Northern. Naturally.

Update of the
CAMPUS MASTER PLAN

Board of Trustees Briefing

September 28, 2007

JJR

Northern Michigan University

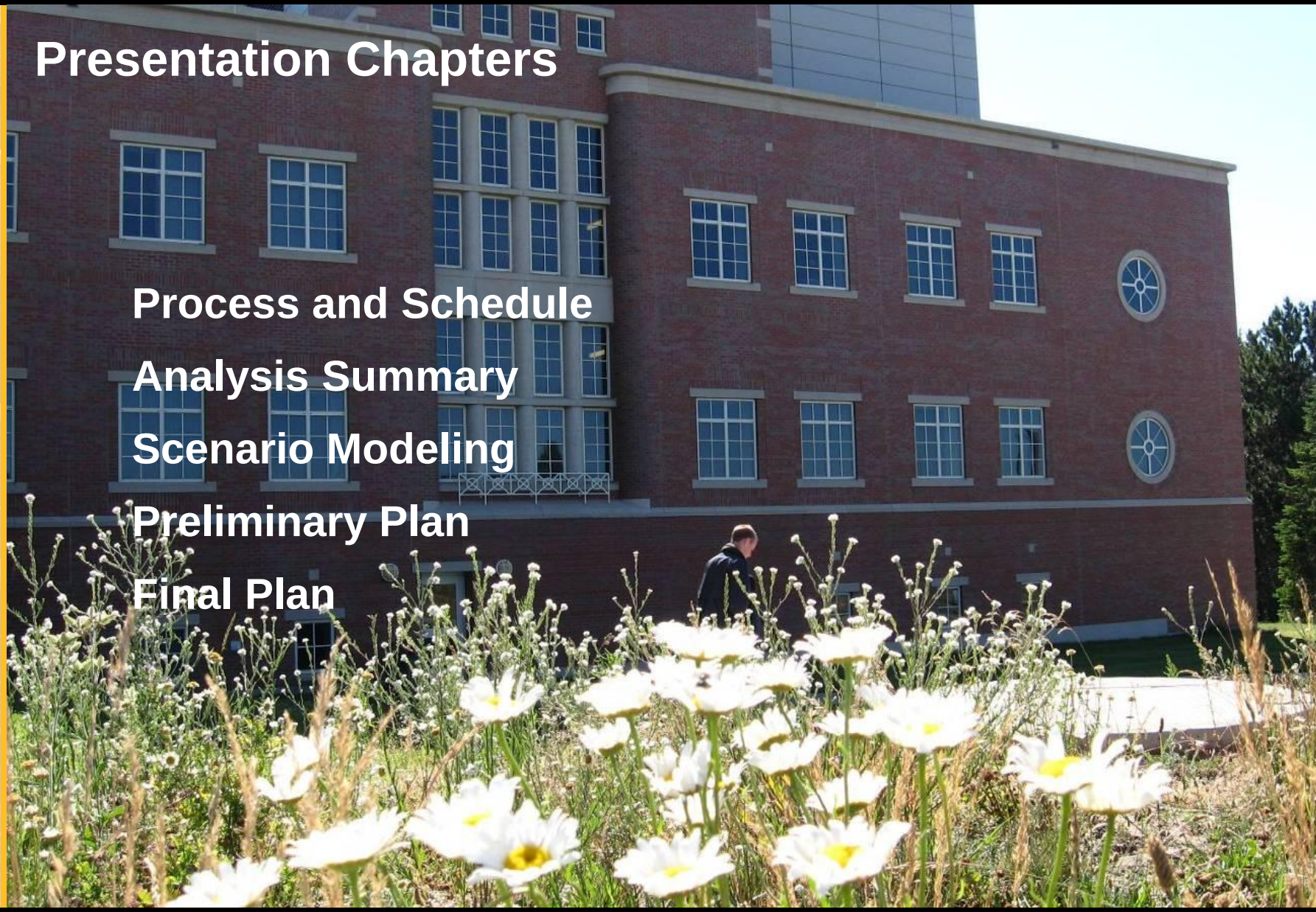
Northern. Naturally.

What is a Master Plan?

- Tool for Coordinating Long-Term Change
- Flexible Framework for Campus Development
- Mechanism for Realizing the Strategic and Academic Vision
- Opportunity Based
- Interactive and Engaging

Northern. Naturally.

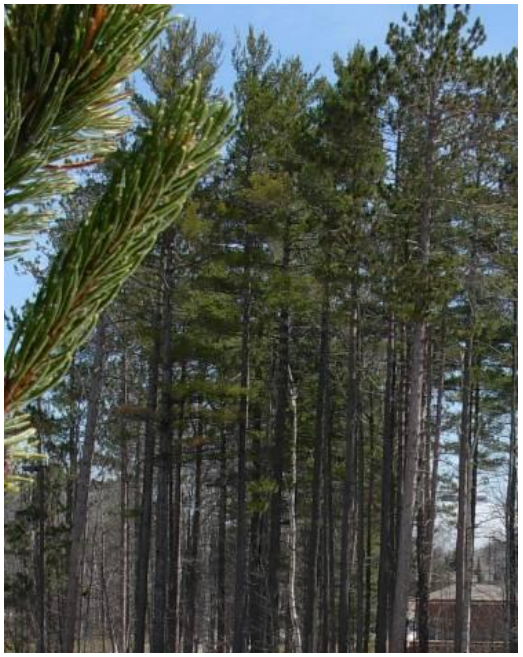
Presentation Chapters



- Process and Schedule
- Analysis Summary
- Scenario Modeling
- Preliminary Plan
- Final Plan

Process and Schedule

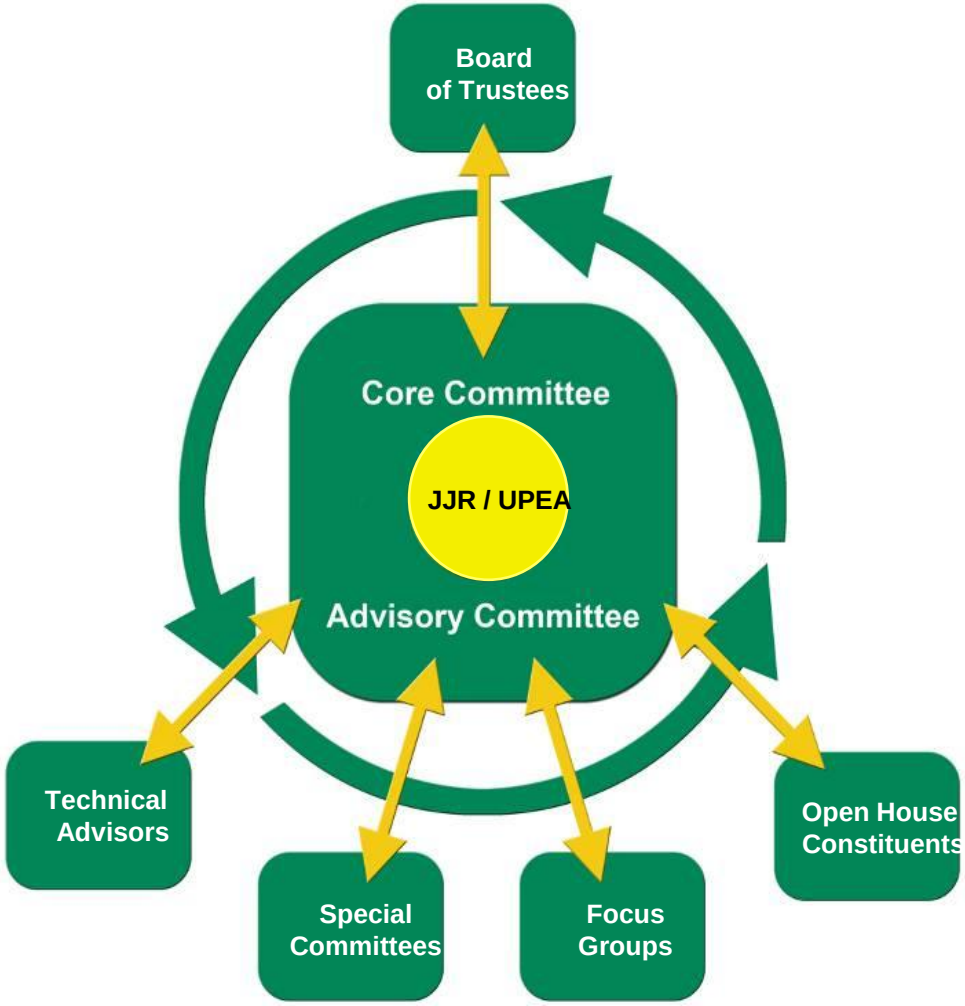
Northern. Naturally.



Northern Michigan University

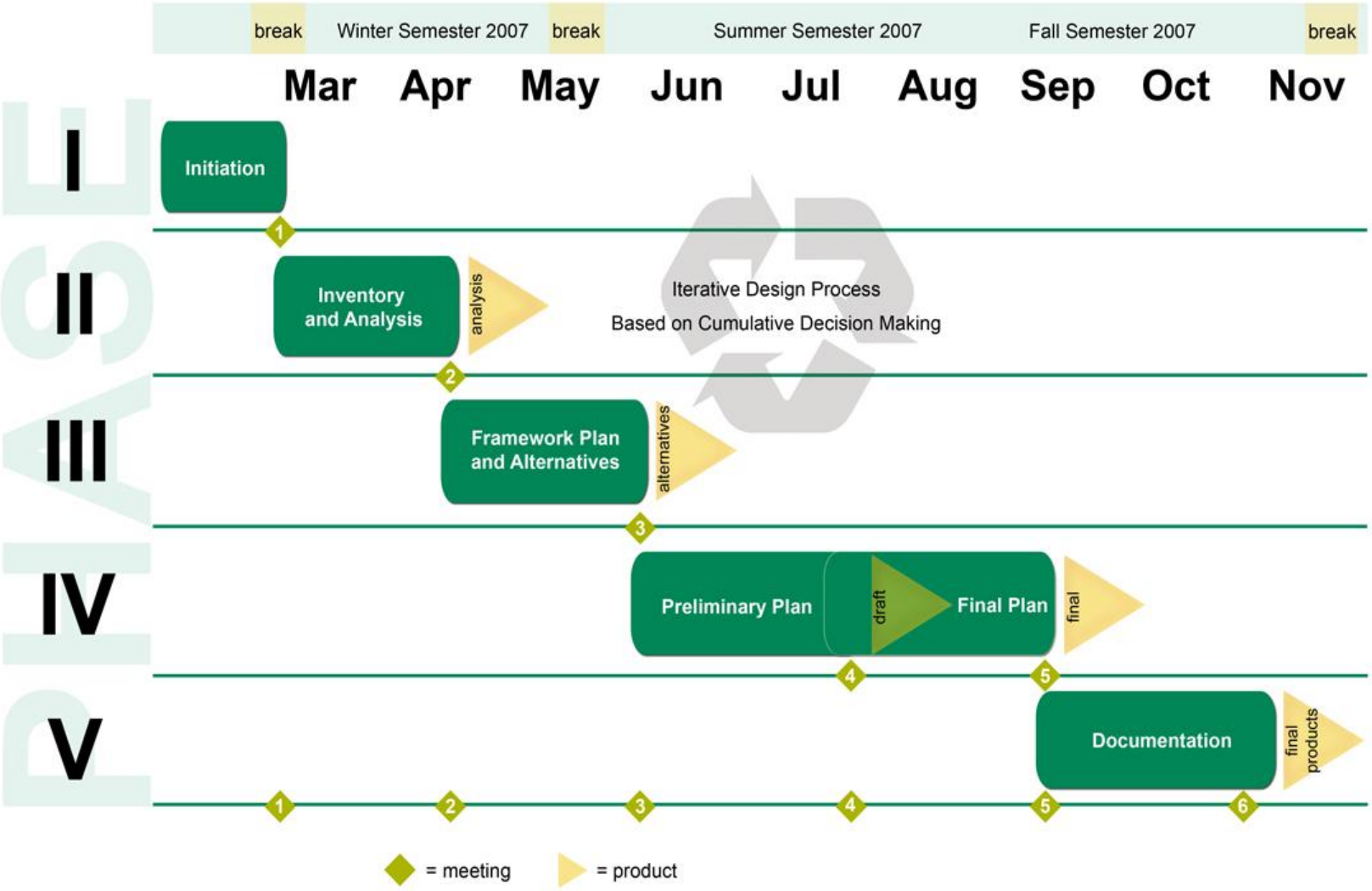
Northern. Naturally.

Master Planning Model: Consensus Building



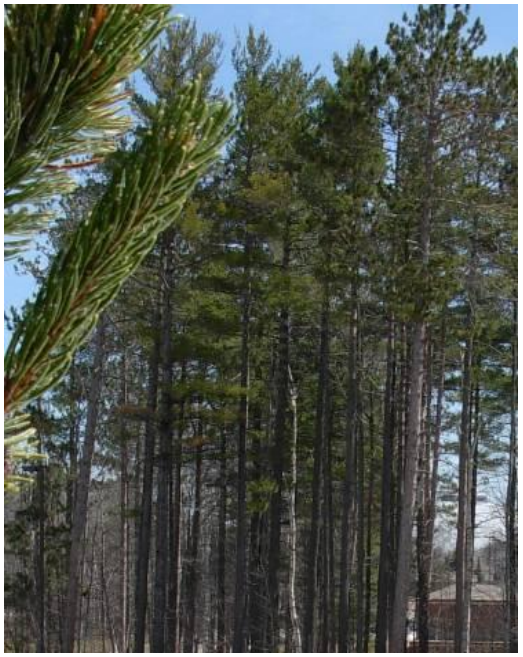
Northern. Naturally.

Approach and Schedule



Master Plan Principles

Northern. Naturally.



Northern Michigan University

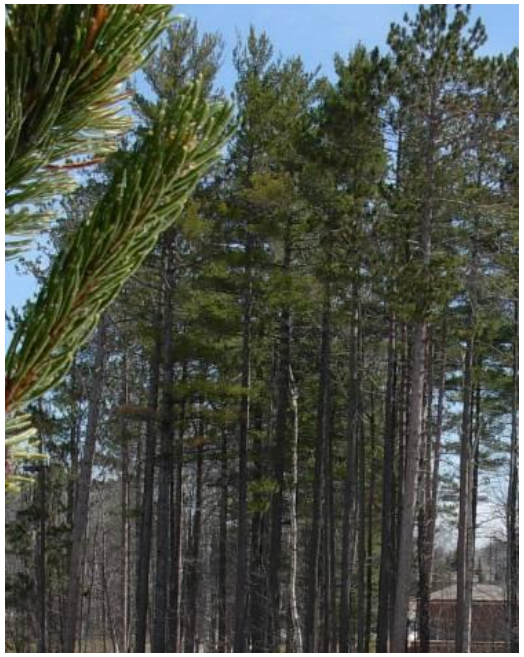
Northern. Naturally.

Principle Driven Planning

1. Assess the campus' infill capacity and ideal organization
2. Reinforce the campus' unique lakefront environment
3. Provide a high quality image and identity for the institution
4. Improve the physical environment for students
5. Develop partnership opportunities
6. Establish a flexible planning framework

Analysis Summary

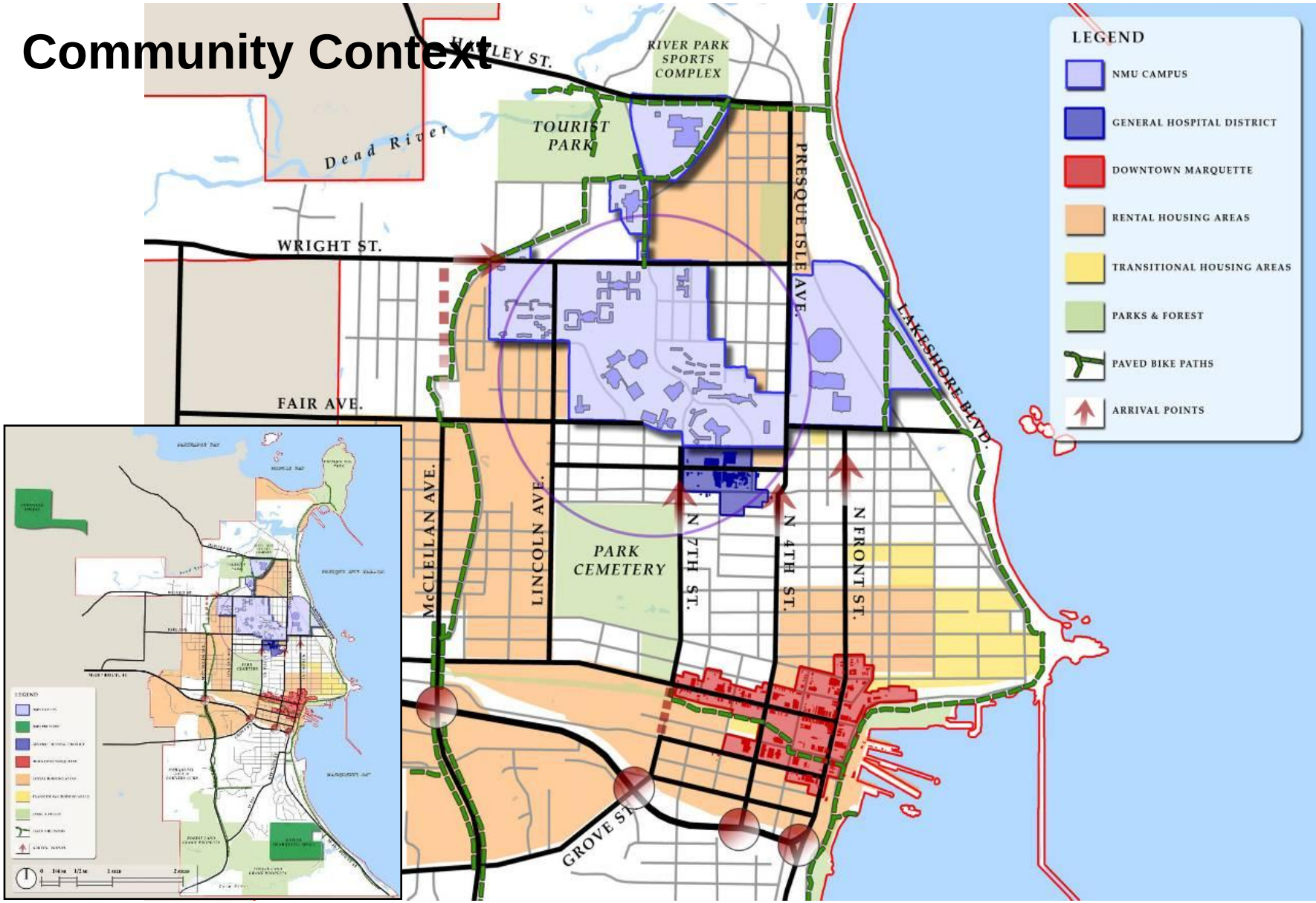
Northern. Naturally.



Northern Michigan University

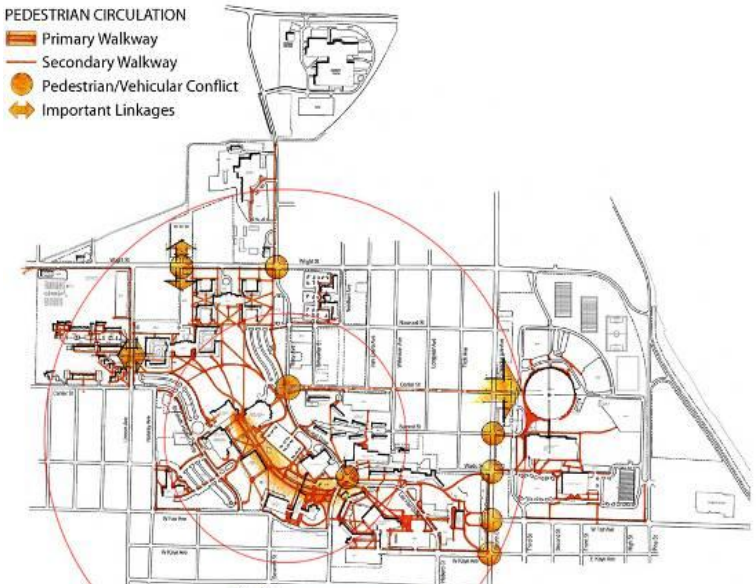
Northern. Naturally.

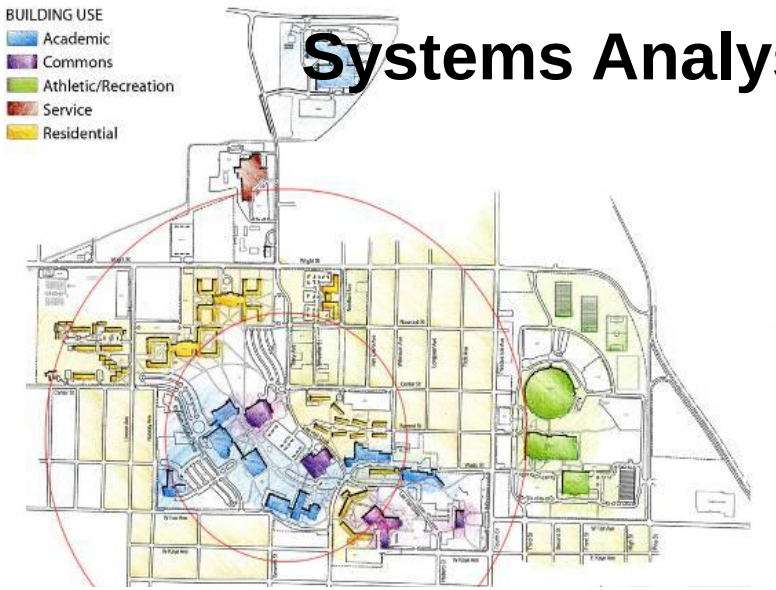
Community Context

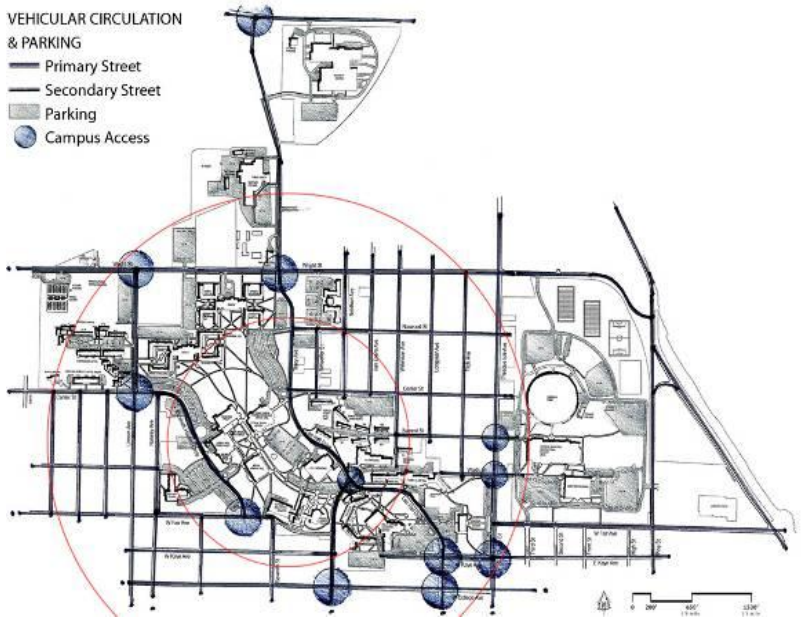


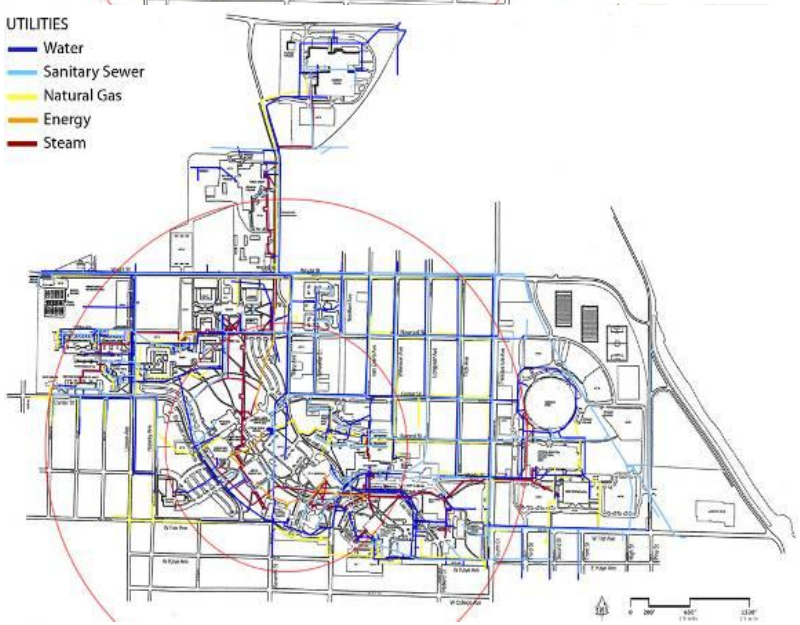
Northern. Naturally.

Systems Analysi



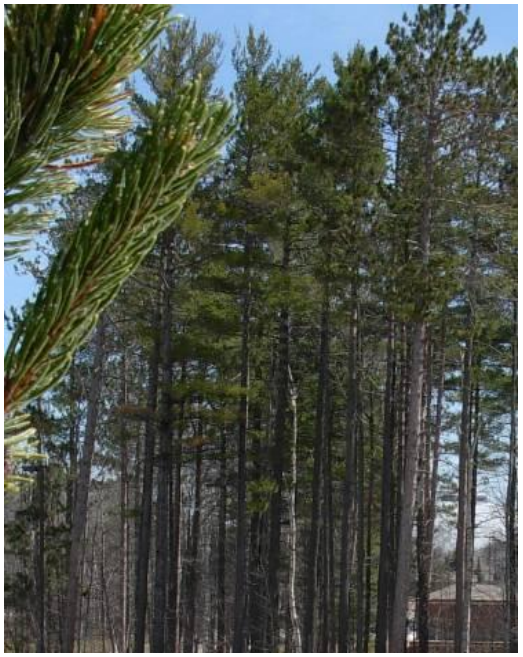






Scenario Modeling

Northern. Naturally.

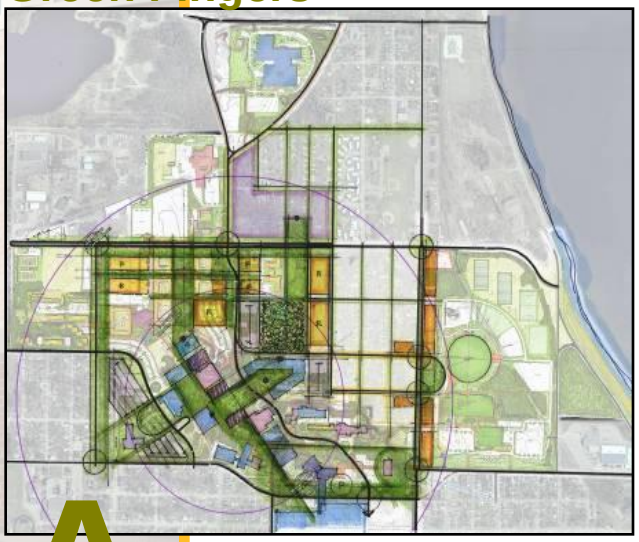


Northern Michigan University

Northern. Naturally.

Evaluating the Alternatives

Green Fingers



A

Consolidation

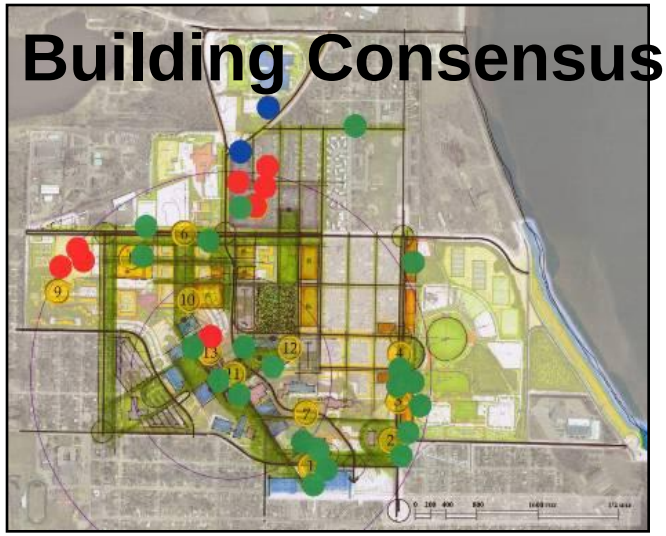
B

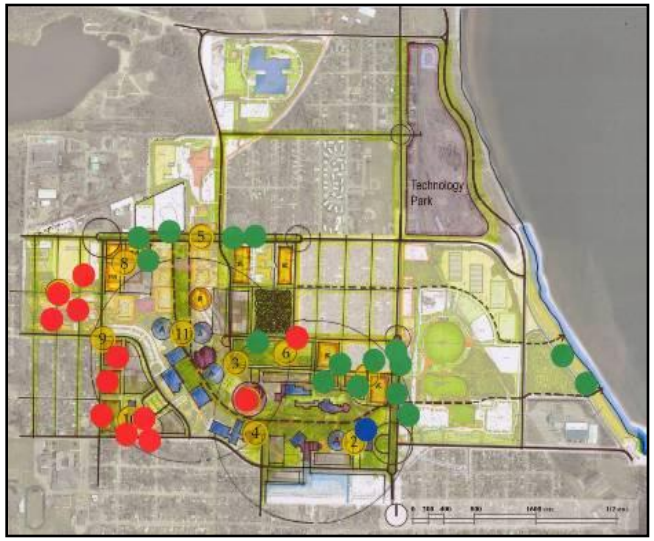
Dual Core

C

Northern. Naturally.

Building Consensus

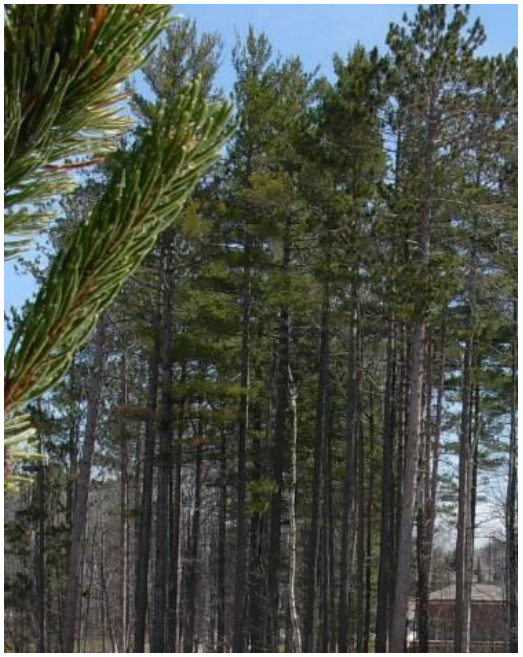




	Master Plan Advisory Committee				Master Plan Core Committee			
	Yes	No	Ex	Comment	Yes	No	Ex	Comment
Campus Core								
Consolidate Academic Core								
Property Acquisition / Disposition								
Relocate Army National Guard								
Relocate Family Housing								
Relocate Recreation								Relocate, reuse of land
Move Technology Park to Campus								City involvement
Acquire Land North to Summit+				Scheme Dependent				
Acquire Land East to Wilkinson								As needed
Acquire Land West to Lincoln								
Facilities								
New Student Center								Mixed use
Expanded LRC as Student Center								
Hedgecock as Student Center								
Remove Cohodas								
Remove Whitman								
Community Interface / Partnerships								
Expand Housing to East								
Mixed-Use Presque Isle Edge								
MGH Expansion into UC								
Additional MGH Expansion								
Circulation								
Remove Seventh (or portions)								
Remove Lee								
Kaye Fair Connection								
Presque Isle Boulevard								
Presque Isle Overhead Link								
Wright Street Boulevard								
Elizabeth Harden as Through Street				Connection				
Parking								
Add Structured Parking (Upper)								Cohodas
Add Structured Parking (Lower)								

Preliminary Plan

Northern. Naturally.

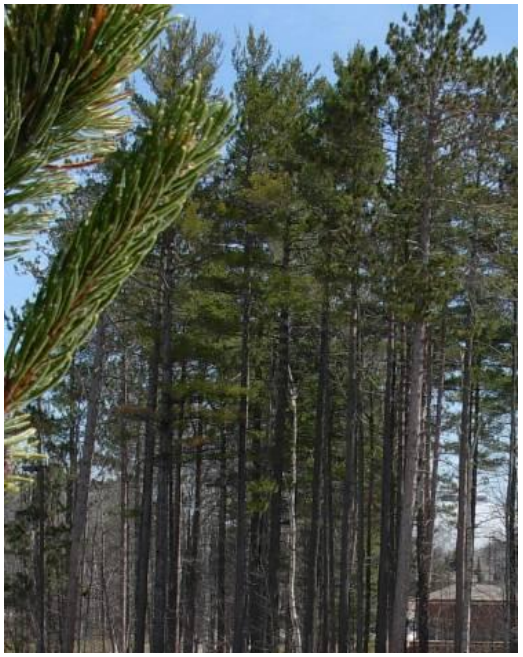


Northern Michigan University

Preliminary Plan

Final Plan

Northern. Naturally.



Northern Michigan University

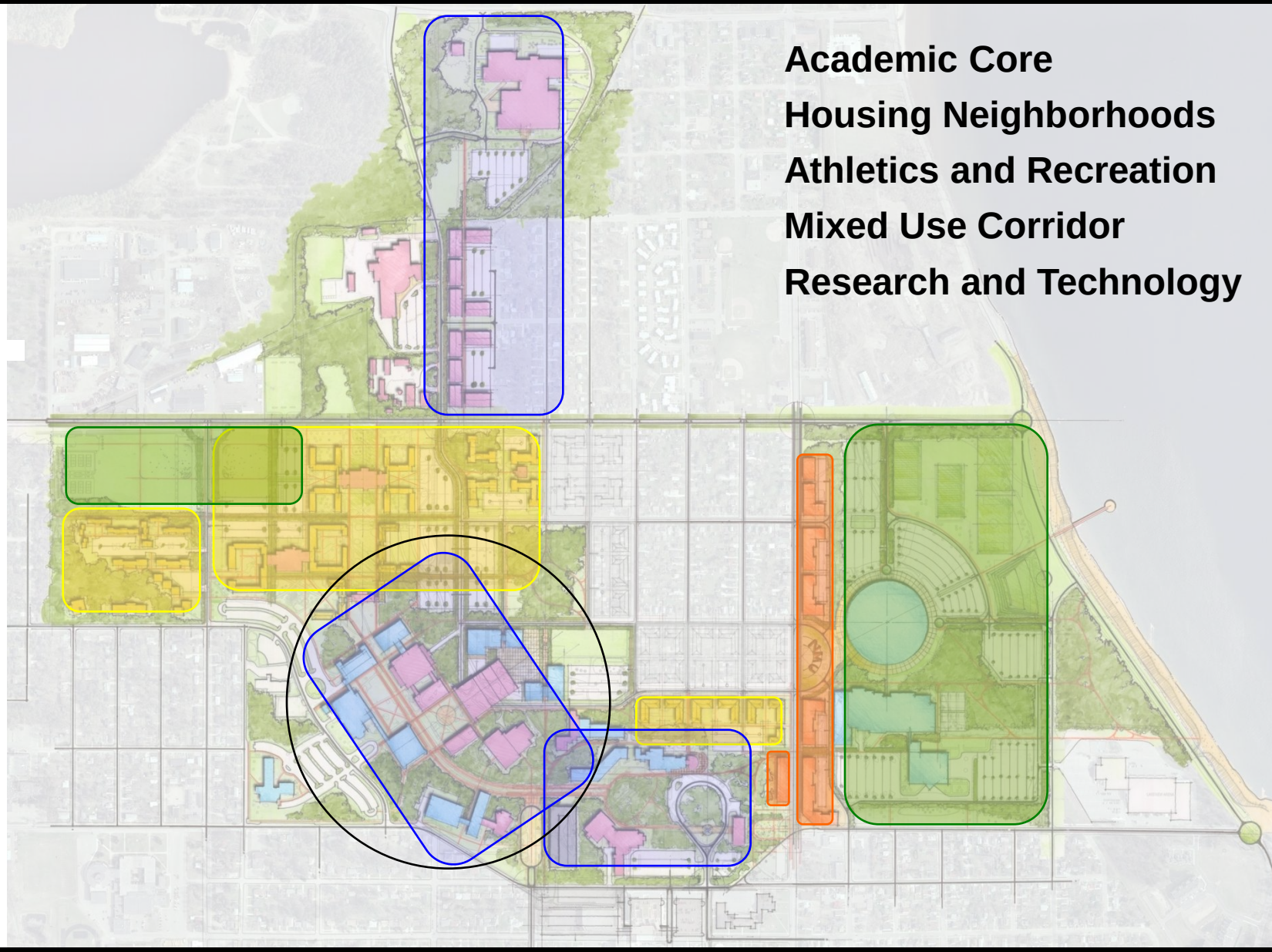
Northern. Naturally.

Specific Master Plan Opportunities

- Establish an Enrollment Trajectory of 10,400 Students
- Improve the Interior Pedestrian Environment
- Consolidate the Campus Core with Strategic Infill
- Connect Upper and Lower Campus
- Enhance the North Campus Housing Neighborhood
- Develop a New East Housing Precinct
- Explore Spatial Partnership Opportunities
- Create a Technology Linkage North of the Academic Core
- Establish Partnerships with Marquette General Hospital
- Introduce Structured Parking and Perimeter Vehicular Circulation
- Develop Mixed-Use Opportunity Zones
- Control and Invigorate the Campus Edges

Organizational Strategy

Northern. Naturally.



Open Space Matrix

Northern. Naturally.

Hierarchy of Spaces

- Canopy Connectivity
- Signature Spaces

Linkages and Edges

Character Zones

Topography

Pedestrian Circulatio

Northern. Naturally.

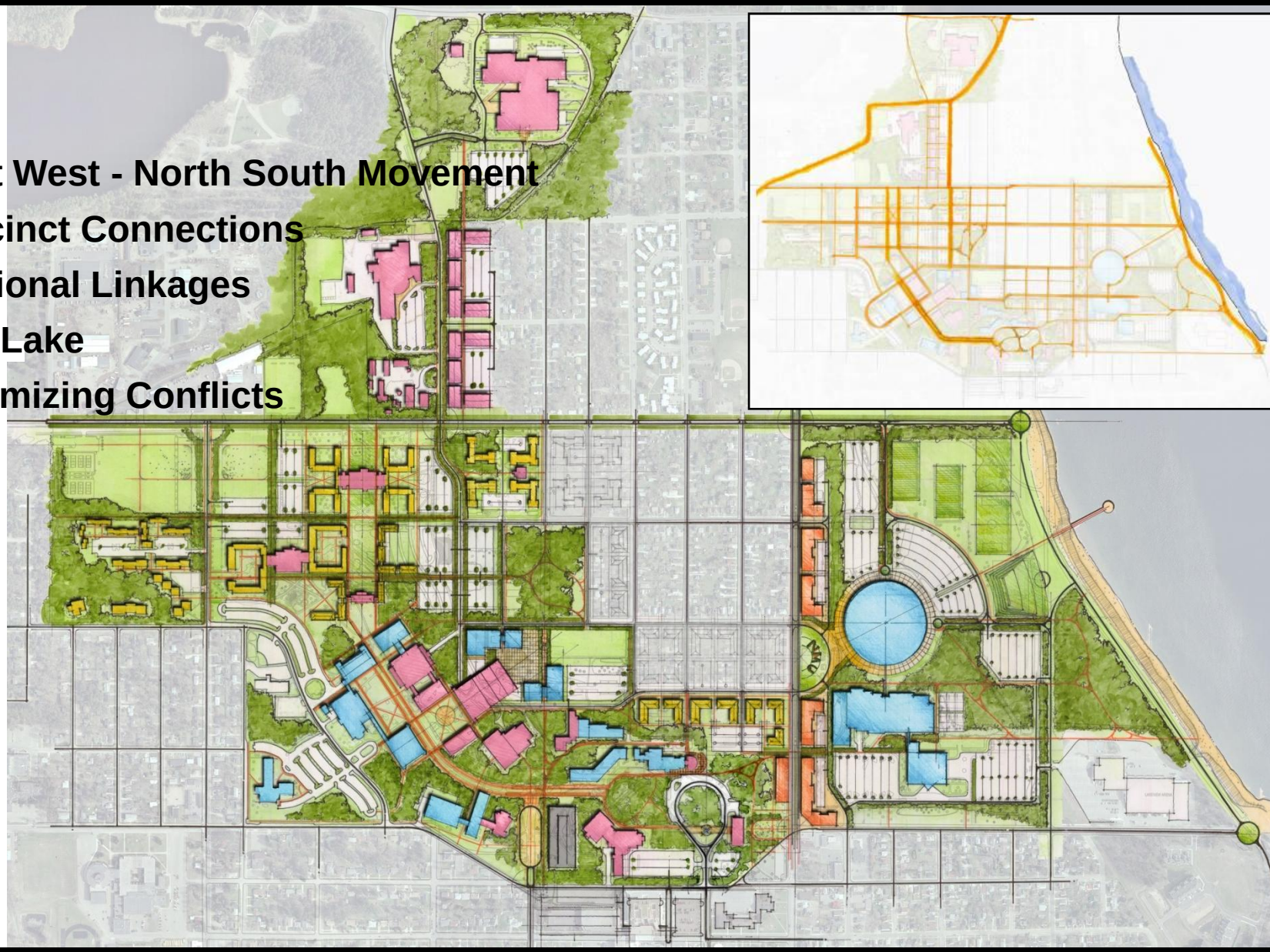
East West - North South Movement

Precinct Connections

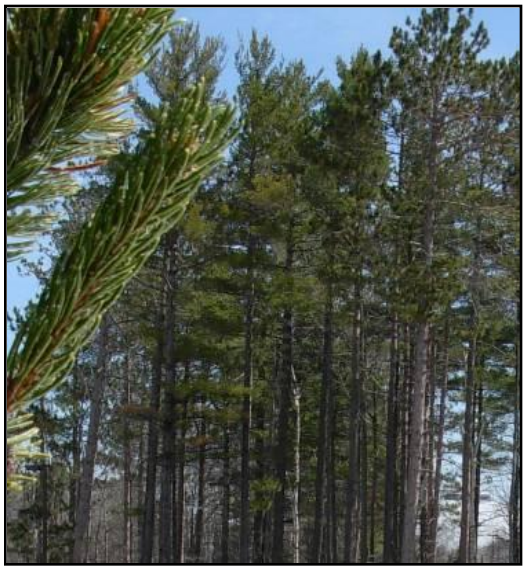
Regional Linkages

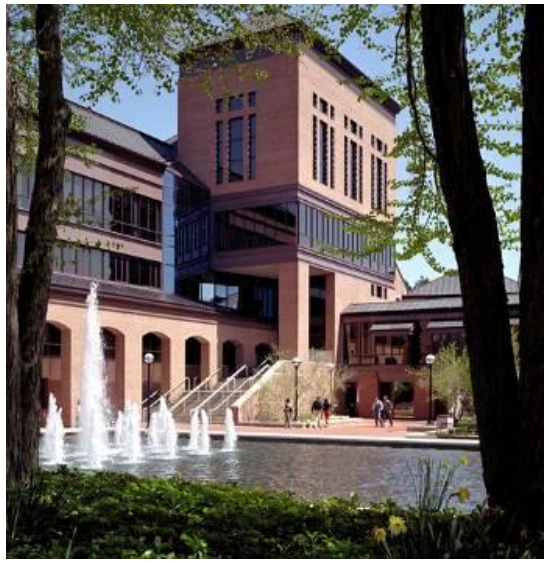
The Lake

Minimizing Conflicts



Open Space Typologies





Northern Michigan University

Vehicular Circulatio

Northern. Naturally.

Pedestrian Core

Front Door / Entry Experience

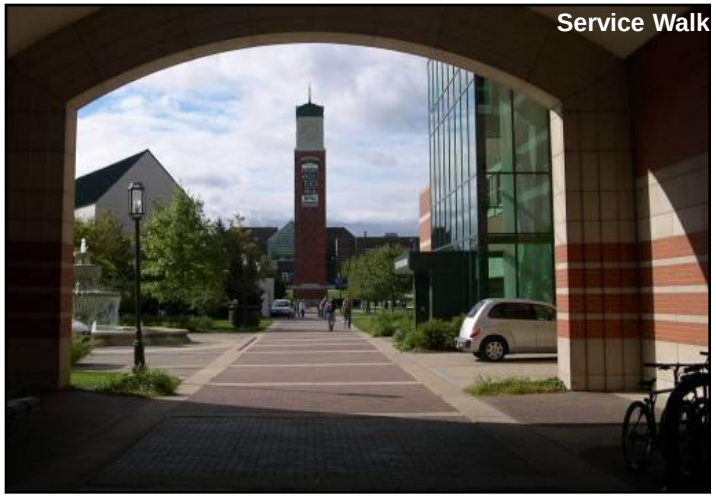
Service and Emergency Access

Accessibility

Wayfinding and Campus Edges

Campus Streets

Northern. Naturally.



University District / Gateways

Northern. Naturally.

Northern. Naturally.

Move People

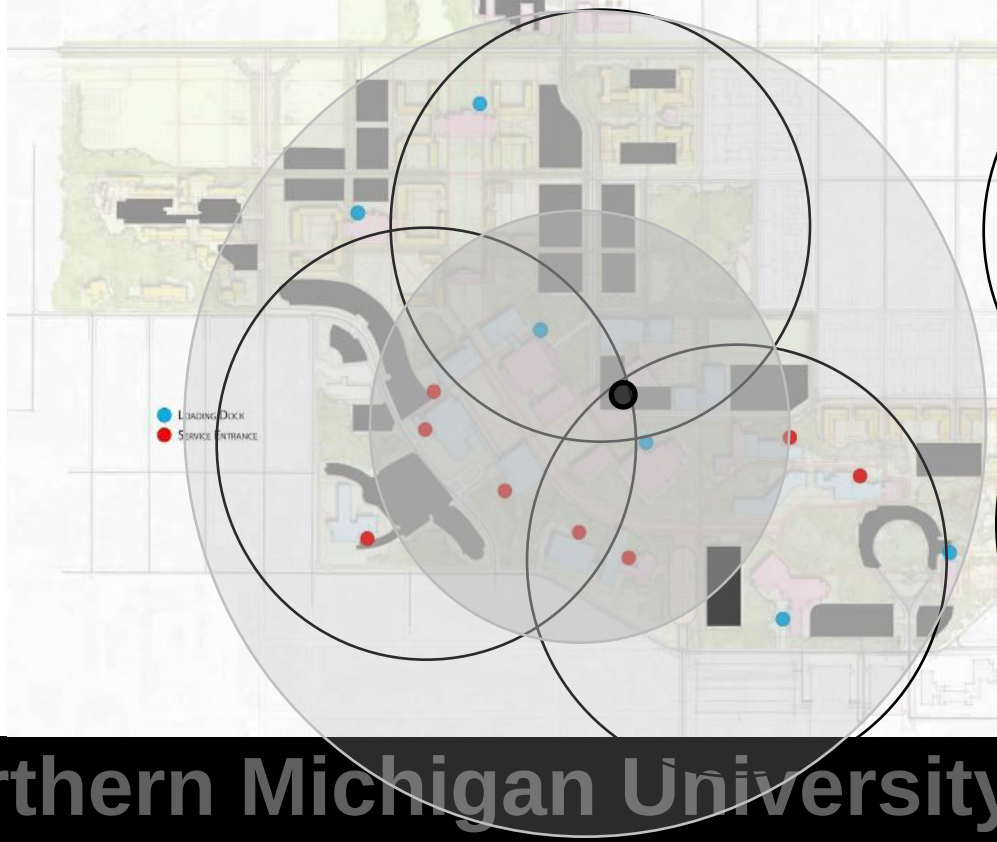
Quantity, Distribution, Type

Balancing Demand and Supply

Surface vs. Structured

5 minute Walking Radius

Service Points



Mixed-Use Parking Structure

Northern. Naturally.

Northern Michigan University

Parking Metrics

Existing

6,895

Entire Campus

Campus-wide Parking Supply :	**6,895 spaces**
NMU Population (students + staff & faculty) **:**	**10,865** (9,689+ 1,1
Existing Parking Ratio	**1.58 to 1**

Campus Core*

*Less Dome, Jacobetti, and Services

Core Parking Supply :	**4,506 spaces**
NMU Population (students + staff & faculty) **:**	**10,865** (9,689+ 1,1
Existing Core Parking Ratio	

Proposed

7,126

Entire Campus

Proposed Parking Supply :	**7,126 spaces**
NMU Population (students + staff & faculty) **:**	**11,662** (10,400+ 1
Proposed Parking Ratio	**1.64 to 1**

Campus Core*

*Less Dome, Jacobetti, and Services

Proposed Core Parking Supply :	**4,609 spaces**
NMU Population (students + staff & faculty) **:**	**11,662** (10,400+ 1
Proposed Core Parking Ratio	**2.53 to 1**

Parking Metrics

Existing

6,895

Entire Campus

Campus-wide Parking Supply : **6,895 spaces**

NMU Population (students + staff & faculty) **:** **10,865** (9,689+ 1,

Existing Parking Ratio **1.58 to 1**

Campus Core*

*Less Dome, Jacobetti, and Services

Core Parking Supply : **4,506 spaces**

NMU Population (students + staff & faculty) **:** **10,865** (9,689+ 1,

Existing Core Parking Ratio

Parking Ratios from Other Institutions:

University of Arizona	4.9 to 1
Carnegie Mellon University	4.2 to 1
Old Dominion University	3.6 to 1
Sam Houston State University	3.0 to 1
National Average*	**2.8 to 1**
Cornell University	2.5 to 1
Syracuse University	2.3 to 1
Oklahoma State University	1.9 to 1
Grand Valley State University	1.8 to 1
Rutgers University	1.7 to 1

**ENO Foundation for Transportation, Inc.*

Proposed

7,126

Entire Campus

Proposed Parking Supply : **7,126 spaces**

NMU Population (students + staff & faculty) **:** **11,662** (10,400+ 1

Proposed Parking Ratio **1.64 to 1**

Campus Core*

*Less Dome, Jacobetti, and Services

Proposed Core Parking Supply : **4,609 spaces**

NMU Population (students + staff & faculty) **:** **11,662** (10,400+ 1

Proposed Core Parking Ratio **2.53 to 1**

Parking Metrics

Northern. Naturally.

	Key	Parking Area	Existing Program	Projected Program	Plan	Projected Future	Legend
Ratio Spaces			1.58 6,875	1.63 0	1.64 7,126	7,155	Increase Decrease
Surface			6,875		6,356		
	1	Reserved Resident (Wert)	106		40		
	2	Reserved Resident (Spooner)	123		60		
	3A	Apartment	20		20		
	3B	Apartment	18		18		
	4	Apartment	57		57		
	5	Apartment	175		175		
	6	Apartment	14		0		
	7	Apartment	106		0		
	8	General Parking	210		160		
	9	Faculty/Staff	25		0		
	10	Apartment	12		0		
	11	Commuter	347		0		
	12	Faculty/Staff	112		0		
	13	Faculty/Staff	163		33		
	14	Resident	100		75		
	15	Faculty/Staff	55		25		
	16	Resident	396		366		
	17	Commuter	345		345		
	17B	Norway Street Faculty Parking	45		45		
	18	Faculty/Staff	72		72		
	19	Heating Plant	5		5		
	20	Freshman/Resident	180		0		
	21	General Parking	297		0		
	22	Service Building	243		243		
	23	Handicap	8		0		
	24	Faculty/Staff	97		97		
	25	Faculty/Staff	30		30		
	26	Commuter	57		57		
	27	Faculty/Staff	21		21		
	28	Faculty/Staff	236		0		
	31	Service Entry	12		12		
	33	Faculty/Staff	23		0		
	35	Faculty/Staff	5		5		
	36	Commuter	248		248		
	37	General Parking - Jacobetti	393		393		
	39	Street Parking - Faculty Only	15		0		
	40	General Parking	32		0		
	41/42	Street Parking - Faculty Only	31		0		
	44	Street Parking - General	35		0		
	46	General Parking	242		0		
	47	Woodland Park	200		100		
	50	General Parking	72		0		
	51	General Parking	78		0		
	52	General Parking	37		0		
	53	General Parking	244		144		
	54	General Parking	80		80		
	55	General Parking	241		241		
	56	General Parking	299		299		
	57	General Parking	67		0		
	58	General Parking	381		381		
	59	General Parking	28		28		
	60	General Parking	298		298		
	61	Handicap	5		5		
	62	Faculty/Staff	125		0		
	64	Health Center	9		0		
		Lot 13 Reconfigure			25		
		Cohodas / Alumni Parking			120		
		Lot 16 (Recreation) Reconfigure			110		
		Lot 24 (Quad I) Reconfigure			143		
		Lot 11 Reconfigure			410		
		Lot 14 Reconfigure			210		
		Student Union Parking			250		
		East of Union (Lot 21 Relocation)			290		
		New Hawking @ Walda/Summit			180		
		New Hawking @ Woodland Park			20		
		Visitor Parking @ 7th			20		
		Lot 53 Reconfigure			40		
		Parking North of Lot 53			360		
Deck			0		770		
		7th Street (3.5 levels at 220/level	0		770		

Northern Michigan University

Building Envelope

Northern. Naturally.

Infill the Core / Strong Center

Create Space vs. Occupy Space

Connect Lower and Upper Terrace

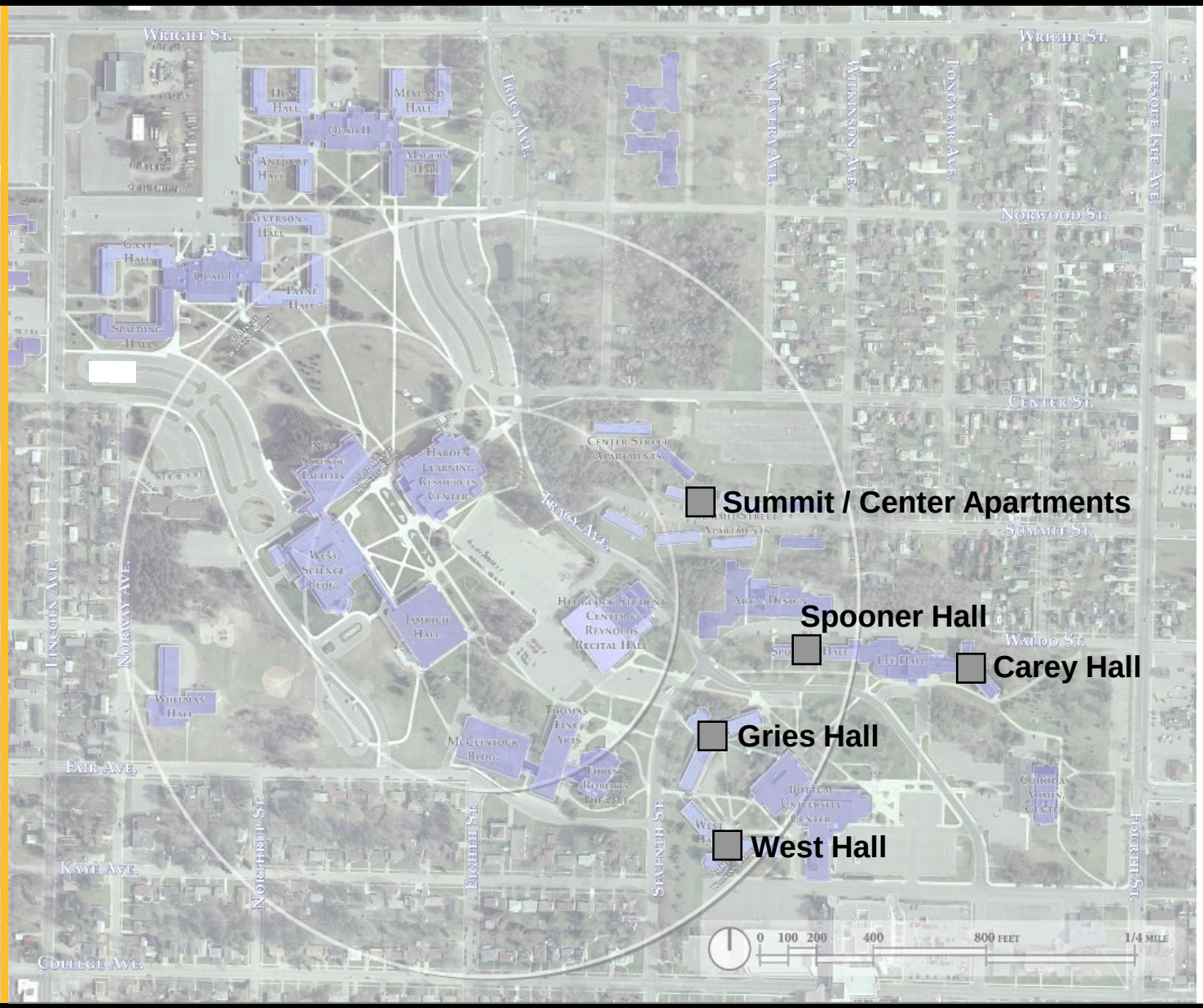
Strengthen North Housing

Develop East Housing

Flexible Spatial Horizon

Building Demolition Candidate

Northern. Naturally.



Northern Michigan University

Gross Square Foot (gsf) Metrics

Northern. Naturally.

Building Opportunities

USE TYPE	BUILDING NAME	BASE GSF	# of FLOORS	Beds	Gross SQ. FT.
ACADEMIC					
Classroom					
	A-2 (North of LRC)	34,000	3		102,000
	A-3 (Lower Campus I)	55,300	3		167,700
	A-4 (Lower Campus II)	55,300	3		167,700
	A-5 (Adjacent to Art & Design)	35,000	3		105,000
					0
					0
					0
					0
					542,400
Special					
	Included in Administration				0
					0
					0
Administration					
					0
					0
					0
Library					
		0			0
		0			0
					0
Services					
		0			0
					0
					0
Student Center					
	S-1 (LRC south)	32,500	3		97,500
	S-2 (Union)	35,000	3		105,000
	S-3 (Adjacent to Hedgecock)	32,500	3		97,500
	S-4 (Alumni facility)	9,000	2.5		22,500
	S-5 (Student Residence Hall "Link" on Mall)	6,500	3		19,500
					342,000
Gymnasium					
	A-1 (Natatorium)	40,500	1		40,500
					0
					40,500
					924,900
HOUSING					
Housing					
GSF/Student: 300	R-1 (3 building south of Quad I)	25,000	3	250	75,000
	R-2 (5 buildings south of Quad II)	38,000	3	380	114,000
	R-3 (2 buildings, Woodland Park II)	37,500	3	225	112,500
GSF/Student: 500	*R-4 (4 buildings, Woodland Park III)	75,000	3	450	225,000
	*R-5 (3 buildings)	57,000	2	228	114,000
	*R-6 (4 buildings, between Summit and Center	50,000	2	200	100,000
	R-7 (2 buildings, south of Summit)	15,000	2	60	30,000
	R-8 (2 buildings, south of Summit)	15,000	2	60	30,000
	R-9 (south of Summit)	22,500	2	90	45,000
	*R-10 (2 buildings, between Summit and Cente	27,500	2	110	55,000
	*R-11 (2 buildings, between Summit and Center	25,000	2	100	50,000
				2,153	950,500
				2,153	950,500 293
SPECIAL					
Special					
	M-1 (Adjacent to Cohodas)	27,300	2		55,800
	*M-2 (2 buildings)	25,000	2		50,000
	M-3	53,000	3		159,000
	M-4	33,000	3		99,000
	M-5 (2 buildings)	56,000	3		168,000
	M-6	39,600	3		118,800
					650,600
					650,600
R/A					
Athletics Facilities					
					0
					0

Gross Square Foot (gsf) Metrics

Existing

Existing GSF:
3,477,827 (approximate)

Building Demolition Candidates: **114,473 gsf**
(Gries, Carey)

Housing Demolition Candidates (603 beds): **207,741 gsf**
(West, Spooner, Center / Summit Apartments)

Demolition Subtotal **322,214 gsf**

Potential Partnership Opportunities: **615,376gsf**
(Dome, Jacobetti, U.C.)

Today: 3,451 beds (36%)
9,689 students

Tomorrow: 3,913 beds (38%)
10,400 students

Proposed

Proposed Academic: **542,500 gsf**

Proposed Special Use: **382,500 gsf**

Proposed Residential gsf (1,065 beds): **520,500 gsf**

Subtotal:
1,445,500 gsf

Proposed Mixed Use: **600,600 gsf**

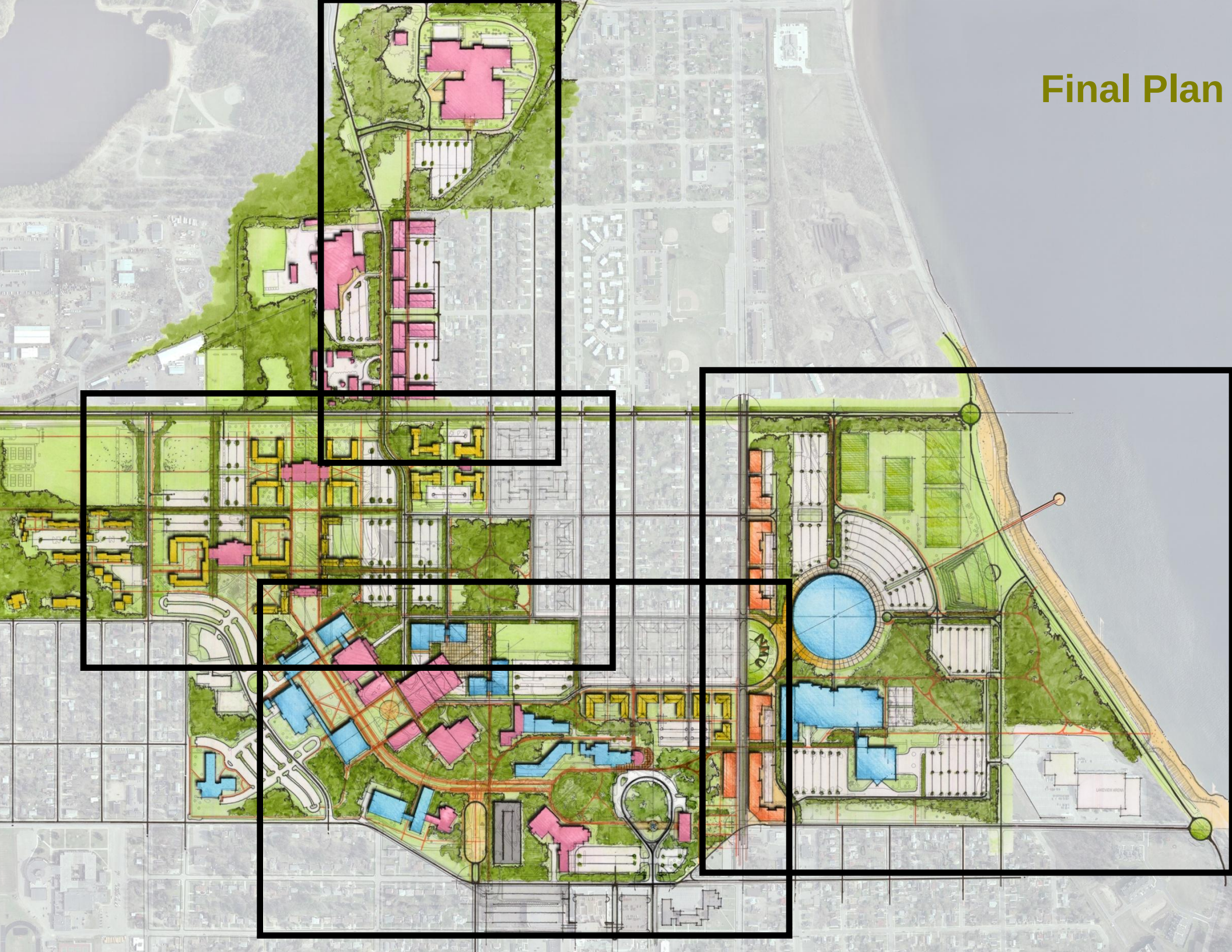
Future Housing Opportunities (1088 beds): **430,000 gsf**

Acquisition Opportunities

Northern. Naturally.

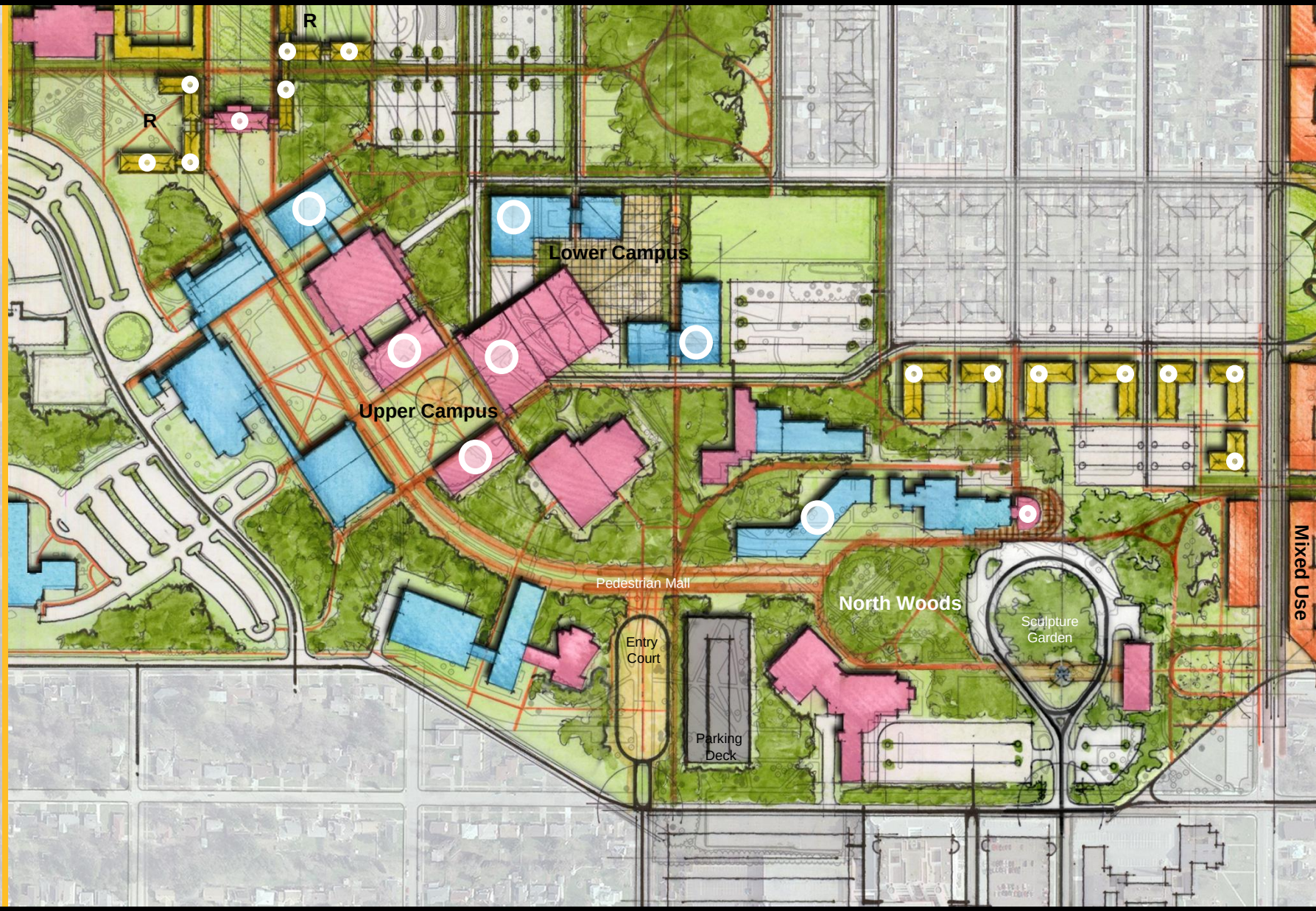
Northern Michigan University

Final Plan



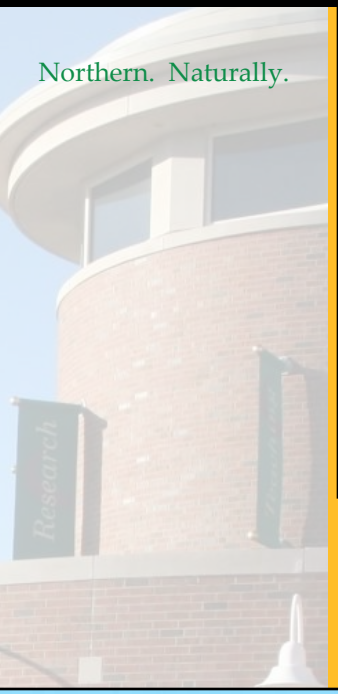
Campus Core

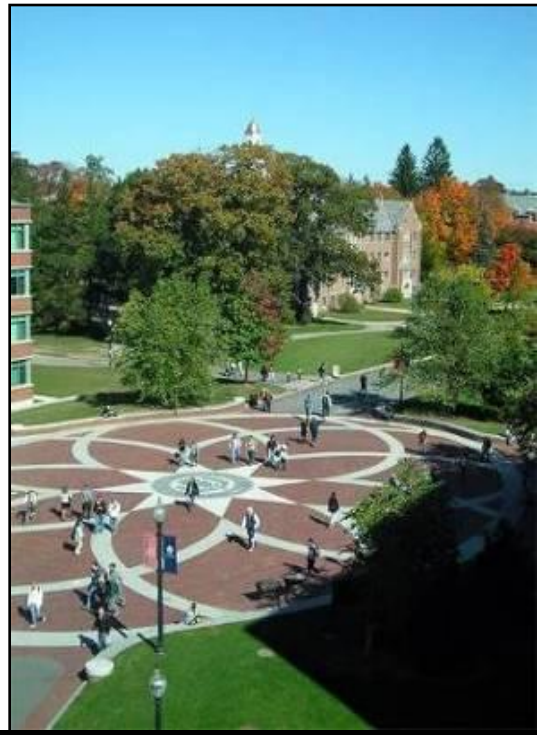
Northern. Naturally.



Northern Michigan University

Visual Listening



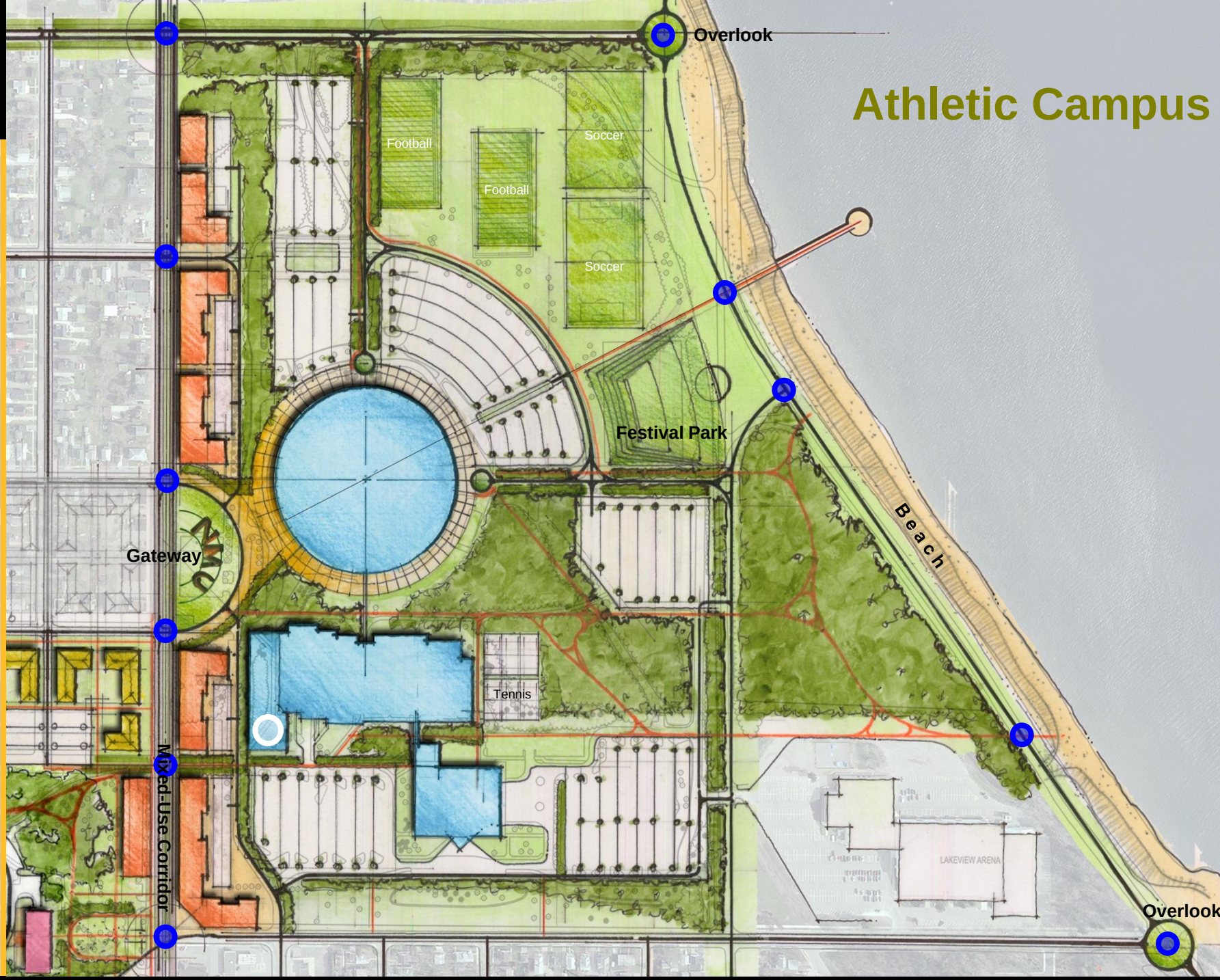


Northern Michigan University

Northern Michigan University

Northern. Naturally.

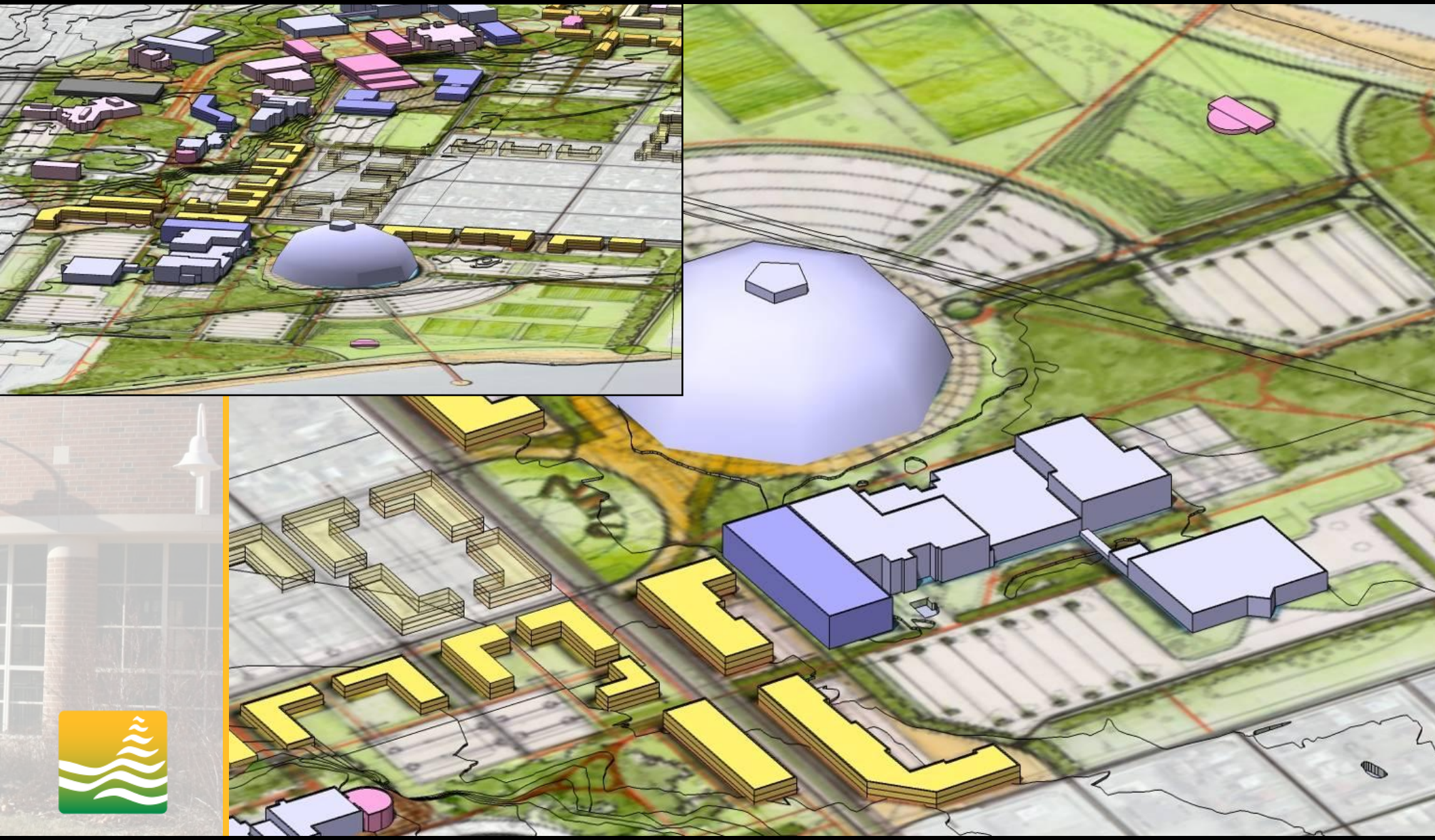
Athletic Campus



Northern Michigan University

Visual Listening

Northern Michigan University



Northern Michigan University

Housing

Northern. Naturally.

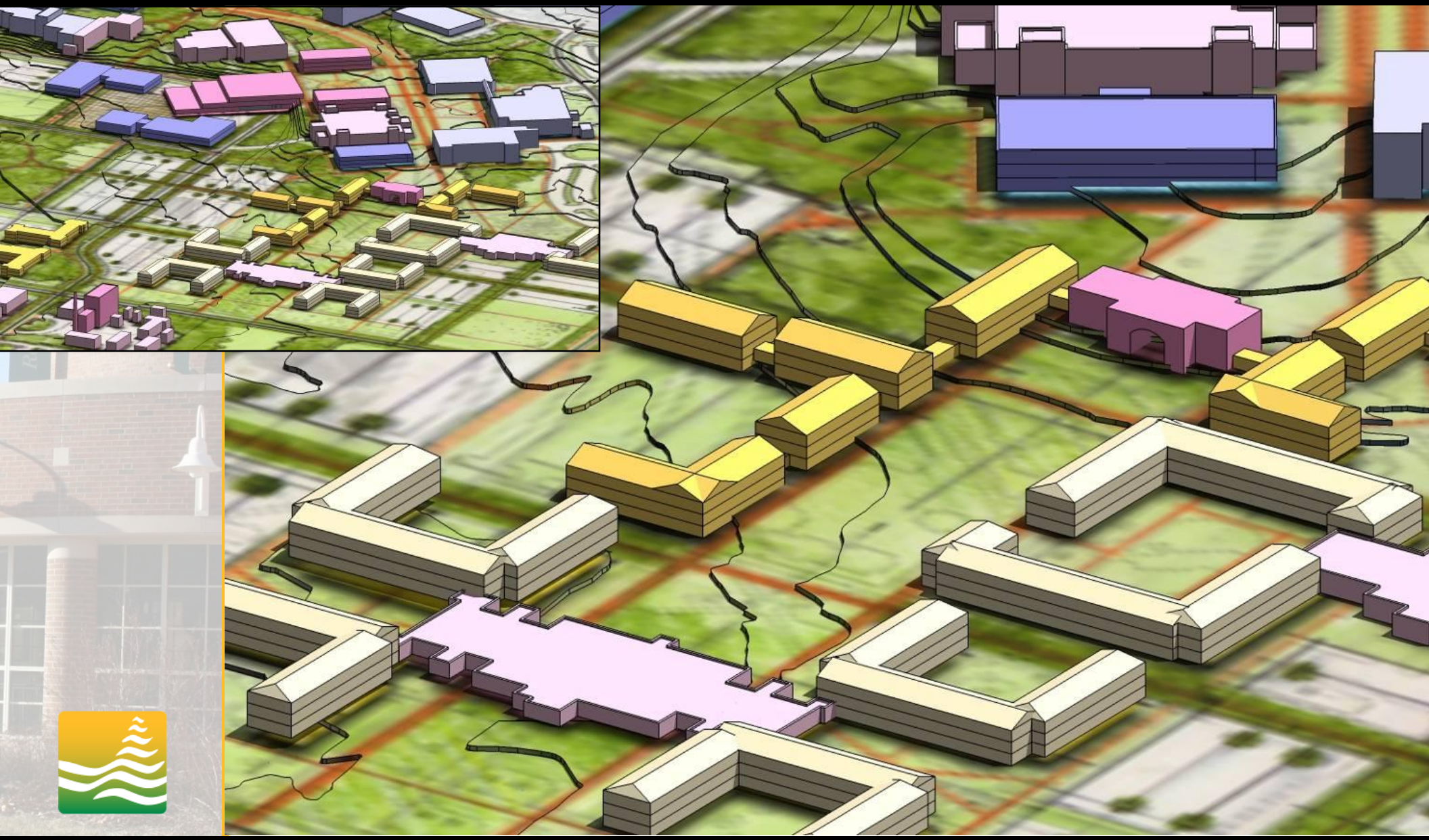
Northern Michigan University

Housing

Northern. Naturally.

Northern Michigan University

Housing



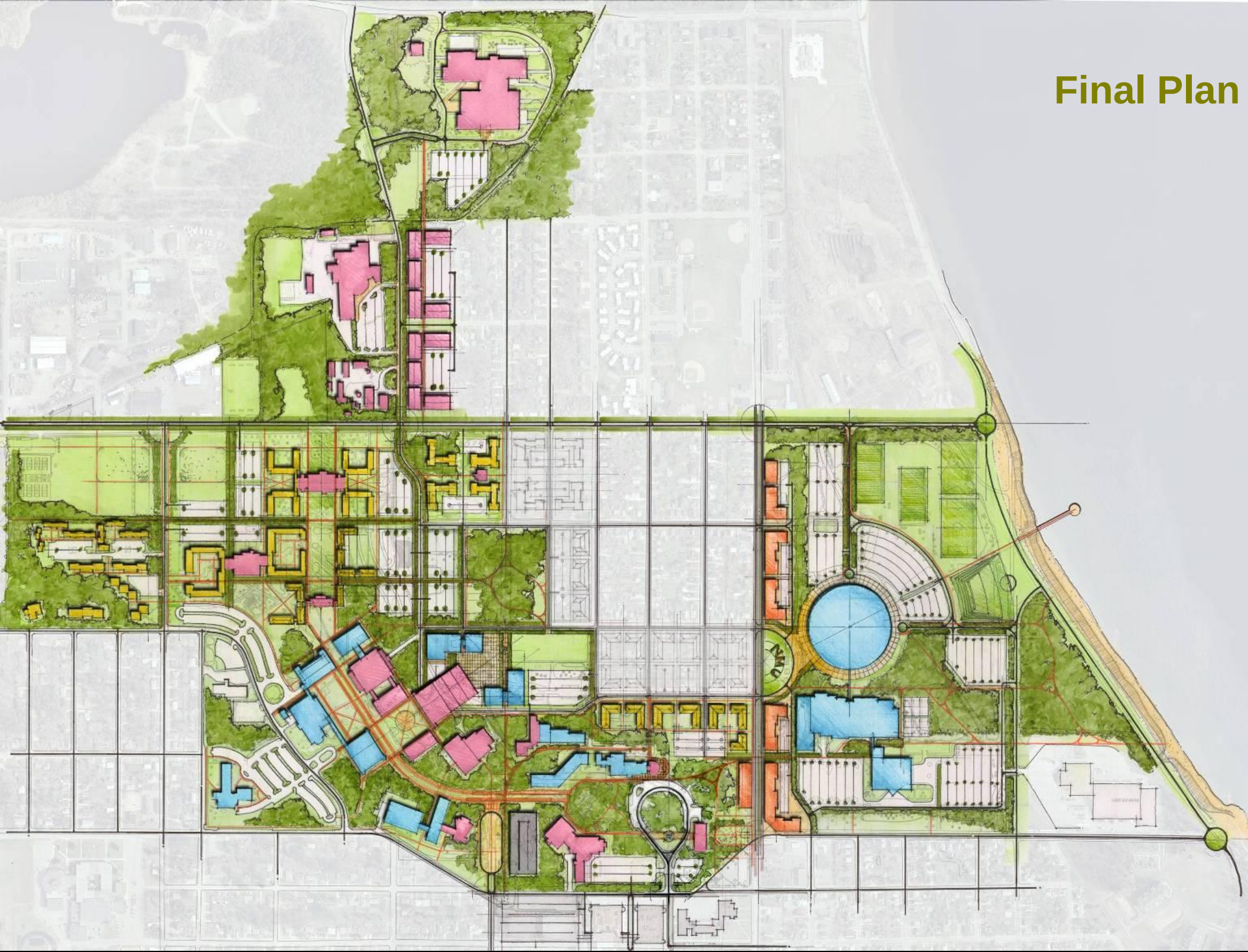
Northern Michigan University

Technology / Research

Northern. Naturally.

Northern Michigan University

Final Plan



Northern. Naturally.

Next Steps

Final University / Community Input Sessions
October 10-11, 2007

Campus Advisory Meeting
Community Advisory Meeting
Campus-wide Open House Sessions
Executive Session

Master Plan Documentation (Report)
October & November 2007

Final Trustees Presentation
December 2007

Northern. Naturally.

Update of the
CAMPUS MASTER PLAN

Board of Trustees Briefing

September 28, 2007

JJR

Northern Michigan University