrian path will be the same elevation as the existing sidewalks.

• Plant a consistent double row of trees on both sides of the street. This will require verifying the location of existing mature trees in order to preserve and incorporate them into the future landscape design.

![Proposed character of Thach Pedestrian Way at the new Student Village](image)
• Replace the existing streetlights with pedestrian scale fixtures that are consistent with the standard campus light fixtures.

• Introduce a consistent palette of site features, including benches, lighting, waste receptacles, seating walls and paving.

In addition to the above improvements, two opportunities exist to create special “crossing plazas” along the new Thach Pedestrian Way. These crossings are important intersections of pedestrian movement, and therefore should be treated with heightened design detail. Specifically, these crossings will occur where the Haley Concourse crosses Thach and where the new Student Village Green will extend northward to the current Foy Union building site.

Each end of the proposed Thach Pedestrian Way will serve as a gateway onto the campus for pedestrians. This is an important opportunity to create a portal onto the campus at the intersection of Thach and Donahue, and a second portal at the east end of the pedestrian corridor, just west of Ross Square. It is especially important to note that this easternmost entrance onto the Thach Pedestrian Way is at the highest elevation point along the new corridor. This means that the view corridor from this point towards the west is significant and should be considered.

4.4.4 West Quad and Crescent

As Auburn moves toward achieving its goal of additional on-campus housing, the West Quad and Crescent become key sites for housing development (See Figure 4-4). The proposed housing allows for the opportunity to create new iconic open spaces that will serve the residents of this area. The west quad should be designed to be a contemporary interpretation of the successful housing quads that already exist on the core campus. The crescent housing will arc around the proposed tree-lined pedestrian walk that exists today as a street, and overlook the proposed Crescent Lawn. The outer side of the crescent housing should be buffered from the surface parking.
lots, but yet should allow for pedestrian access through building portals or gateways. This will allow pedestrians to filter onto the westernmost end of the Thach Pedestrian Way and onto the core campus.

In addition to the housing proposed in this area, the future Student Recreation Center is proposed on the west edge of the site. This building becomes a landmark opportunity at the western terminus of the Thach Pedestrian Way. This site is also beneficial in that it allows for use of the proximate surface parking lots. A recreation lawn is proposed north of the Recreation Center, and the building should be designed so that the Thach Pedestrian Way can continue through the building via a covered walkway or atrium space.

4.4.5 Tiger Walk

The landscape character along the Tiger Walk down Donahue Drive is mature and effective. This streetscape is important in that it serves as the centerpiece for the Tiger Walk on days of home football games. It is proposed that the character of this street be extended northward to Magnolia Avenue. It is also recommended that a second row of trees be added to further reinforce this important street (See Figure 4-4).

4.4.6 The Academic Concourse

The existing Haley Concourse forms the beginning of a concourse that, in the future, will reach from Magnolia Avenue on the north side of campus to the proposed South Quad just north of Lem Morrison Drive. This extended concourse will provide a clear, safe connection that will channel pedestrians through campus with little or no interaction with the automobile. This will be especially true once the plan for pedestrianization is implemented, and Thach Avenue and Roosevelt Drive are closed to automobile traffic.

Once the campus begins to grow south of Samford Avenue, consideration should also be given to closing Samford to through traffic. The great numbers of pedestrians crossing Samford to and from the Hill Dorms will only increase as additional housing is built in this area. Additionally, continued development of the South Quad area will create even more north-south pedestrian traffic.

The concourse will take on slightly different characteristics as it moves through different districts on campus, but the following unifying guidelines should be kept in mind for the overall design (See Figure 4-5):

- As this will serve as the main north/south pedestrian corridor on the academic campus, the width of the
concourse should consider the peak volumes of traffic that will be traveling along the concourse. The existing width of Haley Concourse at Haley Center is approximately 50 feet. This is currently, and most likely will continue to be, the most heavily traveled portion of the concourse. The existing width seems to function properly and allow for the occasional use of the concourse as a promotional and info center for student groups and activities.

- The overall direction of the concourse should always be linear, to the maximum extent that it is possible. In the case of Haley Concourse, a clear axial connection is more desirable than a connection with numerous dead ends and changes in direction. However, it will not always be possible to do this. When a slight adjustment in direction is necessary, the continuation of the concourse should be clear to the pedestrian as they progress through the space.

- In order to create a clear sense of connection and continuation on the concourse, the design and cross section of the walkway should allow for an unobstructed visual connection from the pedestrian’s viewpoint. This would encourage a clear center walkway, with trees and other site amenities, such as benches and lighting, on the outer edges of the walkway. An excellent example of this concept would be the existing concourse just north of Roosevelt Drive and west of Residence Hall 9 and 10, Keller and Owen. This portion of the concourse could be further strengthened by the addition of regularly spaced canopy trees on either side of the walkway.

- The materials used in the design of the extended Haley Concourse should be consistent throughout, in order to suggest a visually unified pedestrian system. This includes the use of a consistent paving material, in addition to the use of standard lights, benches, trash receptacles and signage.

4.4.7 Quad Drive

Several improvements along Quad Drive are already well underway and will be a very significant improvement to the quality of the pedestrian experience in this area. Improvements include the following:

- Removal of the Quad Driveway that currently crosses Haley Concourse, causing pedestrian vehicle conflicts. The future design will allow access to the existing parking lots from Mell Street on the east instead of from Duncan Drive.

- Paving and sidewalk improvements where the Quad Driveway currently exists between Duncan Drive and
Haley Concourse. This will include a new stairway down to the Haley Center parking lot, aligned with the Southern entrance of Haley Center.

As the pedestrianization of the campus continues, interior surface parking lots will eventually be replaced by parking structures and/or peripheral parking. At this point, the removal of the innermost Quad Drive parking lot should be considered. This would allow pedestrians to cross from the northernmost Quad Dormitories down to the Lower Quad.

### 4.4.8 Jordan-Hare Stadium Green

The Stadium Green is proposed to integrate the Stadium into the campus landscape and spatial structure more effectively (See Figure 4-5). With the construction of new parking garages in the vicinity, it will be possible at some stage in the future to create what is intended to become an important day-to-day passive recreation lawn and a picnicking lawn or parking lawn on game days. This would be possible if the lawn panels were constructed to serve as a reinforced grass parking lot on game days. At the base of the stadium, a paved plaza and promenade of a consistent width would remain. This paved promenade will accommodate the large numbers of people entering and exiting the stadium, and also allow for emergency vehicle access.

As part of this proposal, Duncan Drive should be realigned in order to follow the curve of the stadium. Although it would be closed to general through-traffic, Duncan Drive would be open to motorists who have parking permits in the Haley Center lot, service vehicles and transit buses. This new transit route would be used as the halting area for the buses and should capitalize on the areas under the stadium to provide bus shelters.

### 4.4.9 Pedestrianization of Roosevelt Drive

Roosevelt Drive, between Mell Street and Duncan Drive, is already a busy pedestrian crossing point. In the future, as additional academic space is built in the COSAM precinct, this crossing will become even busier. In order to make Roosevelt Avenue a more pedestrian friendly street, it is proposed to fill in and narrow the street section. The addition of a consistent row of street trees on either side of Roosevelt will further improve the streetscape and pedestrian experience. Special design attention should be paid to the point where the extension of Haley Concourse crosses Roosevelt Avenue.
4.4.10 College of Sciences and Mathematics Precinct

The COSAM precinct will be the future home for the College of Sciences and Mathematics as well as Architecture, Design and Construction, Liberal Arts (Music and Theatre) and College of Agriculture (Fisheries, ACES). The majority of the existing buildings in the precinct will remain as they are today, but there are several changes that will happen over time. In the near future, the Sciences Laboratory Center will be built in the northeast corner of the precinct. Eventually, Allison Laboratory Building, Parker Hall and Saunders Hall will be removed. The three Sciences Laboratory buildings, in addition to future capacity buildings in the northwest corner of the precinct, begin to frame a new open space. This new outdoor space will be an extension of the great iconic space that includes the Graves Amphitheater and its surrounding mature landscape. The character of the future Graves Lawn should be informal and naturalistic, with a mixture of mainly evergreen and some deciduous trees arranged to blend with the existing landscape. It is proposed that the new open space also include a pond that is an extension of the existing stream corridor to the southwest, daylighting the water course that is currently culverted under Allison and Parker Halls. The design of the pond should include one or more bridges in order to accommodate pedestrian crossings, most importantly at the point where the Haley Academic Concourse continues southward through the precinct. The potential of using the pond as a stormwater detention or infiltration area should be explored, as should using this area as a teaching and demonstration project.

4.4.11 West Samford Pedestrian Priority Zone

As the campus continues to grow and additional housing is built west of the existing Hill Dormitories, the volume of pedestrian traffic crossing Samford Avenue will also increase. In order to make this a safer environment for pedestrians, the following design changes are recommended. The width of the existing street encourages motorists to speed and, even though cross walks exist, pedestrians tend to filter across the street at many crossing points. In order to narrow the street and thereby slow down motorists, a planted median is proposed down
the center of West Samford Avenue (See Figure 4-6). The median will serve as a midpoint safety zone for pedestrians crossing the street and should also accommodate street trees and groundcover and/or annual plantings in order to improve the streetscape. A decorative fence down the middle of the median should be installed in order to channel pedestrians to the ends and the center of the block. At the center, in an area coinciding with the north/south academic concourse, a zone of differentiated paving within a raised speed table should be used. This will not only alert motorists that they are entering a pedestrian priority zone, but will also direct pedestrians to the proper crossing zone. In addition to the above safety and streetscape improvements, the existing utilities should be buried in order to further improve the aesthetics of Samford Avenue.

4.4.12 Hill Dorm Quads

In order to improve the aesthetic quality of the Hill Dorm Quads, it is recommended that the surface parking lots are replaced with landscaped open spaces, more similar in character with those of the Upper and Lower Quads on the core campus. The relocation of surface parking will be possible as one or more parking structures are constructed in this area (See Figure 4-7).

4.4.13 PO Davis Pedestrian Priority Zone

The transformation of the PO Davis district into the South Quad will begin with the construction of Forestry, Poultry Science and the Office of Information Technology buildings. New academic buildings mean more pedestrian traffic, and in order to create a safe environment for pedestrians crossing PO Davis Drive, a raised speed table is proposed just south of Terrell Dining Hall. It is recommended that the raised pedestrian crossing be designed in conjunction with an outdoor dining terrace on the south side of Terrell. As additional housing and academic buildings come online on the South Campus, Terrell will become the major dining facility. It is recommended that the terrace provide seating conducive to outdoor dining and provide large deciduous trees in the plaza for shade. Also proposed is a bus shelter and transit stop that will be located on the raised pedestrian crossing just south of Terrell Dining Hall (See Figure 4-7).

4.4.14 Hill Dorms West

As the demand for new on-campus housing grows, additional quads are proposed for the land area west of the existing Hill Dorms. This will require the relocation of the existing
greenhouses and the eventual acquisition of the USDA site. The new quads should be similar in character to the existing upper and lower quads, in that a new landscaped open space should be provided as a gathering space for the residents. Pedestrian links should provide easy access in and out of the quads, linking to the east and north onto the main campus pedestrian network. Pedestrian paths should also link to the southwest, connecting into the network of walking, jogging and biking trails that run along the stream corridors. In the future, the construction of a new parking structure will become necessary in order to serve the residents of the quads. When designing the garages and pedestrian links back to the quads and campus, it is important to consider safe and well-lit paths and spaces (See Figure 4-7).

4.4.15 South Quad
With the construction of Forestry and Wildlife Sciences, Poultry Science, and the Office of Information Technology buildings, the South Quad is beginning to take shape. The vision for this future cluster of buildings is one that consists of a new iconic open space and both academic and research buildings (See Figure 4-7). The buildings in this quad, slightly more removed from the core campus, may have a more public function that relates to the community. The walking distance from the north end of the core academic campus to the South Quad is too far to walk during the current allotted class change interval. If future growth warrants the expansion of the core campus to the South Quad, the class change interval will have to be adjusted accordingly.

Proposed character of the future South Quad. Poultry Science is shown in the foreground with Forestry in the background.
The buildings on the north edge of the quad should be slightly taller, as high as 4 or 5 floors. This is appropriate because of their relation to the existing taller dormitories of 6 stories on the south side of the Hill Dorms. Within the landscaped open space that will form the heart of the South Quad, it will be necessary to accommodate the grade transition from east to west with a sloped lawn or terraces. This new open space is important in that it is the southern anchor of the academic concourse and will serve not only people in the PO Davis district, but also surrounding residents. The character of the open space should be an extension of the existing woodland that exists on the western edge of the site today.

4.4.16 Stream Corridors/Natural Areas

Fortunately, natural areas on the campus of Auburn University are in abundance. These areas boast large stands of mature vegetation and natural features such as stream corridors. They are important to the campus in that they provide a valuable resource for teaching and research and a native habitat for plants and animals. These corridors should be utilized by departments such as landscape architecture as outdoor educational opportunities. In addition to the learning environment they provide, these corridors add up to a completely linked system between the core campus, the athletic/recreation fields and the surrounding campus areas.

The stream corridors provide the opportunity for creating an interconnected systems of pathways, including walking, jogging and biking trails. The trails should be constructed of a more natural and permeable material, such as crushed stone, cinder or fine gravel. The paths within these corridors allow for connections from the main academic campus to the intramural fields, Ag Heritage Park, CDV, and other natural areas such as the woods west of Forestry and the PO Davis district.

In certain zones of the stream corridors, the opportunity exists for reforestation and stream restoration. The Graves Lawn provides opportunity for daylighting a stream corridor that is currently culverted. This district also allows for the opportunity to further extend the natural characteristics of the stream corridors into the main academic campus. Areas such as those south of Plainsman Park and north of Biggio Drive should be reforested so that they have mature trees more in character with the corridors east of the intramural and football practice fields. This will begin to create a consistent and complete natural and structural system of planting along the corridors.

As always is the case, appropriate lighting should be considered along the corridors in order to ensure the safety of those using them in the nighttime hours.
4.5 SITE AMENITIES

4.5.1 Paving

The existing use of brick and concrete paving on the campus is successful and should continue to be used as the primary paving type in most areas. Different combinations of the two materials can be used depending on the usage and location. For example, the paving along the Academic Concourse should be more detailed and contain more brick than concrete. A higher quality paving treatment is appropriate on all of the primary pedestrian corridors, such as the Academic Concourse, Thach Pedestrian Way, the Engineering Concourse, Quad Drive, and Roosevelt Drive. A more removed and narrow path that is not on a primary pedestrian corridor would more appropriately be all concrete. Jogging and bike trails, such as those proposed along the stream corridors, should be of a crushed and pervious material such as crushed stone. This is more appropriate given the natural environment that they will traverse.

4.5.2 Lighting

Lighting standards on campus should stipulate a uniform type of light source and a common pole and fixture combination. Where possible, consistent spacing of light poles is encouraged. Outdated lighting posts and fixtures should eventually be phased out in favor of the current lighting standards.

Light fixtures should be as visually unobtrusive as possible while maintaining light levels that ensure safety and security. The pattern of light poles and fixtures should always compliment the landscape and reinforce the structural organization of campus spaces.

On the quadrangles lights should be located on the perimeter of the spaces in order to emphasize the form of the space. Along more linear spaces such as streets and paths, the lights should reinforce the line of movement and create a clear sense of direction.

There are three standard lighting fixtures (shown at left) currently in use on campus. The detailed specifications for each fixture can be found on file with the Office of University Planning. The three typical fixtures are:

- Type “A” Typical Pedestrian Walkway Fixture
- Type “B” Typical Roadway Fixture
- Type “C” Typical Parking Lot Fixture
4.5.3 Seating / Site Furniture

The standard Auburn bench and waste receptacle are currently used in several places on campus, including Samford Park. In the future the University should continue to use this bench and waste receptacle in order to maintain a consistent palette of site furniture. When seating and/or site furniture is placed along a pedestrian walk or concourse, it is recommended that the amenities be setback off the main walkway in order not to interfere with pedestrian through movement.

The standard bench and waste receptacle are shown at left. The detailed specifications can be found on file with the Office of University Planning.

4.5.4 Signage

In order to minimize the impact of signage on the campus landscape and architecture, it is to be deliberately understated and consistent in design and application.

The guidelines for signage are detailed in the Campus Graphics Standard (the Standard) dated January 17, 1991 published by the Office of the University Architect. All proposed campus signage should comply with the Standard and should be obtained by application to the Office of University Planning. The Planning Office is intended to be the sole source of all signage and environmental graphics utilized on the campus and is empowered to remove any graphics and replace appropriate and necessary signs with those that conform to the Standard.

Four types of exterior signage are permitted on the campus:

1. Primary Building Signage

Exterior signage attached to campus buildings is to be limited in content to the name of the building. The identification of departments and programs shall be limited to internal building directories and is not permitted on building exteriors.

Primary signs are to consist of cast aluminum capital letters in Helvetica Medium Font and shall have a dark bronze finish. They are to be located on building facades in close proximity to entrances or in other visible and appropriate locations.

2. Secondary Building Signage

Exterior signage separate from the building name is permitted on high activity buildings subject to review and approval by
the Office of University Planning. Secondary signage shall name the major activity or function of the building, including but not limited to the dean’s office, colleges and schools. Secondary signs should not include the official name of the building.

Secondary building signage that identifies an activity of a building, college or school is to be furnished by the Office of University Planning. The Planning Office must approve signage for all other functions and the cost of such signage, if approved, is to be covered by the applicant.

3. Informational Signage

Information signs provide necessary information for users of the campus and include directional signs, general information, rules and regulations, event signs, etc. Information signs are to be used sparingly and located in conjunction with the Office of University Planning. Specific size and mounting guidelines are provided in the Standard.

4. Traffic and Regulatory Signage

A series of signs using standard symbols and minimal wording are recommended for traffic and regulatory signs. All traffic and regulatory signs, with the exception of campus-specific signs noted in the appendix to the guidelines, will be those typically issued by state or city agencies. The Alabama Manual on Uniform Traffic Control Devices should be consulted for sign size, shape, mounting locations, heights and other restrictions. A list of signs unique to the campus environment is provided in the Standard.

Specifications

The Campus Graphic Standard provides specifications for sign color, size, font, font size/color and mounting instructions for the above signs. In general signs are to be deep bronze in color with white Helvetica lettering. Please refer to the guidelines for specific details or contact the Office of University Planning for a sign application.
5.0 IMPLEMENTATION PROJECTS AND PHASING

A key aim of the master plan is to guide and implement incremental change over time, in particular, the landscape and site proposals that will transform the campus. To that end, the following implementation projects are intended to assist the University in grouping work programs and to ensure that incremental development does not preclude the execution of the master plan vision. The implementation projects fall into two categories: 1) projects associated with proposed buildings; and, 2) site and landscape projects independent of proposed facilities. Projects in the latter category, given their size and scale, are considered to be development projects in their own right and would be subject to detailed design and implementation strategies.

Project Focus Areas

Summaries of the implementation issues associated with building and site projects are identified in the master plan for the following existing and proposed areas of the campus:

- Thach Avenue Corridor
- Engineering /Business Precinct
- Stadium Green
- Graves Lawn
- Hill Dorms
- South Quad
- West Quad and Crescent
- Greenways

Currently proposed building projects are associated with specific site and landscape development projects as described below and as illustrated in Figure 5-1: Implementation Projects. Site and landscape projects independent of proposed buildings are also identified in each of the major areas of the campus. Please see Section 4, Design Guidelines, for specific proposals for each of the areas.

Phasing Strategies

As there are many unknowns with regard to the phasing of the proposed facilities, in particular the housing and parking garage development strategies, a detailed timeline for implementation is not provided. General phasing sequences, as currently understood, are recorded.

It is an objective of the phasing strategy to replace parking displaced as a result of development prior to the start of new construction. The phasing of the proposed parking garages, therefore, is an important consideration in the sequencing of many of the master plan proposals.

5.1 THACH AVENUE CORRIDOR (ROSS SQUARE TO S. DONAHUE)

5.1.1 Student Village and Cater Lawn

The Student Village project will provide the opportunity to make several major landscape improvements in the central campus, most notably Cater Lawn. The Lawn, the surrounding walkways and landscape should be considered as an integral part of the development program for the buildings proposed to the east and west of Cater Hall.

Development on the sites to the east and west of Cater Hall will not result in any displacements. In terms of phasing, the east and west buildings could be constructed first, thus enabling the University to vacate Foy for renovation or demolition and rebuild.

Redevelopment on the existing Foy site, either through renovation or new construction, will provide the opportunity to link the site with the proposed Cater Lawn, following the closure of Thach Avenue to auto traffic. Site improvements on the south side of the facility should be carried out in conjunction with the building project mindful of the proposed pedestrianization of Thach Avenue. Site improvements along the east side of the facility facing Ross Square should respond to Ross Square.

5.1.2 Thach Avenue Pedestrianization

While portions of the pedestrianization project could be carried out as part of the Cater Lawn and Foy redevelopment projects, the segment from Haley Concourse to Duncan Drive should be viewed as an independent site project. Ideally, the Thach project would be carried out simultaneously with the implementation of the Student Village.

Thach Avenue, west of Duncan Drive, is viewed as an independent site development project; however, several future facilities will need to respond to the design proposals for the street right-of-way. These include the addition to Pharmacy (W.W. Walker Jr. Building), and future buildings proposed on the south side of the street.

5.1.3 Haley Concourse/Haley Bookstore Entrance/Academic Concourse

It is recommended that the portion of Haley Concourse from Thach Avenue southward to Quad Drive be viewed as part of the Student Village project. The Concourse in that area will need to respond to the proposed west building of the Student Village, which will have direct access to the Concourse at
the lower level. If the campus bookstore remains in the Haley Center, the design of the concourse should include provisions for direct access to the facility via a new entrance with stairs and an elevator.

Improvements to Haley Concourse from Quad Drive southward to Roosevelt Drive should be considered as an independent site project or in conjunction with the proposed Stadium Green project.

The extension of Haley Academic Concourse northward to West Magnolia, should also be considered as an independent site project or carried out in conjunction with Phase 2 of the Transportation Technology Center.

### 5.1.4 Haley Concourse Housing

Housing on the Haley concourse would contribute to not only the Haley Concourse redevelopment but to the extension of the Upper Quad as well. At such time as this project is feasible, the associated site improvements would include an arcade along Haley Concourse and a newly defined lawn/quad directly west of the existing Upper Quad. Development of the site will require the demolition of Glanton House and the Human Sciences Annex, which will not occur until the Human Sciences expansion at Mell is completed. Given the architectural significance of the Child Development Center, it will be maintained and incorporated into the design proposals for the Student Village area.

### 5.2 ENGINEERING/BUSINESS PRECINCTS

#### 5.2.1 Transportation Technology Center

The first phase of the Transportation Technology Center (TTC) will enable partial development of Lowder Lawn, specifically, the area encompassed by the building itself. Development of the entire lawn directly south of the Lowder Building is contingent on relocating the existing parking to the garage proposed at the southwest corner of Duncan and West Magnolia (timing for the garage is unknown). Redevelopment of Dormitory Drive as a combined pedestrian/service route could also be carried out. Additionally, the project would need to respond to the proposals to close Duncan Drive from W. Magnolia to Thach Avenue and the proposal to redesign Dormitory Drive as a combined pedestrian and service route. The TTC will displace Noble Hall and existing surface parking.

The second phase of the TTC will enable development of the first segment of the East-West Engineering Concourse from Duncan Drive to Dunstan Hall and extension of the Academic Concourse northward to W. Magnolia. The closure of Duncan from West Magnolia to West Thach could also be carried out in association with the project. Importantly, development of the second phase is subject to the following:

- Relocation of the Medical Clinic and the Central Plant;
- Demolition of the Drake Medical Clinic and the Central Plant; and
- Resolution of the stormwater drainage issues on the site.

#### 5.2.3 North Campus Parking Garage

Development of the north campus garage is contingent on the demolition of the existing engineering shops and L building and Chilled Water Plant I. Associated site improvements include the extension of the East-West Engineering concourse.

#### 5.2.4 Wilmore Lawn

Initially proposed in the precinct plan for the area, Wilmore Lawn is intended to resolve many of the existing service and vehicular conflicts in the area. Development of the Lawn is most closely associated with the Aerospace addition and would most likely be linked to that project.

### 5.3 STADIUM GREEN

#### 5.3.1 Parking Garage/Stadium Green

Construction of the proposed parking garage on the southwest corner of Duncan Drive and Roosevelt will enable the University to relocate most of the surface parking lots south of Haley, and, thus create the Stadium Green. Associated improvements include the southern end of the Haley Concourse. Demolition of the Aviary would be required.

#### 5.3.2 Roosevelt Drive

The proposed pedestrianization-related physical improvements to Roosevelt Drive are viewed as an independent site project that could be carried out with no known physical or phasing constraints.
Section 5: Implementation Projects & Phasing

5.4 GRAVES LAWN

5.4.1 Sciences Laboratory Center
The Sciences Laboratory Center (SLC) will be the first of six major buildings proposed for the Graves Lawn area and should therefore be responsive to the design intent for the Graves Lawn area, including proposed pathways and the future pond. Construction of the SLC will require demolition of the Extension College and will enable the demolition of Saunders.

5.4.2 The Pond
The development of the proposed pond is contingent on the demolition of Parker and Allison Laboratory Building at some undetermined time. The project could be carried out in conjunction with the demolition of Parker or Allison or as a site development project independent of the proposed buildings in the surrounding context. It would require removal of the existing culvert and resurfacing of the stream.

5.4.3 Building Science/Future Biological Science Facility/Swingle Hall Addition
The Building Science facility has been positioned to the east of Dudley Hall on the proposed extension to the Academic Concourse. Development of the route should be considered when the facility is constructed, including the landscape and paving for the area. Full completion of the route may not be possible until the future Biological Sciences Facility is constructed.

The Biological Science Facility itself is intended to define a new lawn, which should be considered in the development of the facility. The proposed addition to the west side of Swingle Hall will also contribute to the definition of the proposed lawn.

As with all master plan proposals, the existing parking in the area will need to be replaced prior to the commencement of construction.

5.4.4 West Samford Pedestrian Priority Zone
The creation of a pedestrian priority zone and streetscape improvements on West Samford are considered to be an independent site development project which can be carried out at any time.

5.5 HILL DORMS

5.5.1 Hill Dorm Quads
Completion of the parking garage proposed for the South Quad, subject to verification of parking demand in the Quad itself, would enable the removal of parking from the Hill Dorm Quads and the installation of landscape commensurate with the Upper and Lower Quads.

5.5.2 West Hill Dorm Housing and Parking Structure
Completion of the proposed quads can be completed in conjunction with the housing which will not proceed until the Horticulture Greenhouses have been relocated. Housing on the USDA site will not proceed until the site has been acquired.

5.6 SOUTH QUAD

5.6.1 The South Quad Landscape
Development of the South Quad can proceed at such time that the Band Practice Field can be relocated to the meadow on the southwest corner of S. Donahue and Lem Morrison. The South Quad could be carried out as an independent site project or associated with the construction of the proposed buildings.

5.6.2 Poultry Science Building
At this writing, the Poultry Science Building was under construction. Proposed site work for the facility, should wherever possible, respond to the guidelines for the South Quad. Notably, it should provide the first segment of the proposed east-west walkway which will eventually link the facility to the proposed Forestry and Wildlife Sciences Building.

5.6.3 Forestry and Wildlife Sciences Building
The Forestry and Wildlife facility will play an important role as the western terminus of the proposed South Quad and define the western edge of the proposed extension to Duncan Drive. As the building will be in place prior to the completion of the South Quad, it should provide links back to the core campus via new sidewalks along Duncan Drive and Duncan Drive extension, which is being constructed in advance of the project. The opportunity also exists to develop the first segment of the proposed jogging and biking trails along the stream corridors that will eventually link to the Ag Heritage Park.
5.6.4 Office of Information Technology (OIT) Building
Development of the OIT Building is likely to be the first building framing the proposed South Quad and as such will set the architectural tone for the district. The recommended location on the Southeast corner of the Quad would enable the facility to be constructed without displacing the existing Band Practice Field, which would eventually be relocated to the southwest corner of S. Donahue and Lem Morrison. In the interim phase, the facility should be linked to the core campus via pedestrian routes extending to the north. Some of the existing buildings running diagonally across the site would need to be demolished prior to construction. Existing parking also would be need to be replaced prior to new construction.

5.6.5 South Campus Hot Water Plant
The south campus plant will serve the Hill Dorm area and the proposed south campus development projects. It is closely associated with the development of Duncan Drive extension and the Forestry and Wildlife facility and should be coordinated with design proposals for those projects.

5.6.6 South Quad Parking Garage
The South Quad parking garage should be coordinated with the proposed landscape and site development for the Quad area. In keeping with the objective of replacing all parking displaced by new development, the parking garage will need to be an important consideration in the construction phasing of the South Quad area.

5.7 WEST QUAD AND CRESCENT

5.7.1 Student Recreation Center
The proposed student recreation center project will facilitate the development of the proposed Crescent housing and the W. Thach pedestrian route from S. Donahue Drive to the Crescent. Development of the site is contingent on the demolition of the Hangar and minor reorganization of parking. Replacement space for the Hanger and any displaced parking will need to be provided prior to construction.

5.7.2 Future Housing
The site improvement projects in this area should be coordinated with the proposed housing at the West Quad and Crescent.

5.8 CAMPUS GREENWAYS
Development of the proposed jogging and bike trails along the existing stream corridors can proceed on an incremental basis as funds and other site improvements warrant. Projects that should be coordinated with and contribute to the trail network include: Track and Field Facility, the Ag Heritage Park and the Forestry and Wildlife Facility. To that end, trail links extending from the Ag Heritage Park to the Track and Forestry sites should be developed as part of this ongoing work.

Completion of the network will require a connection along the eastern edge of the recreational fields extending to the north along Biggio Drive, south of Plainsman Park and eventually to the COSAM Precinct. This is considered to be an independent site development project.

5.9 CAMPUS-WIDE STRATEGY FOR ADAPTIVE REUSE AND RENOVATION
The need for adaptive reuse or renovation of Auburn’s existing buildings is governed by two primary circumstances:

- Many campus buildings are of an age or condition where they can no longer adequately service their present use. Considerations include deferred maintenance and code compliance issues.
- With changes in curricula, technology, demographics and economics, the academic, administrative, residential and social needs, are no longer effectively accommodated in many campus buildings. Several building areas, locations and layouts no longer meet current needs.

These circumstances need to be remedied for the University to achieve productive use of its building stock and to provide a better environment in which to conduct its educational mission.

The recommended planning strategy for building development is to call for new construction only where there are non-rectifiable quantitative or qualitative deficiencies in the existing space. The preferred strategy is to reallocate or relocate uses into the existing buildings where functional improvements can be achieved and building conditions can be cost effectively corrected through renovation. This strategy is oriented to maximizing utilization of existing building resources as much as possible.

Seven guiding principles are proposed for application in strategies for space reallocation:
1. Academic programs and administrative units should be consolidated to improve educational and functional relationships on campus.

2. Academic offices and support facilities should be located within close proximity to their designated classrooms and other instructional spaces.

3. Faculty should be provided with private office space and adequate support space.

4. Academic uses should be clustered as closely as possible to maximize educational interaction and functional linkages between and within academic departments.

5. Administrative departments should be located to most effectively serve their “customers,” whether they are students, faculty, staff or the public.

6. Strategies for reallocation of space and improvements to buildings should incorporate aggressive and efficient measures for addressing requirements of the Americans with Disabilities Act.

7. Decisions for retention and reuse of existing buildings should be strongly guided by the goal of maintaining the historic and traditional features of the Auburn Campus.

Applying the above guiding principals to fourteen case study buildings the following matrix of “Suitability for Adaptive Reuse” has been developed, which is intended to provide an example as to how the University may want to consider future projects:
### Table 5-9a Building Suitability for Adaptive Reuse

<table>
<thead>
<tr>
<th>Building</th>
<th>Classroom</th>
<th>Labs</th>
<th>Office</th>
<th>Conf</th>
<th>Resid</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Undergrad</td>
<td>Grad</td>
<td>Teaching</td>
<td>Research</td>
<td>Faculty</td>
</tr>
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<td>COMER HALL</td>
<td>B</td>
<td>B</td>
<td>D</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>Issues Affecting Reuse</td>
<td>Egress issues, Requires new HVAC &amp; Elec, Interior renovation</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>FUNCHESS HALL</td>
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<td>C</td>
<td>C</td>
<td>B</td>
</tr>
<tr>
<td>Issues Affecting Reuse</td>
<td>Requires new HVAC &amp;Elec, interior &amp; exterior renovation</td>
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<tr>
<td>UPCHURCH HALL</td>
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<td>D</td>
<td>D</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Possible demo. of one wing, requires new HVAC &amp; Elec, interior and exterior renovation</td>
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<tr>
<td>M.W. SMITH HALL</td>
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<td>C</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Requires new HVAC &amp;Elec, interior &amp; exterior renovation</td>
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<tr>
<td>CATER HALL</td>
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<td>D</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Wood frame, Requires new HVAC &amp; Elec, interior &amp; exterior renovation</td>
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<td>HALEY CENTER</td>
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<td>D</td>
<td>A</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>High riser classroom building, requires new HVAC &amp; Elec, window replacement</td>
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<td>PARKER HALL</td>
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<td>D</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Classrooms and tiered Lecture Halls, requires new HVAC &amp; Elec.</td>
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<tr>
<td>GREENE HALL</td>
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<td>C</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Requires new HVAC &amp; Elec, removal of boilers, Interior renovations</td>
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<tr>
<td>BEARD EAVES MEMORIAL COLISEUM</td>
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<td>D</td>
<td>D</td>
<td>B</td>
</tr>
<tr>
<td>Issues Affecting Reuse</td>
<td>Sports coliseum with locker rooms &amp; offices, requires new HVAC &amp; Elec, interior &amp; exterior renovation</td>
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<tr>
<td>LANGDON HALL</td>
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<td>D</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Wood frame, auditorium &amp; offices, requires new HVAC &amp; Elec, interior &amp; exterior renovation</td>
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<tr>
<td>LANGDON HALL ANNEX</td>
<td>C</td>
<td>C</td>
<td>D</td>
<td>D</td>
<td>C</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Wood frame, requires a complete demolition &amp; rebuild of interior, new HVAC &amp; Elec, exterior renovation</td>
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<tr>
<td>ROSS HALL</td>
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<td>C</td>
<td>C</td>
<td>B</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Former lab classrooms (poor infrastructure for contemporary labs), requires new HVAC &amp; Elec, interior &amp; exterior renovation</td>
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<tr>
<td>SAMFORD HALL</td>
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<td>D</td>
<td>D</td>
<td>A</td>
</tr>
<tr>
<td>Issues Affecting Reuse</td>
<td>Administration building, wood frame (termite repairs required), requires new HVAC &amp; Elec., historical renovation</td>
<td></td>
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</tr>
<tr>
<td>MARY MARTIN HALL</td>
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<td>D</td>
<td>A</td>
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<tr>
<td>Issues Affecting Reuse</td>
<td>Offices, requires new HVAC &amp; Elec., interior &amp; exterior renovation, ADA elevator</td>
<td></td>
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Legend: (A) Suitable with little of no modifications (B) Suitable with minor modifications (C) Unsuitable without major modifications (D) Unsuitable
6.1 THE COMPREHENSIVE CAMPUS MASTER PLAN AS A “LIVING DOCUMENT”

The Comprehensive Campus Master Plan is a dynamic tool that shapes campus development, monitors change and undergirds the process of project siting, design and implementation. To fulfill the charge, the following recommendations describe procedures for administration and maintenance of the plan, and for the design review process intended to make the plan a continuing, renewable endeavor. The following sections describe the recommended policies, principles and procedures for two ongoing processes:

- Continuing Administration and Maintenance of the Comprehensive Campus Master Plan sets forth the procedures for carrying out and updating the plan, implementing the plan and reviewing projects and changes in the context of the plan under the supervision of a Comprehensive Plan Committee.

- Design Review Procedures sets forth a process for review of the design of projects under a Design Review Board, describes goals and objectives, project review criteria, composition of the Board, and administrative procedures. It describes coordination of the review process with the existing University administrative procedures in order to ensure that the recommendations of the Comprehensive Campus Master Plan are carried out faithfully.

6.2 CONTINUING ADMINISTRATION OF THE COMPREHENSIVE CAMPUS MASTER PLAN

The following are structures and procedures for the continuing administration and maintenance of the Comprehensive Campus Master Plan, which have proven to be successful at other institutions. They are intended to guide the development of similar statements which respond specifically to the context of the standing policies and organizational structure of Auburn University.

6.2.1 The Comprehensive Plan Committee

The University will establish a Comprehensive Plan Committee as either a freestanding body or a subgroup of an existing University body vested with the authority to review and advise on facilities and property planning and site development activities. The Comprehensive Plan Committee should, in any event, directly report to the Office of the Provost or Executive Vice President whichever is strategically advantageous within the institution’s organizational structure. The Committee (or subcommittee, as the case may be) should consist of senior representatives from the University’s administrative, facilities, development and student life bodies, and may call for representation from the Auburn community. The fundamental charge of the Committee will be to oversee the continuing administration, maintenance and implementation of the Comprehensive Plan.

The Committee and the Board shall review all development, including landscape and site projects, for compliance with the provisions and guidelines of the master plan on the main campus and the contiguous agricultural land. Planning issues associated with development projects on detached University land holdings such as North Auburn as well as Alabama Agriculture Experiment Station sites will also be subject to review by the Committee on a case-by-case basis as determined by the Office of University Planning.

6.2.2 Comprehensive Campus Master Plan Review and Updates

The Comprehensive Plan Committee will periodically review the status of land and facilities program development on the campus. The administrative support for such review will be through the Office of University Planning. The charge will be to identify trends or the need to change use patterns, density, program affinities or relationships to open space, circulation and utility patterns that might affect the land use plan, and to determine whether such circumstances should be corrected to maintain the integrity of the land use plan or cause the plan to be altered or amended to reflect valid needs.

The Comprehensive Plan Committee will undertake an annual review of the schedule of capital improvements to ensure that the capital improvements are consistent with the land use, density and development factors as described in the Comprehensive Plan and district plans, and that such improvements are acknowledged in the periodic review of the Comprehensive Plan. The administrative support for such review will be through the Office of University Planning.

The Comprehensive Plan Committee, acting as a whole or through a designated subcommittee, will overview facilities space planning, space needs analysis, and campus-wide space allocation. This function will be coordinated with other functions of the Committee to ensure that there is a rigorous connection between space allocation, facilities location, and land use/density patterns. Technical coordination among administrative units will be provided by staff assigned to the Committee or subcommittee.

The Comprehensive Plan Committee will assess the siting of proposed projects by comparing them with the land uses, densities and open space provisions of the Comprehensive Plan.
Plan, verifying the appropriateness of their location and consistency with land use and density provisions. It will be important to coordinate with the Design Review Board if issues of location, siting and design need to be addressed jointly to achieve better solutions or avoid potential mistakes.

The Comprehensive Plan Committee may direct staff and/or consultants to assess proposed projects in a comprehensive manner that takes into account the suitability of the site and the cumulative consequences of development in regards to on-campus and off-campus development constraints, conflicts or limits vis-à-vis traffic, infrastructure and drainage. Site suitability will address topography, soils conditions, drainage, utilities and infrastructure, vehicular and service access, and program affinities.

The Comprehensive Plan Committee will consider land management measures necessary to guide the careful use of the University’s existing land resources and infrastructure.

The Comprehensive Plan Committee will coordinate the Comprehensive Plan with plans and studies for acquisition, disposition and leasing of property within and contiguous to the campus. Such coordination will include:

- An assessment of how such acquisitions, dispositions or leases affect or are affected by the Comprehensive Plan with respect to land use, density, open space, traffic, utilities, and other factors bearing on the resources, quality and organization of the campus.

- An assessment of whether such measures may cause the Comprehensive Plan to be altered or amended.

- The application, in the case of leases and subleases of campus land to non-University entities, of land use, density, open space and circulation provisions, design guidelines and design procedures set forth in the Comprehensive Plan. When the University is considering the lease or use of campus land by non-University entities, a district plan for the area, including the prospective lease area will be prepared, if it does not exist at the time, to ensure that appropriate use density, development and design guidelines will be applied to the lease area.

6.2.3 Periodic Plan Updates and Sub-Studies

The Comprehensive Plan Campus Master Plan may be periodically updated or revisited to reflect internal and external changes that occur in the life of a dynamic institution such as Auburn. The Auburn University Board of Trustees has ultimate authority for plan adoption. The cause for a change in the plan may be initiated by the University's Board of Trustees or by request of the University’s administration to the Board to adopt a change.

Because the total land area of the campus is extensive and is differentiated in its environments, more detailed area plans may be necessary from time to time to provide a basis for facilities accommodation and campus improvements appropriate to the particular circumstances of each area. The determination of priorities for district or subdistrict planning will be based on considerations, including:

- Identification of areas of the campus subject to imminent or substantial changes such as major facilities expansion or alteration, new program initiatives or circulation/infrastructure improvements.

- Identification of areas where land use, density, open space, circulation and civic design factors may have an impact on (or be impacted by) impending external factors such as public infrastructure projects, on-campus real estate initiatives or adjacent neighborhood land use changes.

- Identification of areas where it is deemed suitable or necessary to make area-wide site improvements such as streets, streetscapes, connecting or redefining open spaces, etc.

- Identification of areas for which a district or subdistrict plan does not exist or is more than ten years old. This provision applies in particular where a singular project is contemplated, but lacks a contextual framework or guidelines for development due to the lack of a district or subdistrict plan.

6.3 PROJECT DESIGN REVIEW BOARD AND DESIGN REVIEW PROCEDURES

6.3.1 Goals and Objectives

In order to ensure project development to the highest design standards, the design review process will be enhanced under the auspices of a Design Review Board. The charge to the Design Review Board is to review project design on behalf of the University and in accordance with the Design Guidelines and Principles described in the Comprehensive Plan.

The Design Review Board's review responsibility is the "civic" mission of a project, not its “private” or functional one. This includes review of the project in light of the Comprehensive Campus Master Plan, with emphasis on the quality of public open space and landscape, on architectural form and exterior appearance, on the design of primary interior public spaces, and the relationship and contribution of the project to its immediate surroundings and to the larger campus context.
6.3.2 Project Review Criteria

A review is triggered by any new architectural and/or site development project or any project that affects or changes the public spaces of the University or a building appearance through replacement, repair or restoration. All major landscape projects and building projects will be reviewed. Smaller projects will also be considered for review, although an abbreviated administrative process may be employed. In some cases, these projects may create opportunities to initiate a transformation in the design character of the campus, and should always be evaluated for that potential. The primary criterion that triggers review by the Design Review Board is whether the project affects or changes the indoor and outdoor public spaces and skyline of the University, including building lobbies.

6.3.3 Design Review Board

The Design Review Board will be appointed by the President and will be made up of members of the University community and select design professionals who have a demonstrated interest and sensibility to the coherent development of the campus and quality of campus design.

It is recommended that the Design Review Board include a President’s representative, Dean of the College of Architecture, Design and Construction (or representative), and a representative each from the academic community and the Comprehensive Campus Master Plan Committee. There should also be two outside professionals on the Board and a representative of the Facilities Division. Consideration needs to be given to filling one of the outside professional positions with a nationally or regionally recognized architect, landscape architect or planner with a strong background in campus planning and design. Design professionals should be precluded from working for the University at a project level during their term on the Board.

Appointed members will have staggered terms of three years to ensure incremental turnover. To ensure the participation of the whole Board, membership will be linked to reasonable attendance at meetings. The President will appoint as Chair a person of judgment, diplomacy and conviction as these qualities relate to the larger interests of the University as a whole.

The Design Review Board is primarily a review body, not an action body. Its role is as an advisor to the President’s office concerning the direction of ongoing campus projects. The Board may also have secondary, more proactive roles, including making recommendations regarding the need for revisions and refinements of Design Guidelines.

At least once a year, the Design Review Board should facilitate a walking tour of the campus, tendering invitations to the President and others, for the purpose of observing progress and change in campus design character.

6.3.4 Design Review Procedures

The Design Review Board will have formal bimonthly meetings with set procedures and an agenda determined by the Chair and the Facilities Division representative (if other than the Chair). Additional meetings should be scheduled as demanded by project volume and schedule. Projects will be presented to the Design Review Board by the participating Users Committee and the project design team, which might include architects, landscape architects, engineers or other professional consultants. After every project review, clear instructions to the project design team will be provided for review to the President’s office. Subsequently, those instructions will be conveyed to the Project Committee and its consultants in writing in a timely manner through the Office of University Planning. The sequence of actions/reviews will include, but not be limited to, the following:

1. Make available to each design team a complete copy of the Comprehensive Campus Master Plan, including relevant design principles and guidelines.
2. Make available to each design team a complete copy of the Image and Character of Auburn University.
3. Require an initial meeting with the architect or designer to clarify the University’s intent.
4. Require formal intermediate and final reviews of the schematic design phase.
5. Require a review near the end of the design phase and, if there are significant changes, there should be equivalent reviews for construction documents.
6. Conduct a post-construction project assessment.

A determination may be made at the outset of the review process that fewer or more review steps may be undertaken if the scale or impact of the project so dictates.
6.4 ADMINISTRATIVE INTEGRATION OF DESIGN REVIEW

The success of the Design Review Board and the design review process is predicated on the careful integration of the Design Review Board into the existing University administration, especially as it relates to campus development and project initiation. The entire development process involves many different individuals and departments whose contributions will be more significant with clear delineation of appropriate roles, responsibilities and interrelationships. It is expected that the University will define the specific roles and relationships of the following parties in the administration of the design review process:

- Design Review Board
- Facilities Division
- Users Committee
- Architect Selection Committees
- Project Design Consultants
- The Comprehensive Plan Committee
- The University at large, including the Board of Trustees

6.5 RELATIONSHIP OF THE COMPREHENSIVE CAMPUS MASTER PLAN TO PROJECT PROGRAMMING, PLANNING, DESIGN AND IMPLEMENTATION

The process is conceived to integrate academic, fiscal and physical planning as a comprehensive means of making sound decisions on the development of campus facilities and improvements. The Comprehensive Campus Master Plan is a contributing resource to University-wide planning, programming and design processes. In summary, the relationship to such processes is as follows:

- For Space and Facility Management, which is the University project needs assessment phase, the plan provides a framework for assessing space and facility needs in a comprehensive sense. Plan elements defining land use, development capacity and organization of the campus can, for example, influence the determination of priorities and sequencing in the identification of needs. The Comprehensive Plan Committee may be a suitable arbiter in discussions about project needs and general space needs.

- For Conceptual Feasibility, which is primarily the project planning phase, the plan provides data and contextual information that contribute to objective analysis of locational and impact factors to be considered in determining conceptual feasibility. Such factors include land use suitability and compatibility with other uses, program capacity and density, access characteristics, utility characteristics, and other locational circumstances particular to given areas of the campus. The Comprehensive Plan Committee should monitor projects at the conceptual feasibility level.

- For Project Feasibility, which is typically the design phase, the plan provides information with respect to specific site factors such as building placement, massing, service access, pedestrian and open relationships, and other particular circumstances that bear on site planning and design alternatives undertaken to determine project feasibility. Design guidelines similarly inform the investigation of site and design alternatives. Early dialog with the Design Review Board may be useful in strengthening the feasibility assessment of projects likely to have a significant impact on (or contribution to) the campus as a whole. Such review may also define the “civic domain” to be encompassed in the project, which will bear on its feasibility.

- For Project Implementation, the Design Guidelines set forth in the Comprehensive Campus Master Plan provide practical guidance as to the form, massing and site relationships to be incorporated in the specific design of the project. The formal procedure of review by the Design Review Board applies both the monitoring process and the requisite dialog to ensure design quality and civic contribution to the campus environment through the project implementation phase.
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Don Seay, Director of Land and Facilities, AAES
Terry Windle, Senior Associate Athletic Director, Dept. of Intercollegiate Athletics

OTHERS
One-hundred Eighty-six students, faculty, staff, alumni and townspeople who participated in work sessions and provided valuable contributions to the development of the plan.

CONSULTANT TEAM
Sasaki Associates
M. Perry Chapman, Principal-in-Charge
Gregory Havens, Project Manager
Christine Teike, Project Designer
Stephen Kun, CAD Manager
Mel Stefanides, Graphic Designer
Kris Waldman, Graphic Designer
Andy McClurg, Transportation Planner

The Facility Group
Bud Mattingly
Robert Bavier