

### *III. The Campus Plan Concept*





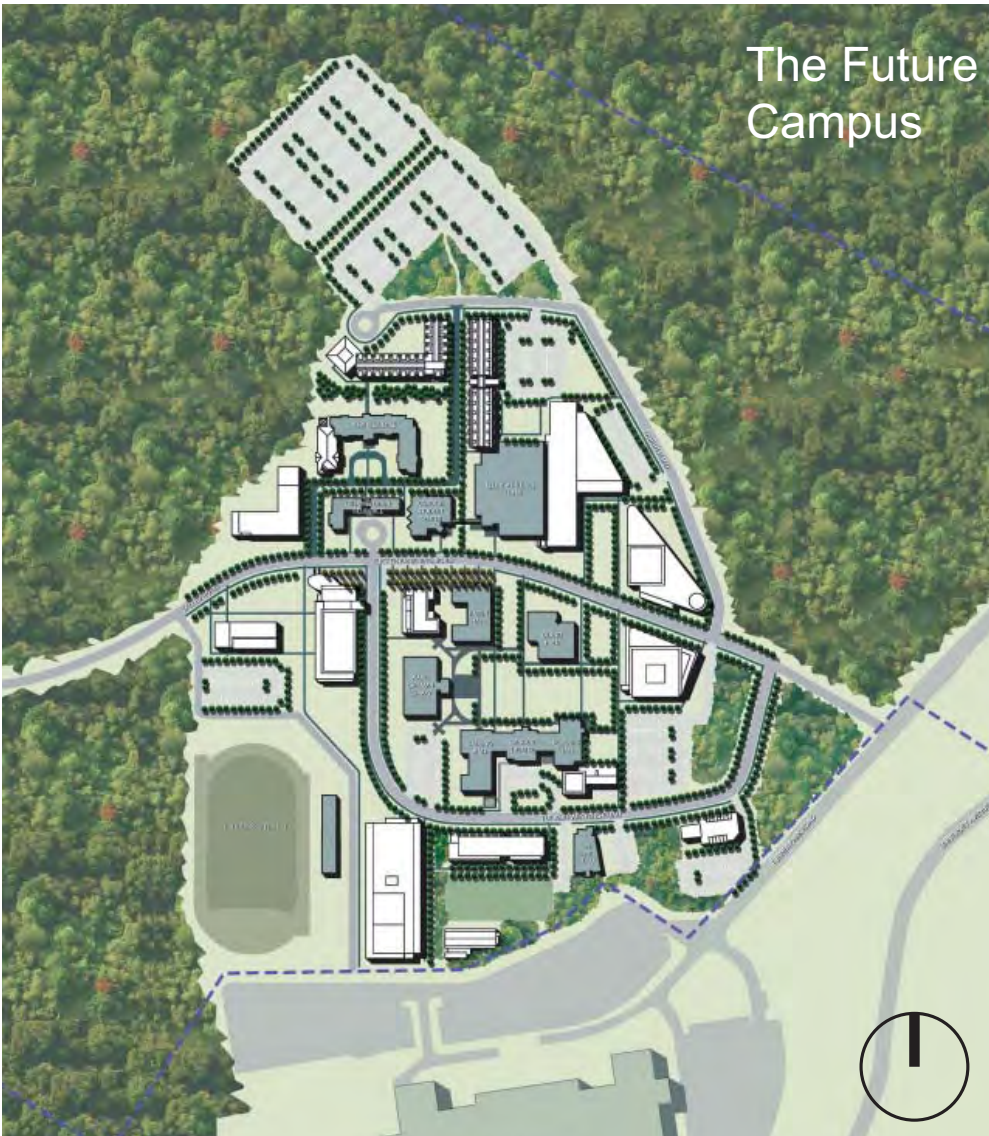
### 3.1 The Campus Plan Concept

The Campus Plan provides a vision that will guide development on campus for the next 10 to 25 years. The concept is built on Guiding Principles that will remain in place even if the actual sequence or magnitude of development activity is altered over time to suit the priorities set by the University's Academic Plan, donor priorities and the economic context. The Principles are outlined in detail in Section 1.3 of this document.

Two different plans are shown in this section: the Near Term Plan and Long Term Plan. The Near Term Plan provides a practical strategy for meeting UNBSJ's current space shortfall and accommodates growth over the next decade for a student population of 5,000. New facilities will be located within the core area of the Campus with new parking provided in the north of the Campus.

The Long Term Plan provides a vision for an ultimate "build-out" that may not occur for another 30, 50 or even 100 years. Long-term growth involves expansion into areas northwest and northeast of the Campus while maintaining the most significant and sensitive natural areas of the University's land. It functions as a coherent whole, incorporating – in addition to building footprints – an open space network, street and path network, and sufficient space for parking. One of the most important roles of the long-term vision within the Plan is to ensure that short-term development does not impede important long-term opportunities.

Both plans seek to accommodate the growth needs of UNBSJ in a financially, socially and environmentally responsible manner, conserving a significant portion of UNBSJ's land assets in perpetuity.

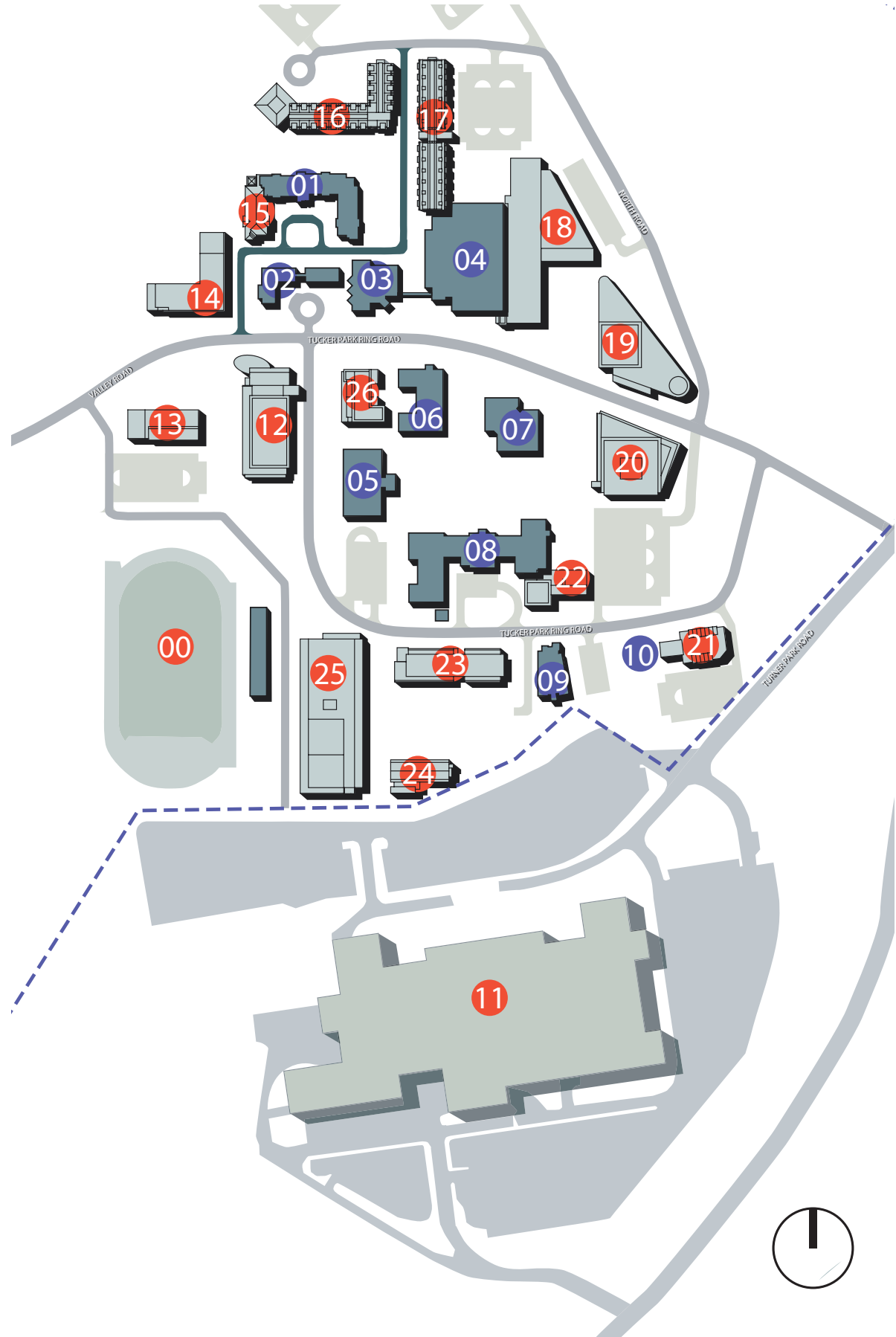


### Existing Buildings

- 00 Stadium
- 01 New Residence
- 02 Sir James Dunn Residence
- 03 Thomas J Condon Student Centre
- 04 G. Forbes Elliot Athletics Centre
- 05 Ward Chipman Library
- 06 Sir Douglas Hazen Hall
- 07 Philip W. Oland Hall
- 08 Ganong Hall and KC Irving Hall
- 09 Saint John College
- 10 Power Plant
- 11 Saint John Regional Hospital

### Proposed Buildings

- 12 University Commons
- 13 Small Academic Building
- 14 Western Entry Building
- 15 New Residence "West Wing"
- 16 Northwest Residence 1
- 17 Northeast Residence 2
- 18 Athletic Centre Expansion
- 19 East Entry Building 1
- 20 East Entry Building 2
- 21 Storage Building
- 22 KC Irving Hall Expansion
- 23 Science and Research Building 1
- 24 Science and Research Building 2
- 25 Mixed Use Building
- 26 Hazen Hall Expansion





## 3.2 The Core Campus

The Campus Plan is based on the principle that the Core Campus should be infilled before pursuing more remote sites, even at the expense of displacing centrally located parking spaces.

### 1. Availability of Graded and Serviced Sites

Sites in close proximity to existing buildings have ready access to utilities and road access. Several sites can be developed on flat terrain without the need for substantial regrading or terracing.

### 2. Strengthening a Pedestrian Campus

The concentration of uses within a small perimeter ensures that the campus remains as walkable as possible. New buildings will help frame open space, creating additional outdoor spaces that can be used for teaching and socializing. Short walking distances are currently an important feature of the UNBSJ Campus and it is therefore important to retain and enhance this asset.

### 3. Support for Collegiality

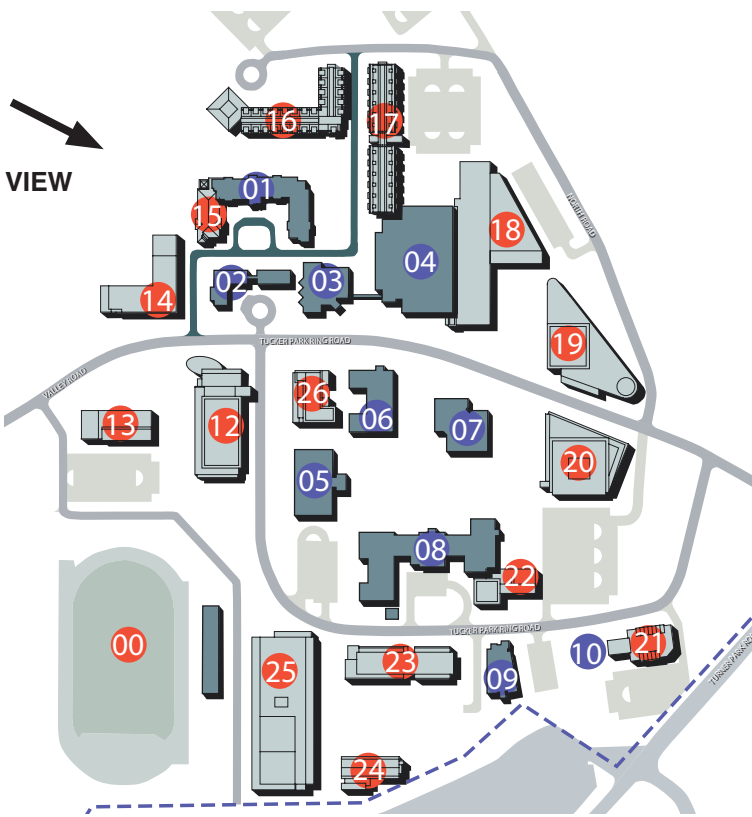
The close proximity of new buildings maximizes opportunities for chance encounters among students, faculty and staff. This is especially important as the University grows and related disciplines may find themselves located in different buildings. A closer fabric of buildings also creates opportunities for a network of outdoor courtyards with micro-climatic conditions that support more active use year-round.

### 3. Support for Ancillary Uses

The desire for convenience-type services was expressed strongly during the consultation. To attract uses such as a convenience store, it is important that the largest number of potential customers be located within the shortest walking distance possible.





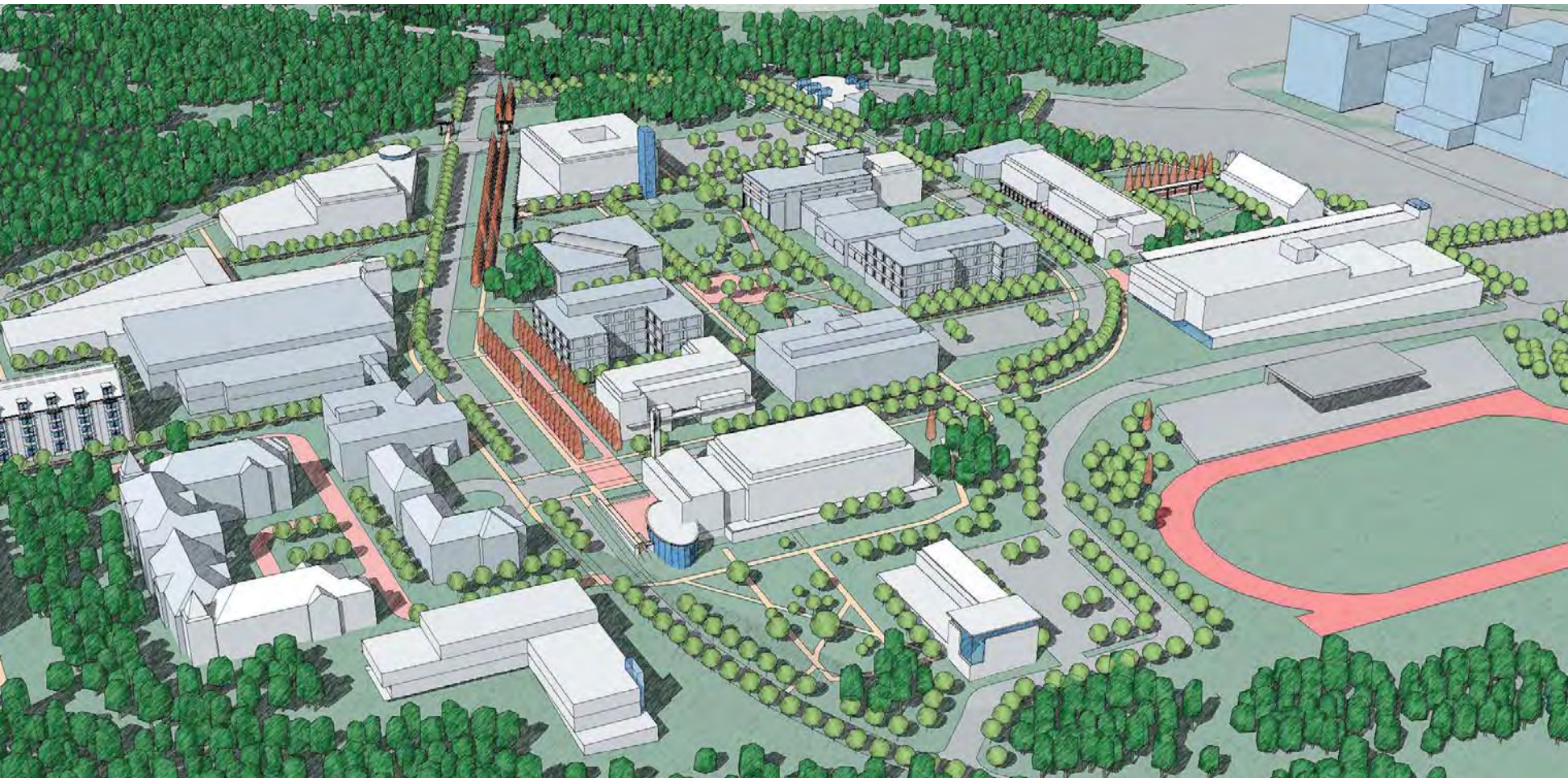


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### 3.1 Key Design Initiatives in the Core Campus

#### University Commons

The site capitalizes on the view westward from Tucker Park Road and beyond to the Kennebecasis River and occupies a central location in close proximity to student residences, existing academic buildings, the current Library and the Student Centre. The proposed University Commons is terraced to accommodate the steep slope and to provide double-height interior spaces with commanding views of the valley. Because the University Commons occupies such an important location on Campus, a strongly connected pedestrian realm should be created including active grade level uses such as outdoor cafés, terraces and specially designed and marked walkways across Tucker Park Road.

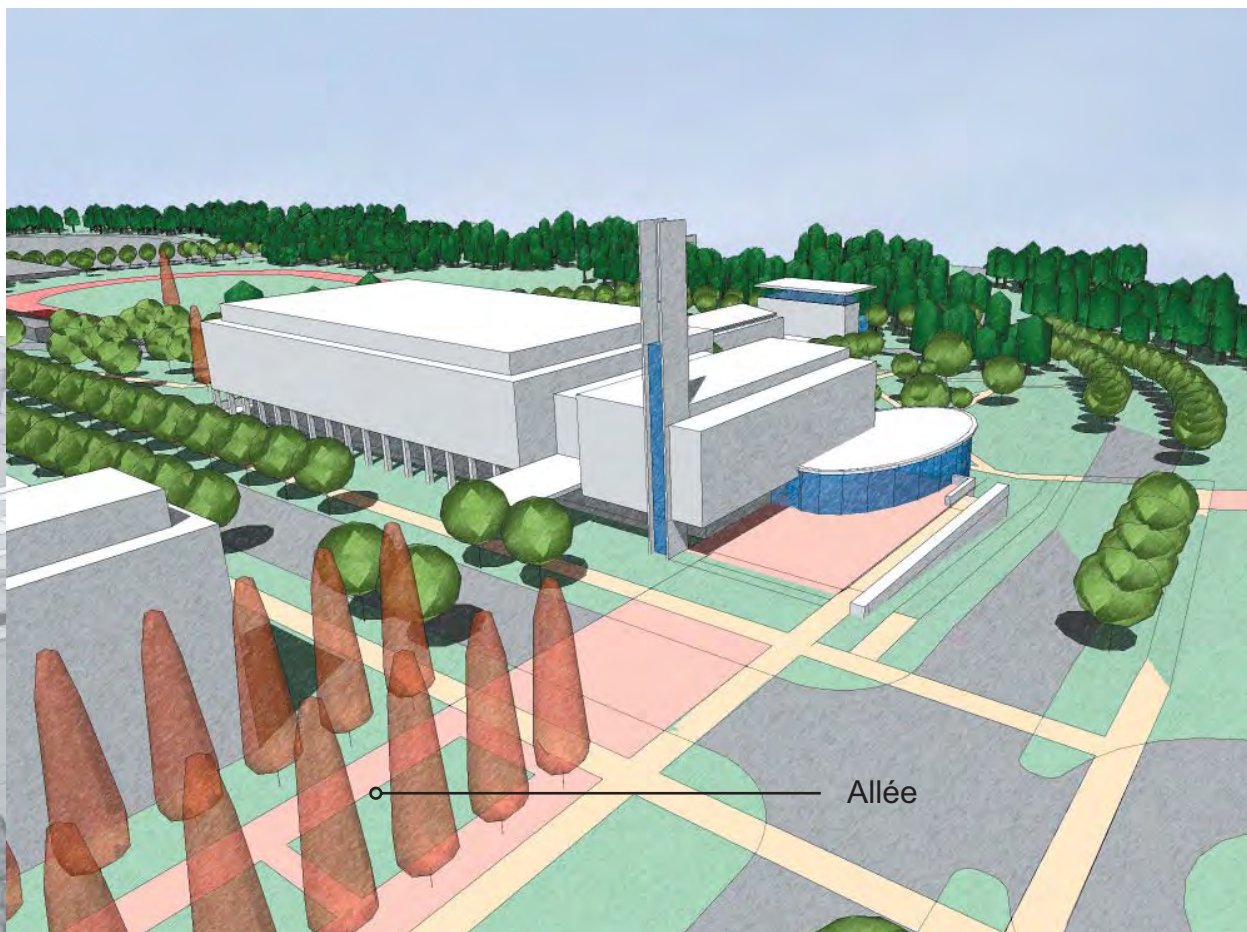
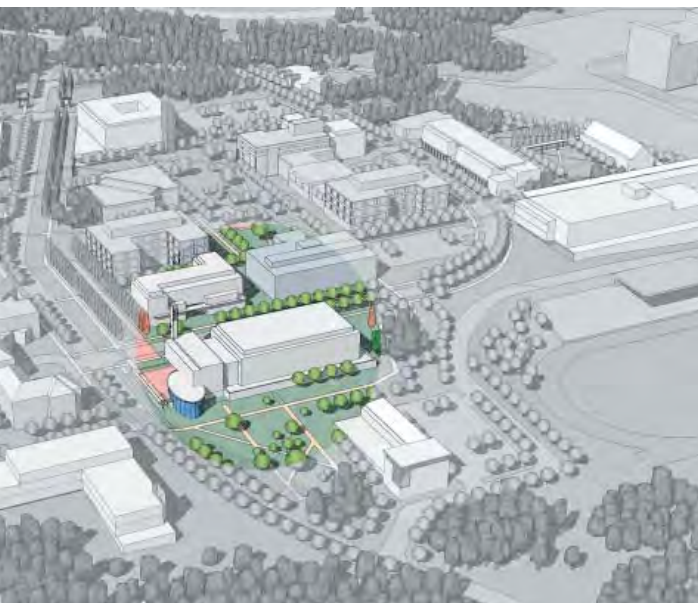
The building will become a catalyst of campus life as all Information Services, the Bookstore and Student Services move to the University Commons, and a daycare is established for the benefit of University and Hospital

parents. The University Commons also includes a café, performance space, flexible assembly space for large gatherings such as convocation, art exhibits, readings. The area around the University Commons will be a wireless hotspot that allows users to work in and around the building, thus providing a further incentive to visit the area.

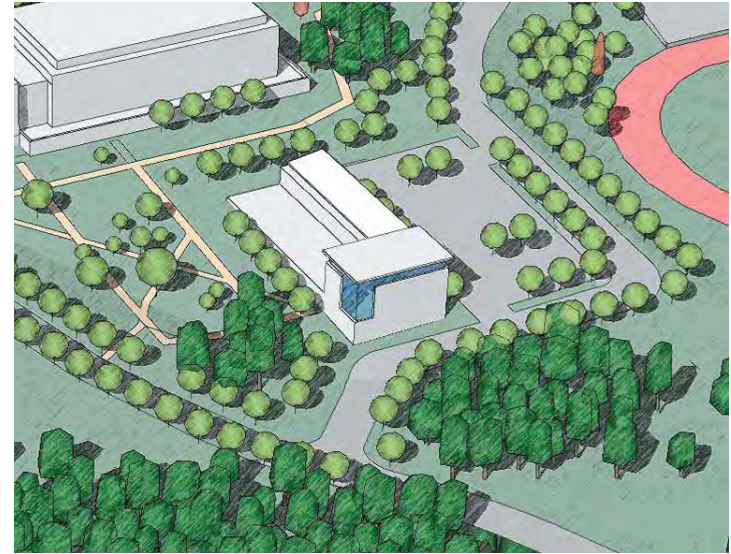
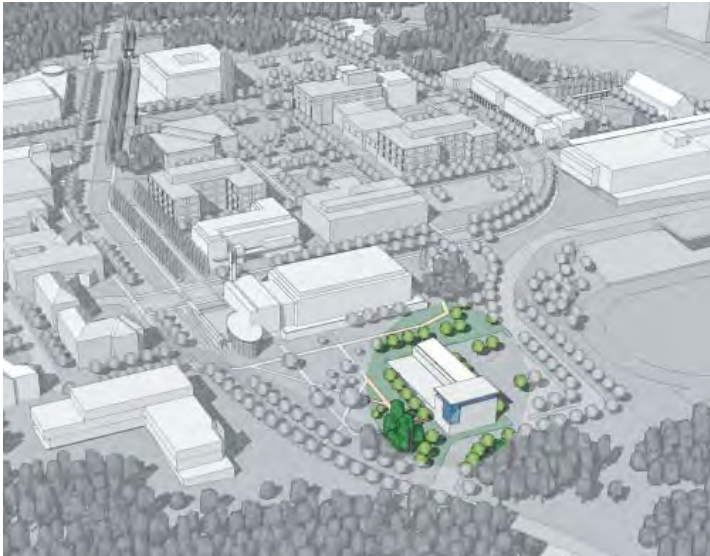
The building should include a tall landmark feature visible from all areas of the Campus and aligned with the linear green space - the Commemorative Allée located on the south side of Tucker Park Road.

An accessible parking area is located west of the building for disabled users, daycare patrons, bookstore customers and special events.

If the University Commons is designed to accommodate convocation ceremonies, processions can take place on a reconfigured Tucker Park Road.

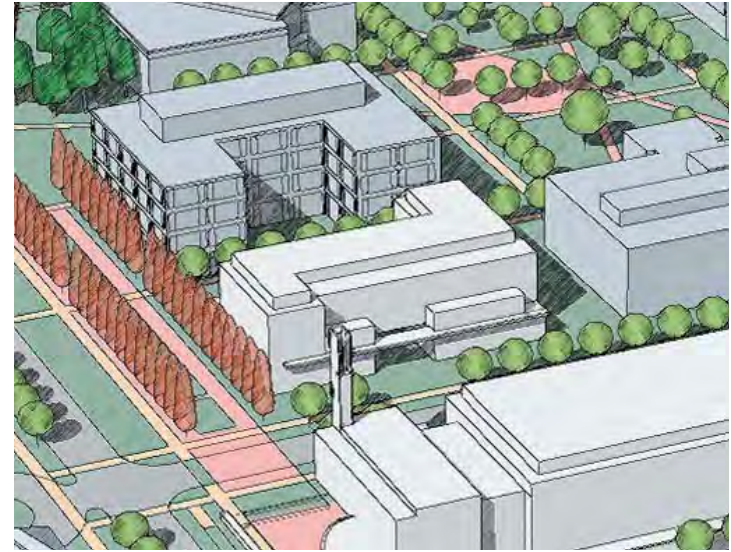
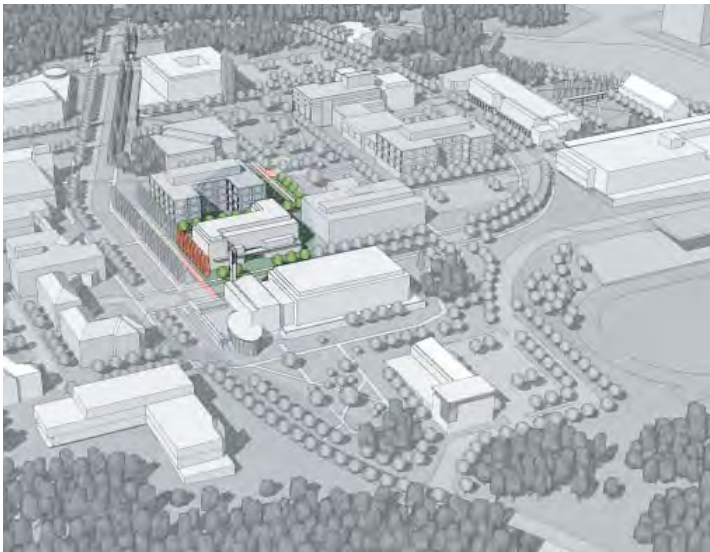






### **Small Academic Building**

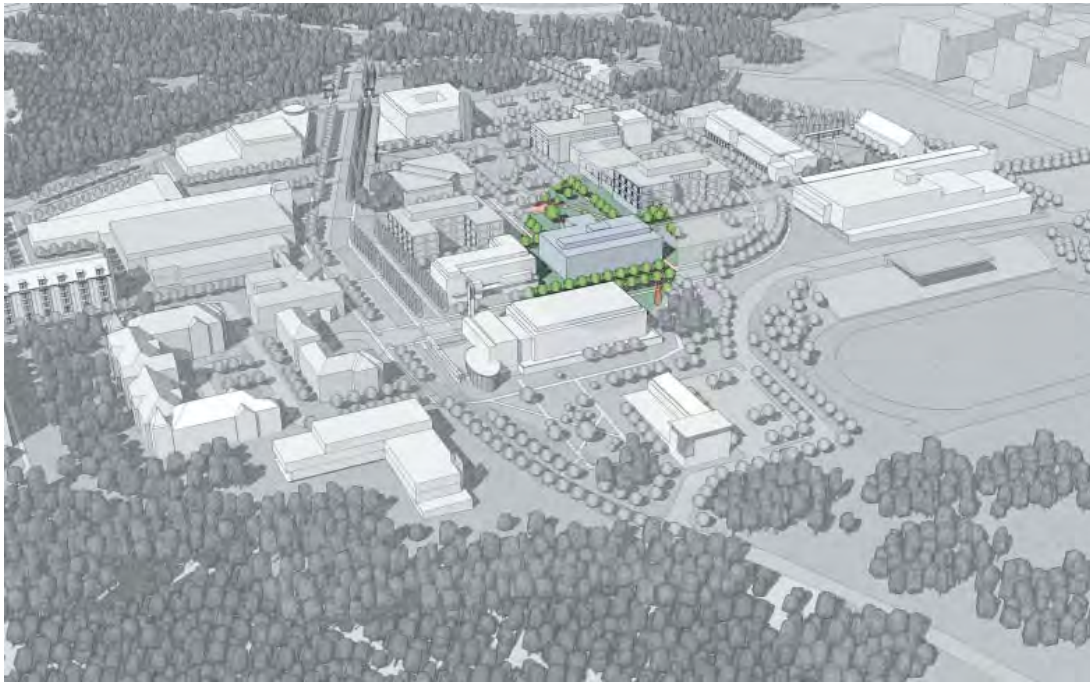
This site could accommodate a future academic building, possibly an alternate location for a daycare in proximity to the University Commons. The building is sited to frame a forecourt with the University Commons overlooking the Valley. Buildings in this area will be easily accessible by the new "Valley Road" proposed to extend from Tucker Park Road westerly to link with Kennebecasis Drive.



### **Hazen Hall Expansion**

This building is intended to strengthen the link between the University Commons and the remainder of the campus. The location of this building would make it best suited for an academic building, potentially in the field of Arts to exploit its proximity to Hazen Hall.





### The Ward Chipman Library

The Library will become available for other uses upon completion of the University Commons. Because of technical constraints, the most likely uses for its upper floors will be classrooms and offices, as opposed to labs which would require extensive structural and mechanical interventions.

It is important that the ground and first floors of the Library continue to provide a public component and take advantage of the location on the Quad, on the tunnel system and in proximity to the University Commons. For example, the bookstore and ground floor study lounge should retain their public character. Possible uses for the remainder of the building include University Administration, the Departments of Mathematics and Computer Science, as well as classrooms available to other departments.

The patio area on the west side of the building should be optimized for year-round use, potentially through the creation of a terrace. The remaining outdoor portion should be landscaped for seasonal use, providing a pleasant terrace edge and some degree of sun and wind protection.







### Existing Buildings

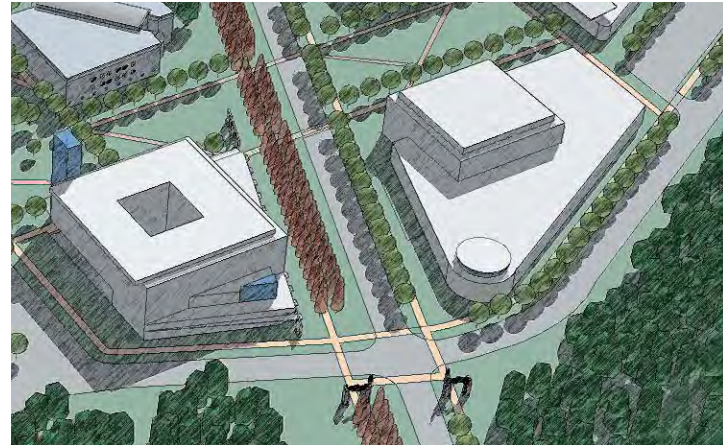
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### The East Entry Buildings

Because of their prime location, these buildings should offer a high degree of access and transparency. The architecture should create an inviting gateway to the campus. East Entry Building 2 would complete the original Quad and along with its counterpart on the other side of Tucker Park Road, constitute a formal gateway to the campus and frame the road. These buildings would be best suited for academic uses, possibly Sciences to take advantage of the proximity to KC Irving Hall and to address severe space needs in scientific disciplines. The location of these buildings at the entrance to the campus makes them especially suited for the location of a Welcome Centre on a ground floor, including most or all advancement activities and a first point of contact for visitors. Pocket parking areas are located adjacent to each building.



### The KC Irving Expansion

KC Irving Hall was designed to accommodate an expansion on its southern side. Taking advantage of this opportunity can help address current space shortages in Sciences as well as better define new campus courtyard areas.



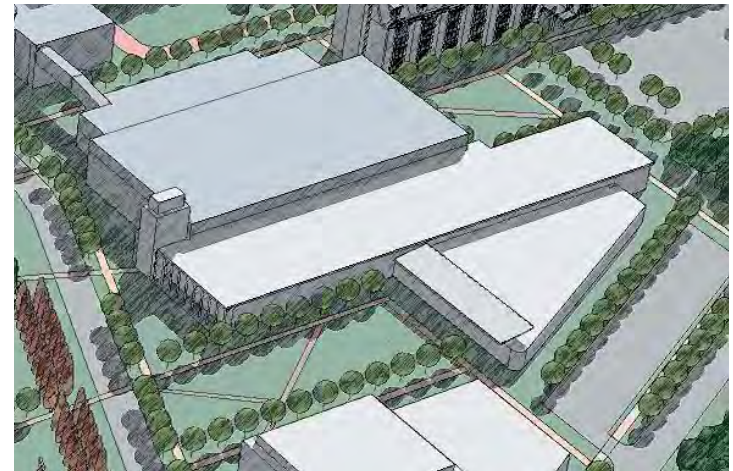
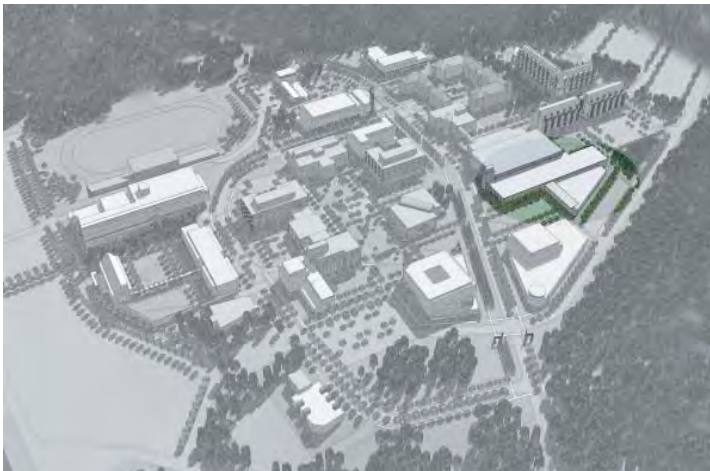


### **Hazen Hall**

As the departments of Computer Science and Mathematics are relocated to the Ward Chipman Library upon completion of the University Commons, Hazen Hall should be dedicated to Arts.

### **Oland Hall**

As administrative uses move to the Ward Chipman Library upon completion of the University Commons, Oland Hall in its entirety should be available to the School of Business.



### **The Expansion of the Athletic Centre**

This expansion is proposed to improve the building's visual appearance and provide new programs and services such as a wellness centre, physiotherapy clinic and café. Possible programming includes indoor soccer, as well as expanded fitness and table tennis facilities. An increase in indoor activities would help animate the campus during winter months. The size of the proposed expansion allows for the inclusion of academic uses as part of the project.



### Tucker Park Road

Tucker Park Road becomes a tree-lined allée with sidewalks on both sides and safe pedestrian crossings marked by special paving. Traffic is slowed down as pedestrians are given the right of way.

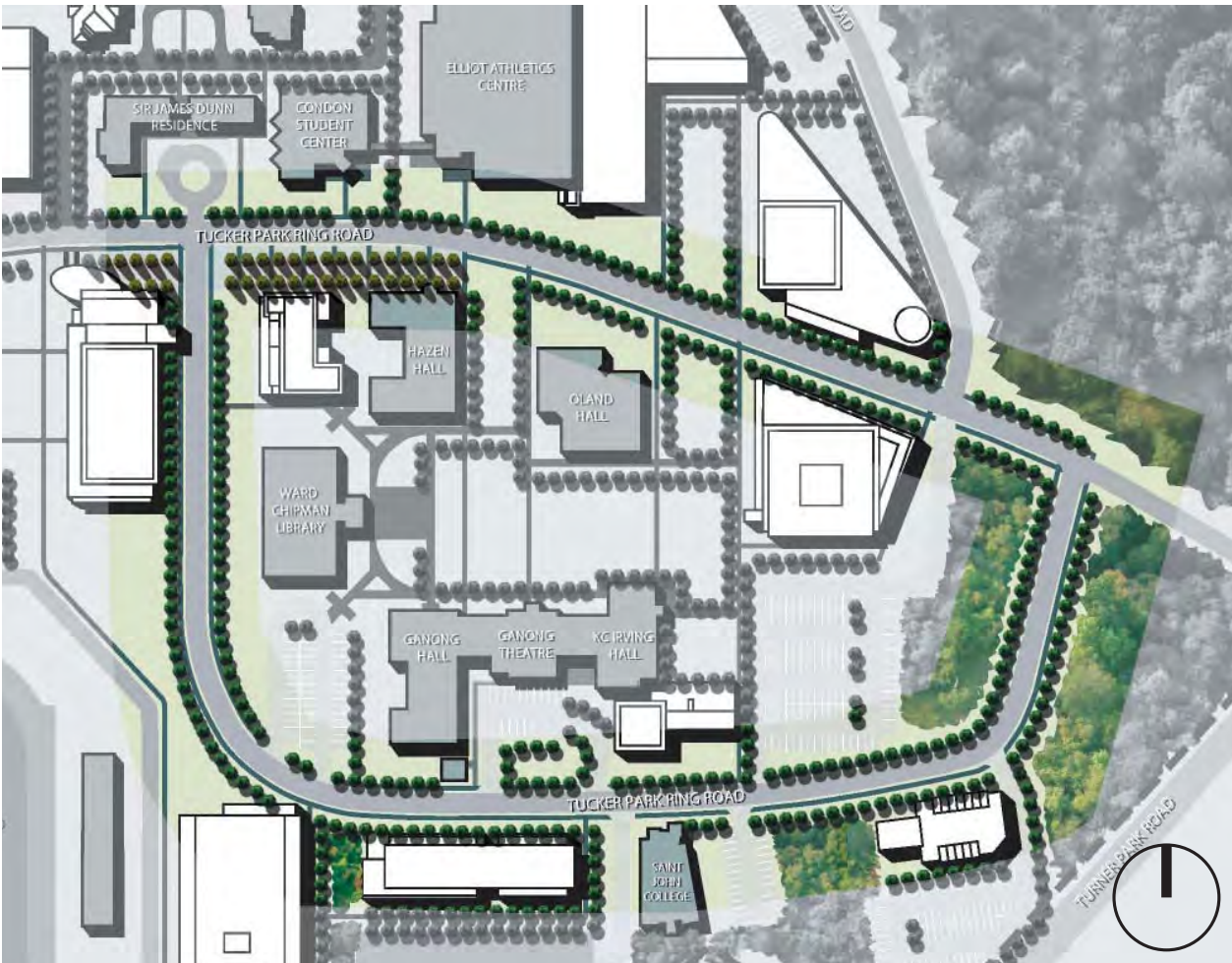
A key element of the design is that of a Commemorative Allée, dedicated to graduates of UNBSJ. The Allée is a dramatic linear space on the south side of Tucker Park Road lined with columnar trees integrating raised floral planters with perimeter seating. The Allée captures one's views and channels it to the terrace and valley overlook area of the University Commons.

Crosswalks are clearly marked with granite benches, planters and flowering trees. On its entire length, Tucker Park Road is lined with a row of trees and equipped with sidewalks for pedestrian convenience and safety, but the highest level of treatment should be reserved for the portion of the road between the existing entrance to the Campus and the University Commons, to serve as a procession route for convocation - a "walk to the views".

Pedestrian-scaled lighting lines the new road, and light standards should be selected for their ability to accommodate banners. These can be used to signal special events or simply as a decoration demonstrating UNBSJ pride. At crosswalks, the sidewalks extend to narrow the street and create bump-outs on both sides of the street. This is an effective traffic management device that can be supplemented by a pavement change and a raised platform. Street edge parking is allowed over most of the outer edge of Tucker Park Road as parked cars help create a buffer between pedestrians and the vehicular traffic. Also, cars entering and leaving spaces, along with the narrower width available for travel, contribute to reducing speed on the road, which is currently a concern. (See p. 40-41 for plans and sections illustrating the proposed changes).

### Tucker Park Road Reconfiguration

Where a curve currently exists by the Sir James Dunn Residence, Tucker Park Road is reconfigured into a right-angle intersection. A new road, "Valley Road", continues westerly to Kennebecasis Drive. This intersection becomes a key area of the campus linking the University Commons to the residences and student centre. The surfacing on the intersection should shift from asphalt to concrete or unit pavers, signalling to motorists that they are to slow down, and to pedestrians that they can cross safely. Lighting should be intensified at this intersection, and public art installations located at each corner.







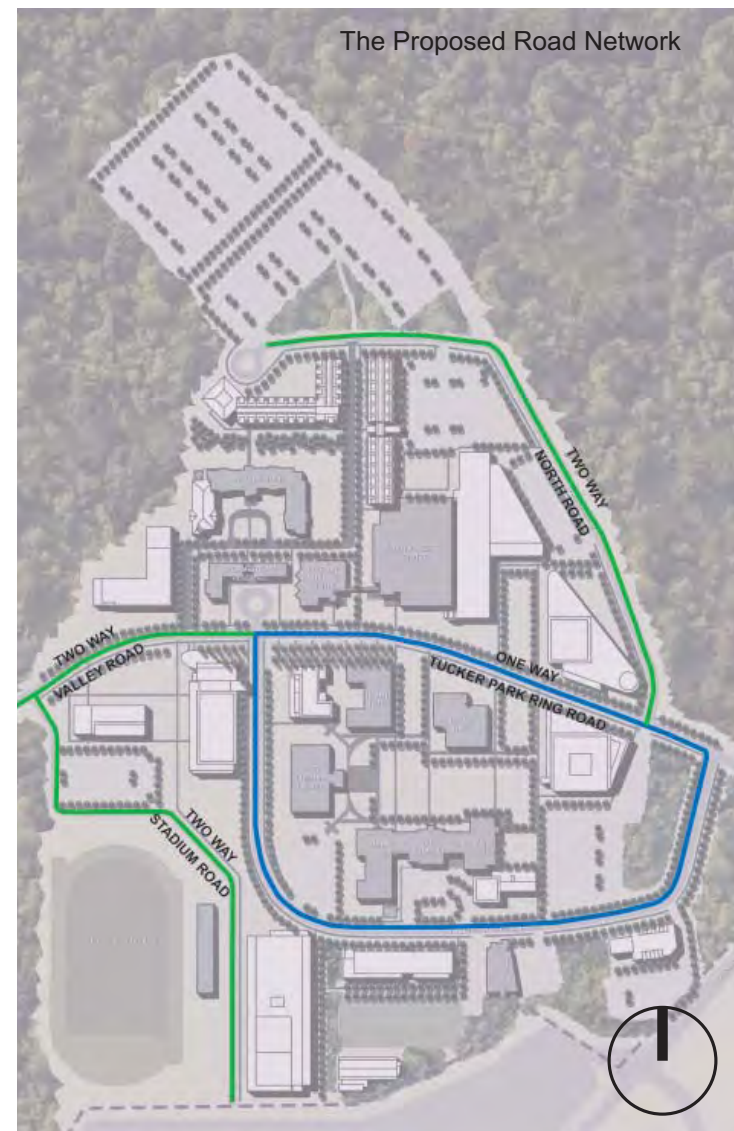
### Valley Road

A new access road linking the Campus to Kennebecasis Drive creates an alternative to the existing single access route on the west side of the campus and opens the University to the growing portion of Millidgeville and the Kennebecasis River.

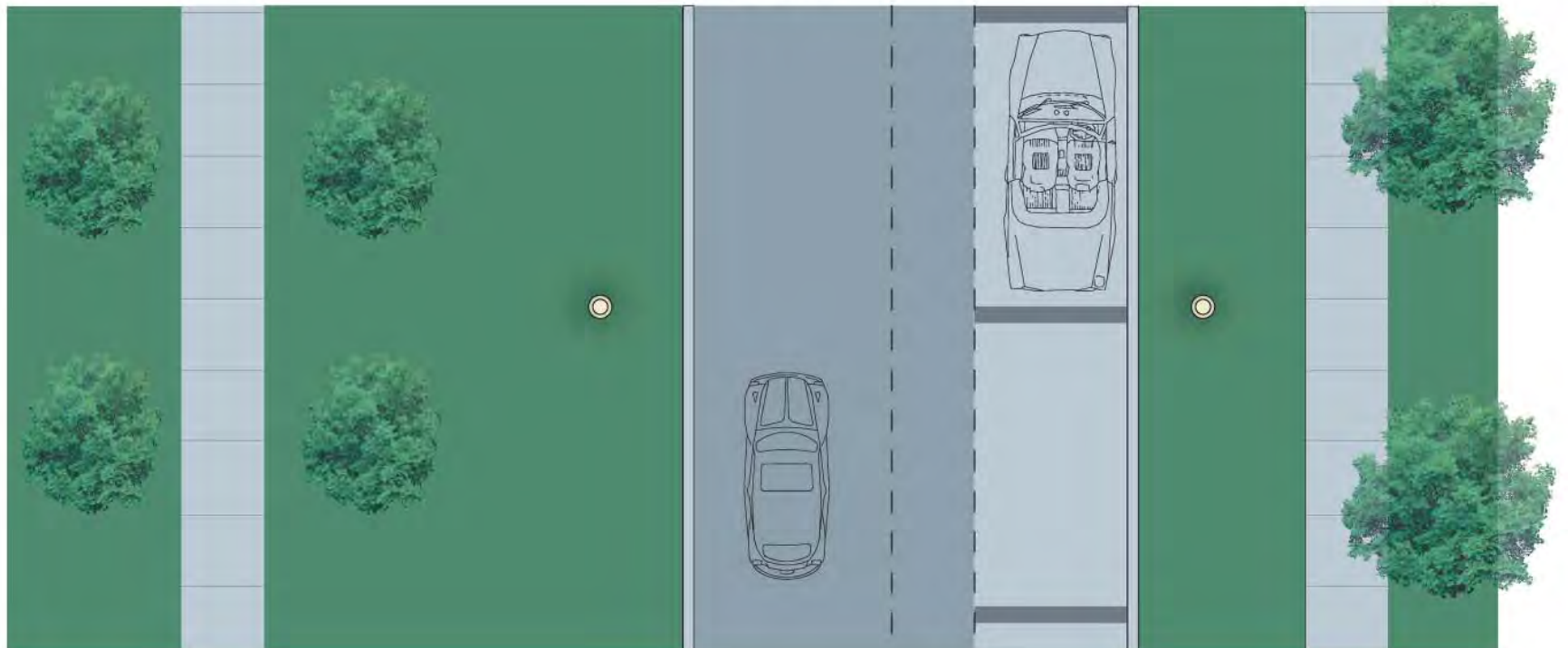
As approached from Kennebecasis Drive, Valley Road winds up through the valley, providing dramatic views of the forest and to the University Commons.

### Parking

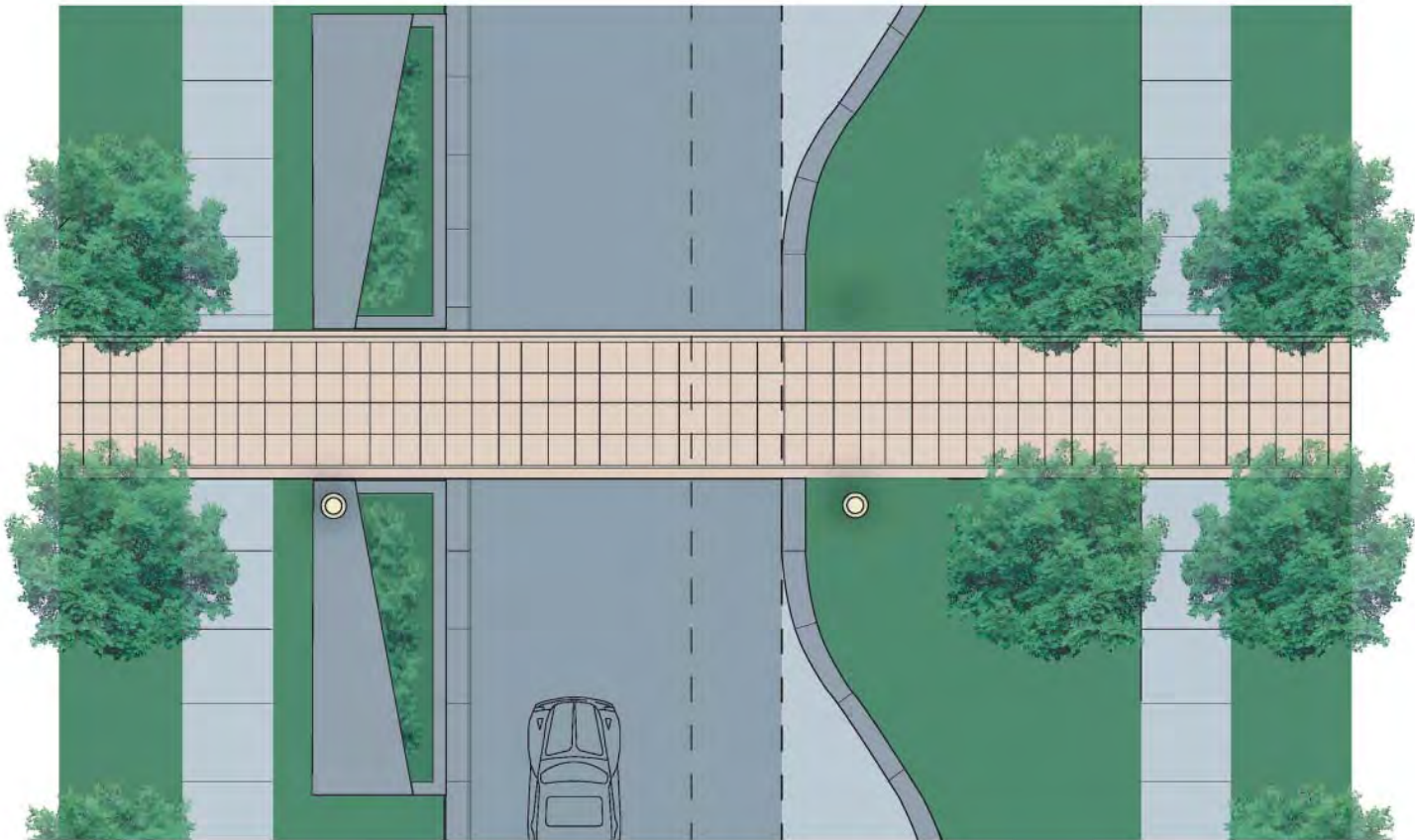
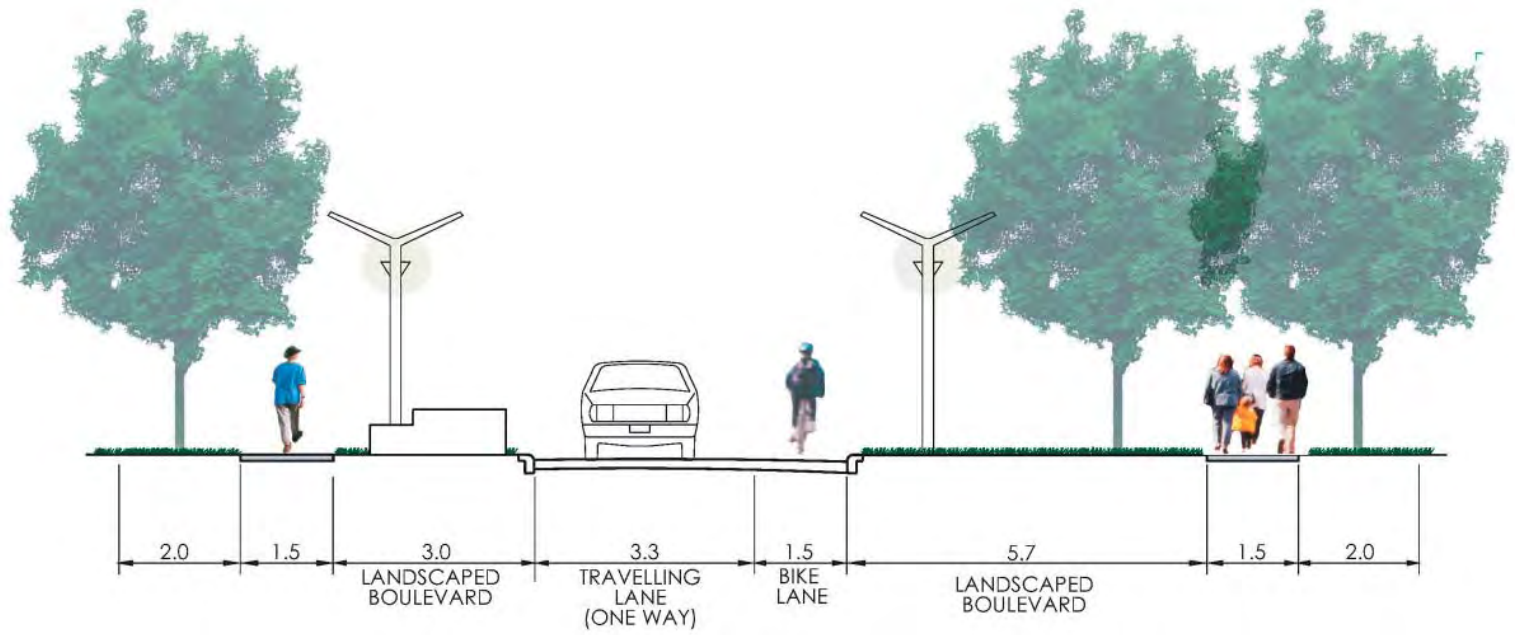
A network of "pocket" parking lots is maintained in the core campus for disabled access, visitor parking and parking for employees who need to leave the campus often during the day. Otherwise, the plan calls for the relocation of most parking spaces to the periphery of the Campus but within an easy walking distance.













### 3.3 Mixed-Use Health Research Village

Three mixed-use buildings are planned between the University and the Hospital; although their primary mission is the accommodation of scientific and research uses, they may also include a mix of complementary uses, such as accommodation for graduate students, visiting scholars, interns, visitors to the hospital, medical offices, retail and food services. Space can also be made available for research incubators, offices provided to develop an idea commercially, with access to professional assistance. Science and Research Building 1 is constructed on the north side of a two-level parking structure built into the natural grade and framed by Science and Research Building 2 at the south end. The smaller size of this building would make it ideal for a residence facility shared by the Hospital and University.

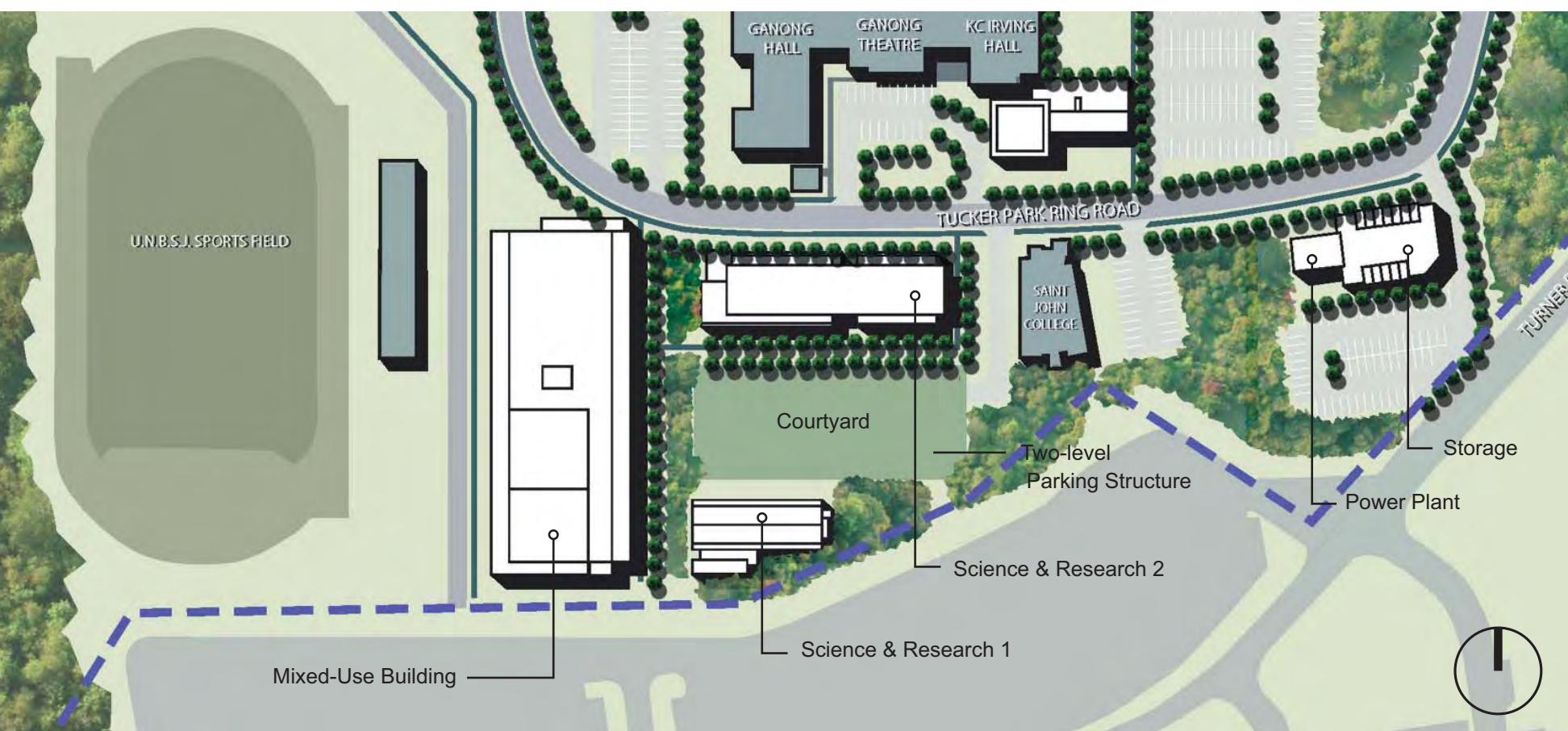
The top level of the structure is a landscaped courtyard accessible from the surrounding buildings. The courtyard can accommodate a range of activities, including a basketball court,

A larger Mixed-Use building frames the west side of the raised courtyard. This building may be suitable for University use in conjunction with medical and research related tenant space. A north-south pathway links the University to the Hospital lands. The south face of the building is appropriate locations for services of use to members of the University and Hospital communities, including a convenience store, café or pharmacy. This is also an appropriate site for a daycare as an alternative to a location within the University Commons.

To the east of Saint John College (the Modern Languages Centre) a new parking lot is proposed to replace some of the spaces lost to development on the core campus.

An expansion to the existing Power Plant is proposed and both buildings become storage warehouses for materials including archives, equipment and boats. The close proximity to the core campus, with easy access to Tucker Park Road makes this location ideal.

The creation of safe trails should be explored in conjunction with the Atlantic Health Sciences Corp. from University Avenue to the University through the Hospital lands.





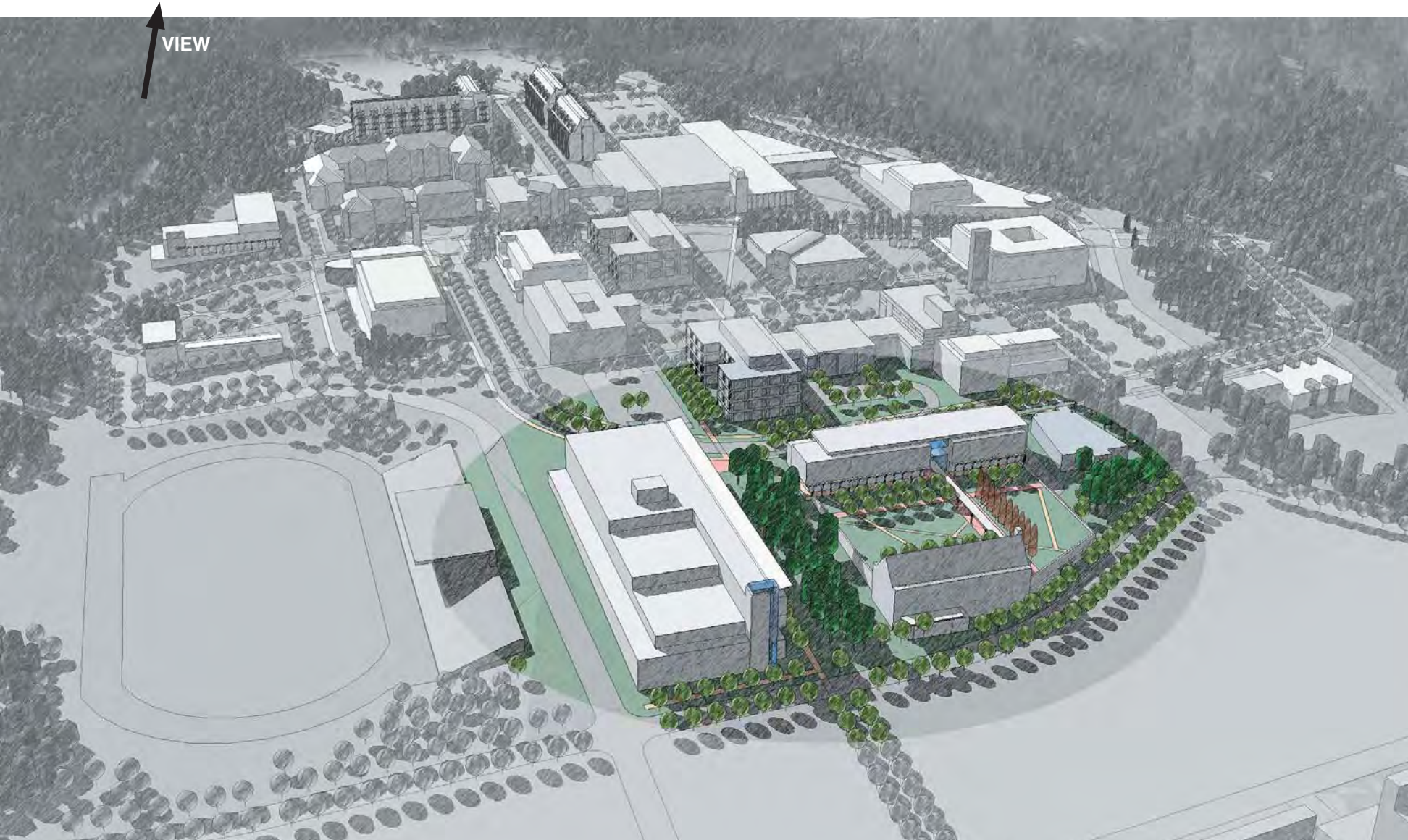


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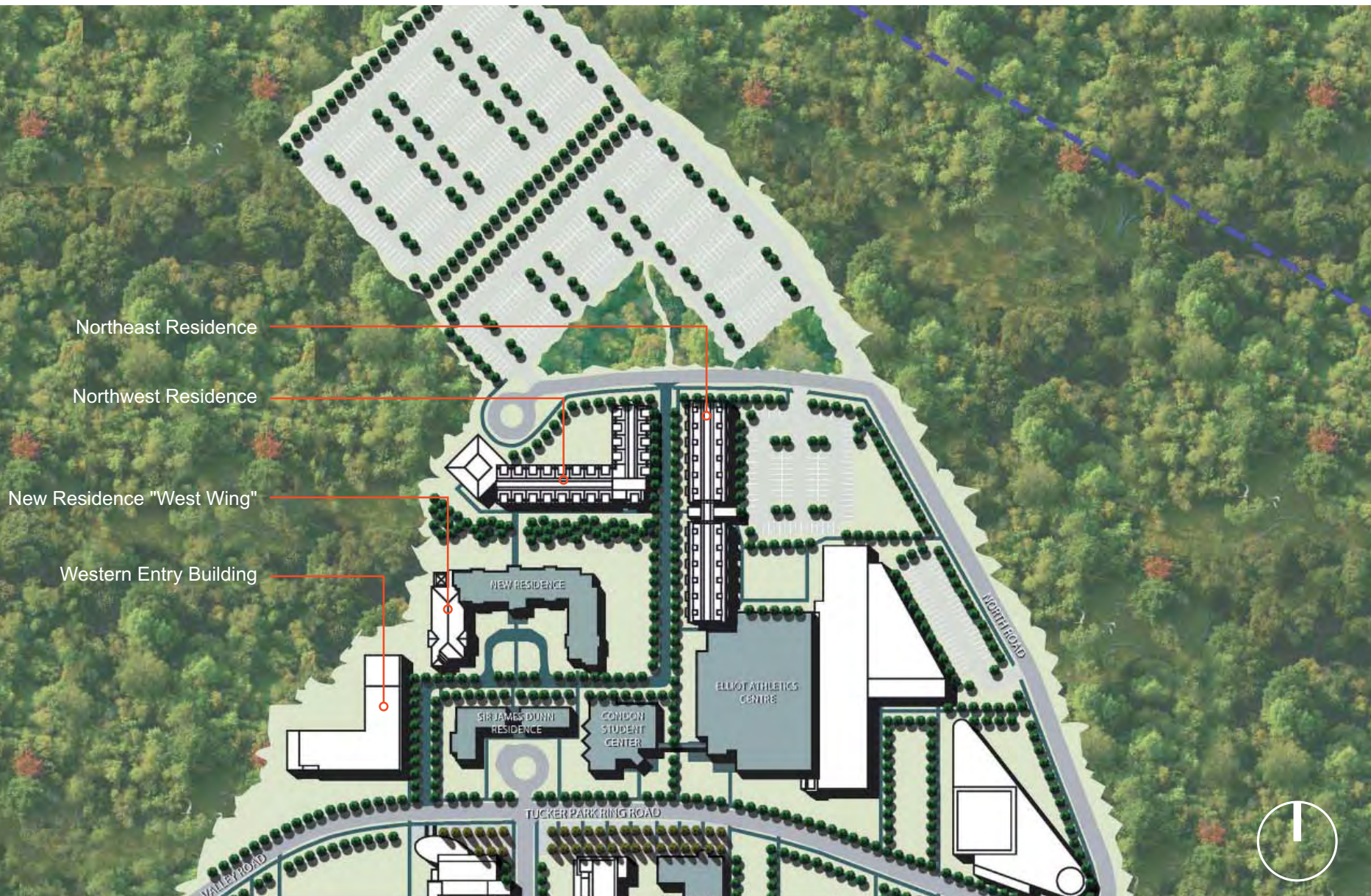
## 3.4 The Northern Campus

The current residence cluster is consolidated with the construction of the west wing of the New Residence proposed in its original design. The Western Entry Building, to the west of the Sir James Dunn Residence is proposed as an Academic Building, but can also be a residence depending on need, as both uses would be appropriate in this location. This is a prime building that will benefit from some of the best views on campus. As it is so close to the University Commons and is the first building seen from the proposed new Valley Road linking to Kennebecasis Drive, it is important that this building give design consideration to potential views to the valley.

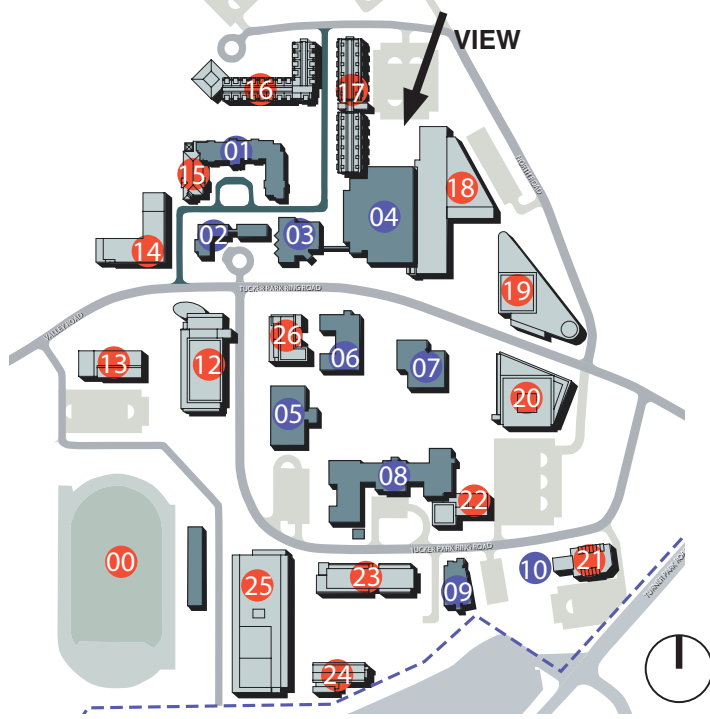
As additional residences are required, two student residences are created behind the existing New Residence, linked to the core campus through a clear path and linear green space. Additional food services, gathering spaces and activity rooms are planned to animate this area of the campus.

Behind the proposed residences are two new parking lots that replace spaces lost through redevelopment.

A new North Road serves the new buildings and parking areas.







*Two new Residence Buildings define a new series of quads and open spaces integrating existing tree stands and views to the forest and valley.*





## 3.5 The Long-Term Expansion Area

### 3.5.1 The Northwest Expansion Area

The expansion area to the northwest of the campus takes advantage of the gentle topography of this northern plateau. The plan proposes a series of new buildings connected to the collection of buildings and open spaces proposed in the Near Term Concept.

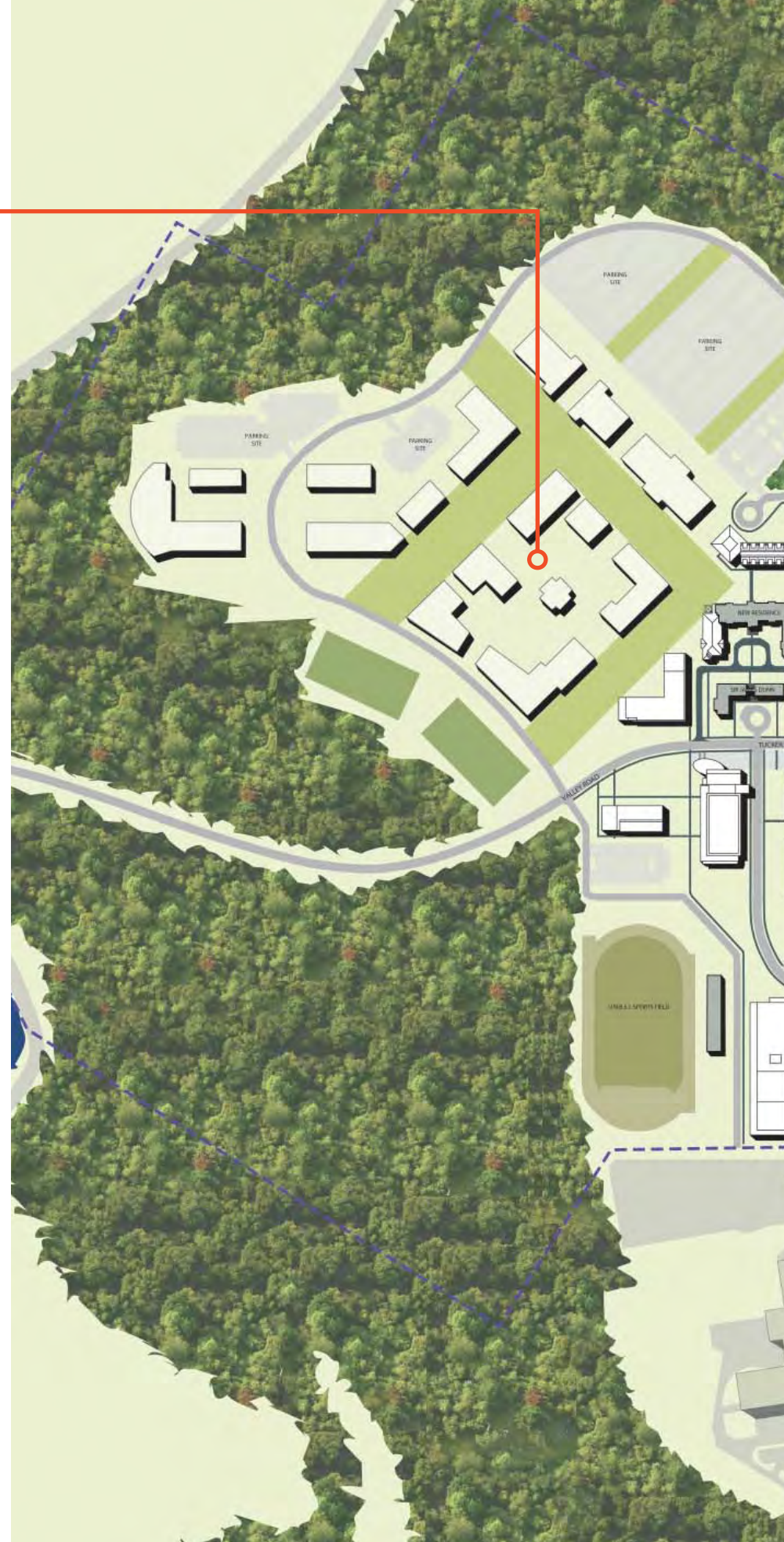
At this point, it would be premature to assign uses to the proposed buildings. However, this area, which will enjoy the most spectacular views to the valley, would be appropriate for:

- a) Long-term academic expansion if the University's total population increases beyond 6,900 (see section 3.9 for program by period).
- b) A Research Park
- c) A Residential Community including seniors' life-lease housing.
- d) A combination of the above.

All non-University uses should be on a land-lease basis consistent with the policies of the University of New Brunswick Land Management Strategy.

It is expected that building shapes and actual road layouts would change as the campus develops and priorities shift. The relevance of this Long Term design concept is in demonstrating how the campus should continue to grow in an arc configuration along the valley ridge, taking advantage of views to the west. Also, new buildings are designed to be connected through a new ring road, leaving spaces between buildings entirely for pedestrians. Buildings frame and shelter these clearly defined green spaces, including courtyards, gardens and terraces, and are linked by a dense network of paths. Small pockets of parking can be located in the immediate vicinity of some new buildings, but most new parking spaces are provided in peripheral lots. This pattern may be amended depending on the actual uses determined for these buildings.

Two playing fields in the southwest area of the Long-Term Expansion Area. Their location is intended to occupy the viewshed from the campus, preventing any blocking of river views, and providing a 'Great Lawn' foreground to the Northern Campus area.





### 3.5.2 The Northeast Expansion Area

#### a) A Research Park

The wooded area to the northeast of the core campus may also be appropriate in the long-term for a cluster of institutional research buildings or a Research Park. A Research Park would allow the University to attract institutional or private sector research uses, including small business and research incubators, and could fulfill a variety of needs, including sites for clean industry, warehousing and office space. Development of this area should promote an attractive face to the Campus. A crucial asset of this area is its ability to accommodate large footprints and large parking areas buffered by woodland, for which no room exists on the core campus. It is expected that although the Research Park would be somewhat self-contained, a number of well-lit paths would connect it to the remainder of the campus, allowing its employees to easily access the campus for meetings or to use amenities such as the food services or athletics.

#### b) The University Village

An alternative to the Research Park in this area would be a University Village with a mix of housing and services. In addition to residential space to accommodate hospital users proposed for the Science and Research Building 2, this area could accommodate residents such as visitors to the hospital, medical students and interns, graduate students, married students, visiting scholars and seniors attracted by opportunities for life-long learning and high-quality healthcare. The Village can provide a range of housing types including apartments, townhouses and multi-residential buildings that could include retail, community or recreational facilities. The Village could be integrated within the natural and sloped setting with walkways connected into the interior street network. All uses should be on a land-lease basis consistent with the University of New Brunswick Land Management Strategy.





### 3.8 Downtown Development

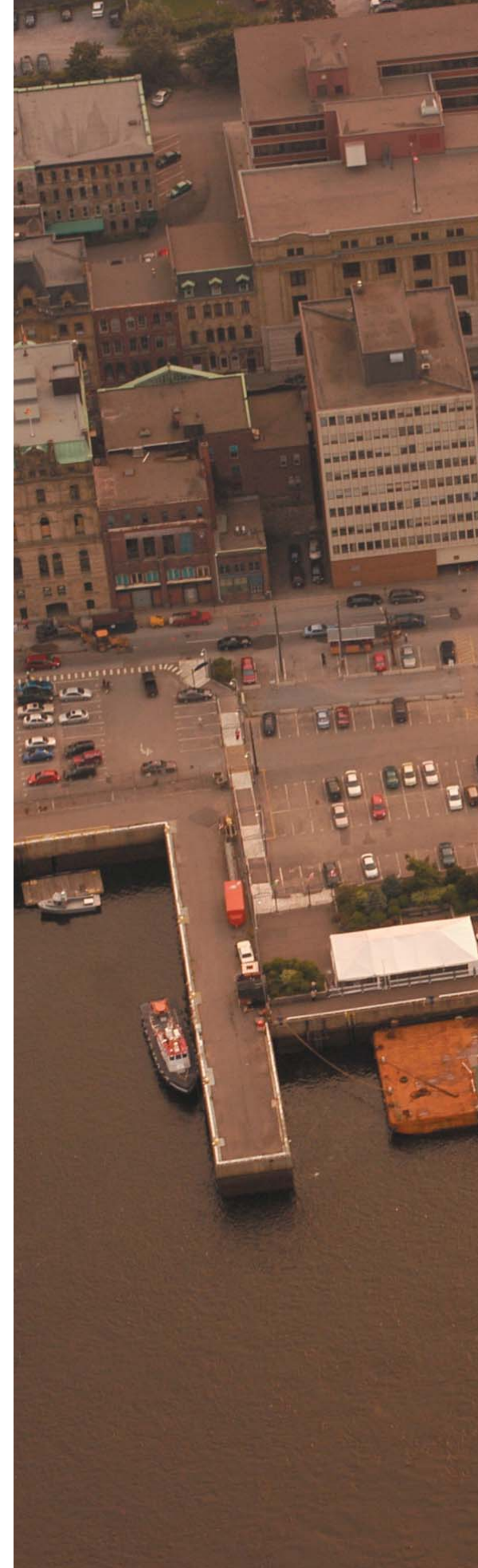
A recent strategy to revitalize Saint John's waterfront proposes the development of a large multi-purpose facility incorporating offices, retail uses, and a significant presence by the University of New Brunswick that would entail the transfer of some departments to downtown Saint John.

The relative absence of a program, and other details pertaining to funding for this proposal makes it difficult to integrate the vision of a downtown satellite campus into this Campus Plan. Once the results of a feasibility study are known and the funding strategy established, it will be easier for the University to further evaluate the proposal and indicate its interest.

The central mandate of this Campus Plan is the long-term viability and attractiveness of the Tucker Park Campus. At this stage of the Downtown Development Proposal, the following issues have been identified, which the University should consider in the evaluation of its potential support to the project.

- By national and international standards, the UNBSJ is small. Currently, the size of the UNBSJ campus is below the critical mass necessary to contemplate satellite facilities. The creation of a satellite campus at this stage of the University's evolution may jeopardize the future success of the Tucker Park Campus.
- A particular objective of the Campus Plan is to move towards a 'whole community', and to reduce the perception of Tucker Park as a commuter campus. The relocation of any existing departments to another location will make this task difficult.
- A fund-raising campaign to support a downtown facility may conflict with UNBSJ's immediate needs to raise capital for the construction of much-needed teaching, research and support space at Tucker Park.
- The creation of a satellite campus may result in the duplication of facilities and additional staffing needs for operations and maintenance. The development of an additional facility downtown should be revenue neutral.
- Differentials in location and quality of space will likely result in loss of collegiality between departments and student groups, e.g. domestic vs. international, business vs. arts and sciences, etc.
- A bipolar campus will require a shuttle service, the cost of which should be factored into the proposal for a downtown facility. The scarcity of parking in the downtown core may result in higher parking demand on campus, resulting in the need to pave new areas for surface parking.

The concept of a strong University presence in the downtown is in itself a commendable objective. Further review of this concept should consider a means whereby the needs of UNBSJ can be met, including the strengthening of the Tucker Park Campus in concert with complementary downtown activities.









## 3.9 Phasing

The Near-Term Plan represents a concept for Campus growth that responds to its needs over the next ten to fifteen years.

### Identified Space Need

In the analysis of space resources and needs, it was determined that 24,100 sq.m. (259,300 sq.ft) of new net floor area will be required, keeping the amount of space per user – and the current shortages – constant, admittedly an undesirable prospect. The current ratio of space is approximately 12 sq.m. gross per person. If the campus is to provide the amount of space that corresponds to the Council of Ontario Universities standards - approximately 16 square metres per person - and replace the annexes, approximately 43,100 sq.m. (463,700 sq.ft) of new net space will be needed instead (47,947 gross square metres, 515,559 gross square feet). This would increase the current ratio of approx. 12 square metres per person on campus to 16 square metres.

The Near-Term Plan proposes a total of 61,400 net square metres excluding residences and 74,800 net square metres including residences (assuming a net/gross ratio of 0.85). These figures include the removal of annexes. Hence the Near-Term Plan allows for approximately 19,000 square metres of growth beyond what would be required to address both the "catch-up" and growth needs for the next ten years based on COU standards and an enrolment target of 5,000 students. The Near-Term Plan provides for additional growth that may be considered beyond the space requirements as dictated by enrollment, including the provision of two new residences and expansion of the Athletic Centre. As well, the development of the Mixed-Use Building will be opportunity-driven and dependent on potential leasing opportunities to the healthcare and research sectors.

### Parking

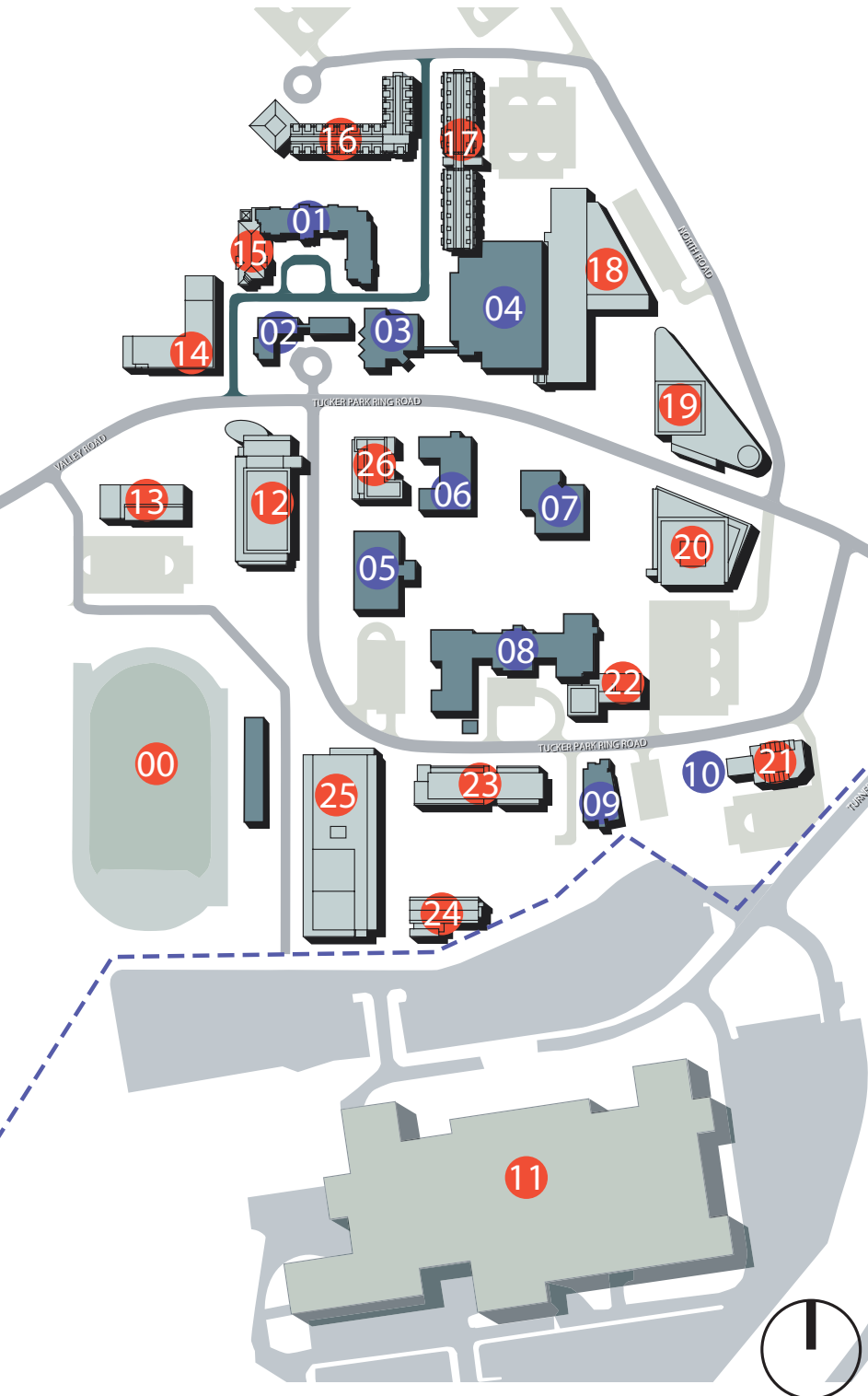
884 new parking spaces will be required assuming the same ratio of parking per user as is currently the case – one space per 2.68 campus users or 0.37 space per person. Please refer to Chapter II, a discussion on Space Analysis, for details.

Additional parking areas will be created with new parking lots to be built on the sites reserved for long-term expansion (see page 46) as well as a higher reliance on car-pooling, on-campus residences, transit and off-site parking lots. Please refer to Section IV for details on the proposed parking strategy.

### Residences

Based on approximately 30 gross square metres provided for each student in the Sir James Dunn Residence, the proposed residences could accommodate approximately 527 students. 244 beds are currently available on campus, bringing the total to 771, a population that could potentially support a small convenience store and other amenities.





## Existing Buildings to be retained

(excl. bldgs to be removed)		Net Sm	Gross Sm
00	Stadium	572	829
01	New Residence (est.)	4,590	5,156
02	Sir James Dunn Residence	1,721	2,090
03	Thomas J Condon Student Centre	2,390	2,632
04	G. Forbes Elliot Athletics Centre	4,922	4,992
05	Ward Chipman Library	4,700	5,016
06	Sir Douglas Hazen Hall	4,582	5,326
07	Philip W. Oland Hall	3,282	3,775
08	Ganong Hall and KC Irving Hall	9,385	10,619
09	Saint John College	748	824
10	Power Plant	473	534
11	Saint John Regional Hospital	-	-
<b>Total bldgs to be retained</b>		<b>37,365</b>	<b>41,793</b>

## Proposed Buildings

		Net Sm	Gross Sm
12	University Commons	7,650	9,000
13	Small Academic Building	2,550	3,000
14	Western Entry Building	4,590	5,400
15	Expansion of existing New Residence	2,040	2,400
16	Northwest Residence	5,780	6,800
17	Northeast Residence	5,610	6,600
18	Athletic Centre Expansion	6,545	7,700
19	East Entry Building 1	7,905	9,300
20	East Entry Building 2	7,140	8,400
21	Storage Building	765	900
22	KC Irving Hall Expansion	2,448	2,880
23	Science and Research Building 1	5,100	6,000
24	Science and Research Building 2	2,295	2,700
25	Mixed Use Building	13,515	15,900
26	Hazen Hall Expansion	2,550	3,000
<b>Total</b>		<b>76,483</b>	<b>89,980</b>
<b>Total new and retained</b>		<b>113,848</b>	<b>131,773</b>



Staging

The following staging is proposed to achieve the desired quantity of floor space within ten years:

Phase I – 5-year Horizon

		Net Sm.	Gross S.m.
12	University Commons	7,650	9,000
20	East Entry Signature Building 2	7,140	8,400
21	Storage Building	765	900
22	KC Irving Hall Expansion	2,448	2,880
	Removal of physical plant bldg*	-342	-379
	<b>Total without residences</b>	<b>17,661</b>	<b>20,801</b>
15	Expansion of existing New Res.	2,040	2,400
	<b>Total with residences</b>	<b>19,701</b>	<b>23,201</b>
	<b>Total Campus</b>	<b>58,737</b>	<b>66,834</b>
	<b>Possible Campus Population</b>		<b>3,700</b>
	<i>(assuming COU space standards)</i>		

Phase II – 5 to 10-year Horizon

		Net Sm	Gross Sm
13	Small Academic Building	2,550	3,000
14	Western Entry Building	4,590	5,400
19	East Entry Signature Bldg 1	7,905	9,300
23	Science and Research Bldg 1	5,100	6,000
24	Science and Research Building 2	2,295	2,700
26	Hazen Hall Expansion	2,550	3,000
	Removal of Hazen Annex	-218	-238
	<b>Total without residences</b>	<b>24,772</b>	<b>29,162</b>
16	Northwest Residence	5,780	6,800
	<b>Total with residences</b>	<b>30,552</b>	<b>35,962</b>
	<b>Total Campus</b>	<b>89,289</b>	<b>102,796</b>
	<b>Possible Campus Population</b>		<b>5,500</b>
	<i>(assuming COU space standards)</i>		

Total 10 years

<b>Total without residences</b>	<b>42,433</b>	<b>49,963</b>
<b>Total with residences</b>	<b>50,253</b>	<b>59,163</b>
<b>Total Campus</b>	<b>89,289</b>	<b>102,796</b>
<b>Possible Campus Population</b>		<b>5,500</b>
<i>(assuming COU space standards)</i>		

\* The uses now accommodated in the physical plant building will move to the Power Plant and Storage Building upon completion.



Phase III – 10 to 15-year Horizon

		Net Sm	Gross Sm
18	Athletic Centre Expansion	6,545	7,700
25	Mixed Use Building	13,515	15,900
	Removal of Annex A	-383	-420
	Removal of Annex B	-383	-420
	Removal of Annex N	-77	-90
	Removal of Annex C	-268	-293
	<b>Total without residences</b>	<b>18,949</b>	<b>22,377</b>
17	Northeast Residence	5,610	6,600
	<b>Total with residences</b>	<b>24,559</b>	<b>28,977</b>
	<b>Total Campus</b>	<b>113,848</b>	<b>131,773</b>
	<b>Possible Campus Population</b>		<b>6,900</b>
	<i>(assuming COU space standards)</i>		

Cumulative Total

	Net Sm	Gross Sm
Existing	<b>39,036</b>	<b>43,633</b>
Phase I	<b>19,701</b>	<b>23,201</b>
Phase II	<b>30,552</b>	<b>35,962</b>
Phase III	<b>24,559</b>	<b>28,977</b>
Grand Total	<b>113,848</b>	<b>131,773</b>
(note: "Existing" includes annexes, the removal of which is captured in the total for each phase).		



