University of Wyoming

long range development plan
LRDP Process
Part of the Rocky Mountain Mega-Region!
University Properties
University Properties
UW Mission Statement

“The University of Wyoming aspires to be one of the nation’s finest public land-grant research universities, dedicated to serving as a statewide resource for accessible and affordable higher education of the highest quality, rigorous scholarship, technology transfer, economic and community development, and responsible stewardship of our cultural, historical, and natural resources.”
Creation of the Future: University Plan 3

- Institution with a distinctive character
- Remarkable geographic setting
- Unparalleled statewide presence
- Heritage of strong public support
- National model for access to higher education
- Embracing both its historic sense of place and its mandate to create the future
Objectives for the LRDP . . .

- Provide a flexible physical planning and decision-making framework
- Provide direction for the Capital Plan
- Update the Student Housing Master Plan
- Link UW planning processes on a successive 5-year time frame
- Align community and campus planning goals
LRDP: Historic Perspective
1950
Emerging Vision
Tailgate Party/Open House
Vision Themes

Strong Sense of Place

- Building on a strong sense of history
- Natural setting and sandstone
- Character of buildings and open spaces

Openness

- Wyoming landscape of wide open spaces
- Quality open spaces & gathering areas
- Access to sunlight
Vision Themes

**Expanded Academic Core**
- The 10 to 15 minute standard
- Synergy among programs and services

**Connectivity And Accessibility**
- Accessible to ALL users
- Easy to get to and get around
- Walkable, bikable, great transit
- Connecting west and east campuses
Vision Themes

“Home” Experience

• Wyoming-like
• Comfortable and safe
• Top notch recreational facilities and other close-by amenities

Well-Designed “Front Door”

• Identifiable gateways
• Defined and welcoming campus edges
• Neighborhood transitions
• Visitor friendly and easy to navigate
Vision Themes

**Dynamic Land Uses**
- A range of services, amenities and activities serving on-campus and off-campus users
- Campus activation
- Revenue stream

**Cutting Edge Technology and Business Park**
- Economic development for the region, state and nation
Vision Themes

Sustainability
- A model of innovation
- Technical solutions and cultural practices
- Buildings, plazas, open spaces, landscaping and natural areas

Positive Campus and Community Relations
- Constructive working relationships and agreements
- Adequate infrastructure capacity
- Linkages with other institutions
Space Needs
Academic and Research Space Needs

Methodology

• Compared Benchmark Institutions

• Assessed Current Utilization of Space

• Focused on Education & General (E&G) space
  – excluding student union, athletics, housing, etc.

• Quantified space as assignable square feet (ASF)

• Analyzed quantity of space
Academic and Research Space Needs
Benchmark Comparison Participants

• Louisiana State University – Baton Rouge
• New Mexico State University – Las Cruces
• Oregon State University – Corvallis
• University of Arizona – Tucson
• University of Missouri – Columbia
• University of New Mexico – Albuquerque
• University of Texas – El Paso
• Virginia Tech – Blacksburg
• Washington State University - Pullman
Academic and Research Space Needs
Benchmark Comparison Campus-wide Summary

<table>
<thead>
<tr>
<th>Assignable Square Feet (ASF)</th>
<th>Range Low</th>
<th>University of Wyoming</th>
<th>Comparative Average</th>
<th>Range High</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF per Student</td>
<td>125</td>
<td>215</td>
<td>181</td>
<td>233</td>
</tr>
</tbody>
</table>
Academic and Research Space Needs
Benchmark Comparison by College

ASF per Student Comparison by College

- Agriculture and Home Economics
- Arts and Sciences
- Business
- Education
- Engineering
- Health and Social Services
- Law
- Campuswide
Academic and Research Space Needs

Conclusions

• LRDP planning assumption: current growth rate in student population will continue for the next 20 years, resulting in a modest increase in student population.

• UW requires an additional 162,000 ASF to accommodate the projected growth from $80 million to targeted $120 million annual research and development program.

• UW must adapt and reconfigure space to remain competitive with benchmark institutions.
Housing Needs
Key Findings: Dormitories

- LRDP planning assumption: maintain existing number of housing units on-campus
- Continue with plans to convert White Hall into suite-style housing; replace or renovate Hill and Crane Halls
- Increase range of housing options for undergrads
- Incorporate higher density units to achieve development feasibility
Housing Needs
Key Findings: Apartments

- River Village and Landmark are the most popular on-campus apartments

- Summit View should be razed

- 4BR/2BA apartments housing on the Summit View site should be rented by-the-bed
Housing Needs
Key Findings: Apartments

- Students currently living in campus apartments are among the most price sensitive.

- The cost to deliver new housing will be too expensive for many current student families without subsidies.
Housing Needs
Key Findings: Apartments

- Spanish Walk feels separated from campus – location, design, and materials

- Full compliance with Fair Housing and ADA design will be expensive to address

- Business plan will look at business model for Spanish Walk and other apartments
Development Capacity
<table>
<thead>
<tr>
<th>Opportunity Site</th>
<th>Total Area (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A North of Lewis</td>
<td>1,821,616</td>
</tr>
<tr>
<td>B South of Ivinson</td>
<td>560,754</td>
</tr>
<tr>
<td>C Service &amp; Maintenance</td>
<td>673,681</td>
</tr>
<tr>
<td>D West Willett</td>
<td>397,650</td>
</tr>
<tr>
<td>E Crane-Hill</td>
<td>298,883</td>
</tr>
<tr>
<td>F Research/Business</td>
<td>818,906</td>
</tr>
<tr>
<td>G East Campus Academic</td>
<td>1,055,963</td>
</tr>
<tr>
<td>H Stadium Parking Lot</td>
<td>440,630</td>
</tr>
<tr>
<td>I Grand Ave Commercial</td>
<td>197,235</td>
</tr>
<tr>
<td>J Rocky Mountain</td>
<td>105,307</td>
</tr>
<tr>
<td>K West Summit View</td>
<td>530,919</td>
</tr>
<tr>
<td>L East Summit View</td>
<td>598,696</td>
</tr>
<tr>
<td>M Armory</td>
<td>479,476</td>
</tr>
<tr>
<td>Reserve 1</td>
<td>814,513</td>
</tr>
<tr>
<td>Reserve 2</td>
<td>375,013</td>
</tr>
<tr>
<td>Reserve 3</td>
<td>925,696</td>
</tr>
</tbody>
</table>

**TOTAL AREA** 10,094,938
Existing Academic Core

- Total: 2,600,000 ft²
- Open Space and Pathways: 1,300,000 ft²
- Building Footprints: 750,000 ft²
- Parking and Circulation: 500,000 ft²
### Existing Housing: Dormitories

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Area (sq ft)</th>
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</thead>
<tbody>
<tr>
<td>Open Space and Pathways</td>
<td>(52%)</td>
<td>275,000</td>
</tr>
<tr>
<td>Building Footprints</td>
<td>(30%)</td>
<td>160,000</td>
</tr>
<tr>
<td>Parking and Circulation</td>
<td>(18%)</td>
<td>90,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>525,000</strong></td>
</tr>
</tbody>
</table>

- Open Space and Pathways: 275,000 sq ft
- Building Footprints: 160,000 sq ft
- Parking and Circulation: 90,000 sq ft
- Total: 525,000 sq ft
Existing Housing: Apartments

- Total: 2,000,000 ft²
- Open Space and Pathways: 800,000 ft²
- Building Footprints: 300,000 ft²
- Parking and Circulation: 900,000 ft²

- Open Space and Pathways: (39%)
- Parking and Circulation: (46%)
- Building Footprints: (16%)
Existing Research/Business

- Total: 300,000 ft$^2$
- Open Space and Pathways: 150,000 ft$^2$
- Building Footprints: 75,000 ft$^2$
- Parking and Circulation: 75,000 ft$^2$
Total Opportunity Areas: 10,095,000 ft² (232 acres)
# Development Potential

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Total Opportunity Areas</strong></td>
<td></td>
<td><strong>10,095,000 ft^2</strong></td>
</tr>
<tr>
<td><strong>Average Site Coverage Rate</strong></td>
<td></td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td><strong>Estimated Site Coverage</strong></td>
<td></td>
<td><strong>2,525,000 ft^2</strong></td>
</tr>
<tr>
<td><strong>Low Intensity</strong></td>
<td><strong>Average Floors</strong></td>
<td><strong>2</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Total GSF</strong></td>
<td><strong>5,050,000 ft^2</strong></td>
</tr>
<tr>
<td><strong>Low/Medium Intensity (Existing Campus)</strong></td>
<td><strong>Average Floors</strong></td>
<td><strong>3</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Average GSF</strong></td>
<td><strong>7,575,000 ft^2</strong></td>
</tr>
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Site Planning Principles

1. Emulate UW’s sense of place in other new, central campus nodes

2. Connect east campus with the west campus
Site Planning Principles

3. Organize campus development around a hierarchy of natural and landscaped open spaces

4. Develop a walkable and bikeable transit-oriented campus
5. Locate campus uses to maximize collaboration, synergies, and efficiencies

6. Optimize the ecological health and sustainability of campus
Site Planning Principles

7. Establish well-defined and attractive campus edges and gateways

8. Create flexible learning environments throughout campus
Design Principles

- User Needs
- Campus Image and Identity
- Ecological Context
- Cultural Preferences
- Flexibility
- Climate
sustainable strategies section

1. Night-spray radiant cooling
2. Sunshades
3. High-performance glazing
4. Efficient ventilation with heat recovery
5. Radiant slab heating + cooling
6. Lights/ceiling
7. Naturally-ventilated top floor
8. Spectrally-selective roofing
9. Off-site water detention
10. Fully daylit interior with lighting controls
Development Framework
Existing Land Use Districts
Emerging Land Use Districts
Academic and Support
Living Learning

Portland State University
Research
Residential

University of California-Santa Cruz
Athletics and Recreation
Visitor-Oriented Mixed-Use
Service and Maintenance
Land Use Districts
Sense of Place
Sense of Place
Sense of Place
Land Use Districts
Development Framework
Development Framework
Proposed Transportation Framework
22nd Street
15th Street - Existing Conditions
Pedestrian Activity on 15th Street During AM Peak Hour

- 181* from Willett Drive
- 54* from Fraternity Row
- 883** from Ivinson/King

* From counts taken by All Traffic Data (18 November 2008)
** From UW Transportation Master Plan (May 2008)
Average Daily Traffic (ADT)* on North/South Connections in Laramie

<table>
<thead>
<tr>
<th>Street</th>
<th>ADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>3rd Street</td>
<td>15,000 ADT</td>
</tr>
<tr>
<td>9th Street</td>
<td>8,000 ADT</td>
</tr>
<tr>
<td>15th Street</td>
<td>13,000 ADT</td>
</tr>
<tr>
<td>22nd Street</td>
<td>6,000 ADT</td>
</tr>
<tr>
<td>30th Street</td>
<td>10,000 ADT</td>
</tr>
</tbody>
</table>

*ADT from WYDOT 2006 Spring Traffic Counts for Laramie (http://dot.state.wy.us/Default.jsp?sCode=homct)
Peak Traffic on 15th

AM Peak:
- 416, 34%
- 380, 31%
- 438, 35%

PM Peak:
- 235, 28%
- 258, 31%
- 339, 41%
Existing Shuttle Activity on 15th Street

- Fraternity Row
- Sorority Row
- Ivinson/King
- Grand Avenue
- Willett Drive

Shuttle Routes:
- Campus Shuttle
- Union Express
- Resident Park N' Ride
- Classroom Express
- South Express
15th Street
ILLUSTRATIVE PLAN
University of Wyoming Long Range Development Plan