We now accept the fact that learning is a lifelong process of keeping abreast of change. And the most pressing task is to teach people how to learn.

PETER F. DRUCKER
Campus land uses and space needs are the primary factors that establish a baseline for the Long Range Development Plan. The University of Wyoming campus contains land uses ranging from classrooms and laboratories, to athletics and recreation, to housing and open space. Each land use is distinctive, requiring different space needs as well as consideration of access and adjacent uses. This chapter provides an analysis of existing land uses on campus, and identifies opportunity areas that can accommodate new growth. Also introduced in this chapter is the plan framework that establishes specific land use categories and identifies land use needs to help determine the optimum location of future uses and plan for campus growth.
Campus Space Needs and Development Capacity

A key step in the creation of a long range plan for the UW campus is to quantify and understand the supply and demand for developable space. The outcome of this discussion can help inform the preferred scenario of campus growth and expansion. The following findings summarize the results of several analyses looking at the long term projected space needs for academics, research, housing, athletics and recreation, and service/maintenance, as well as potential development opportunity areas and development intensity.

CAMPUS USES, DEVELOPMENT PATTERNS AND SPACE NEEDS

The Laramie campus is generally bounded by Grand Avenue to the south; 30th and 45th Streets to the east; 9th and 15th Streets to the west; and Lewis Street and Harney Street/Grays Gable Road to the north. Within these boundaries there are several core campus uses each with distinctive characteristics and space needs. For the purposes of completing a planning level capacity analysis for the LRDP process, it is critical to understand what uses are accommodated on campus, what the existing and desired development patterns are for those uses, and the projected space needs for University functions.

A detailed summary of methodology, analysis and key findings for academic and research space needs was prepared by Paulien and Associates (Macro Level Space Needs Analysis). More detailed documentation of recommendations for the student housing program was prepared by the Scion Group (Student Housing Market and Demand Analysis). These analyses are available under separate cover in Volume Three of the LRDP.
Academics

As mentioned previously, the most mature academic concentration on the UW campus is the historic core on West Campus. In addition to academic facilities, the academic core also includes administrative offices, research laboratories, student support facilities and recreation space. West Campus comprises approximately 60 acres (2.6 million square feet) of land. Approximately half of the area (30 acres) is occupied by a variety of open spaces and pathways. Nearly 20 percent of the land area (12 acres) is used for surface parking and vehicular circulation. The remaining 30 percent of land on the West Campus (24 acres) is covered with building footprints. The average height of buildings within the academic core is approximately four stories.

The space needs for academics are based upon an assumption that the recent enrollment growth rate (ranging from 1 to 3% per year) will continue for the next 20-years. Enrollment for the Fall semester of 2008 was 9,999 students on the Laramie campus and 13,099 students overall. At one percent growth per year, enrollment on the Laramie campus would grow to approximately 12,200 students over
The next 20 years. An average growth rate of three percent for the same 20-year period results in a Laramie campus enrollment of just over 18,000 students.

It is important to note that 20-year total enrollment increases of 22% to 80% do not necessarily require a commensurate increase in space on the campus. In fact, the Macro Level Space Needs Analysis identified a current surplus of classroom, teaching laboratory, office and conference space when using the recommended guidelines for assignable square feet (ASF) per full-time equivalent student (FTE). Table 2.1 provides a space needs model for academic and academic support space. Based upon the recommended guidelines for ASF, UW currently has a surplus of approximately 111,000 square feet. A growth rate of 1-3% will result in additional space needs in 2030 ranging from approximately 427,000 square feet to 1.7 million square feet. Because of the relatively small student body, the guidelines for libraries, special use, general use and support space have been carried forward and are the same as the existing ASF for these spaces.

**Research**

The only stand-alone building in the campus research portfolio is the Wyoming Technology Business Center (WTBC) near the corner of Harney Street and 22nd Street. The total land area in use by the WTBC is approximately 60,000 square feet. Of that land, approximately half is devoted to open space, landscaping and pathways. The other half (50,000 square feet) is split evenly between building footprints and circulation/parking. The WTBC is a two-story building with a total of 31,000 square feet.

### Table 2.1 Space Needs Model for Academic and Academic Support Space

<table>
<thead>
<tr>
<th>SPACE CATEGORY</th>
<th>GUIDELINE FACTOR</th>
<th>CURRENT ASF</th>
<th>GUIDELINE ASF</th>
<th>1% GROWTH RATE</th>
<th>3% GROWTH RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>16 ASF/Student FTE</td>
<td>181,980</td>
<td>146,608</td>
<td>177,660</td>
<td>262,970</td>
</tr>
<tr>
<td>Teaching Laboratories</td>
<td>23 ASF/Student FTE</td>
<td>209,515</td>
<td>183,260</td>
<td>280,644</td>
<td>415,406</td>
</tr>
<tr>
<td>Open Laboratories</td>
<td>3 ASF/Student FTE</td>
<td>20,428</td>
<td>27,489</td>
<td>33,311</td>
<td>49,307</td>
</tr>
<tr>
<td>Office and Conference</td>
<td>225 ASF/Faculty &amp; Staff FTE</td>
<td>689,178</td>
<td>632,475</td>
<td>771,525</td>
<td>1,138,500</td>
</tr>
<tr>
<td>Libraries</td>
<td>30 ASF/Student FTE</td>
<td>270,343</td>
<td>270,343</td>
<td>333,112</td>
<td>493,068</td>
</tr>
<tr>
<td>Special Use</td>
<td>40 ASF/Student FTE</td>
<td>365,315</td>
<td>365,315</td>
<td>444,149</td>
<td>657,424</td>
</tr>
<tr>
<td>General Use</td>
<td>33 ASF/Student FTE</td>
<td>300,520</td>
<td>300,520</td>
<td>366,423</td>
<td>542,375</td>
</tr>
<tr>
<td>Support Space</td>
<td>31 ASF/Student FTE</td>
<td>286,864</td>
<td>286,864</td>
<td>344,216</td>
<td>509,504</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>2,324,143</strong></td>
<td><strong>2,212,874</strong></td>
<td><strong>2,751,039</strong></td>
<td><strong>4,068,554</strong></td>
</tr>
<tr>
<td><strong>Surplus/Deficit</strong></td>
<td></td>
<td><strong>111,269</strong></td>
<td><strong>426,896</strong></td>
<td><strong>1,744,411</strong></td>
<td></td>
</tr>
</tbody>
</table>
The existing campus space categorized as research laboratories totals nearly 312,000 square feet. Based upon an increase in research awards from $76 million to $100 million and an allocation of those funds consistent with historical trends, UW will need approximately 83,000 square feet of additional research laboratory space. An increase in research awards to $120 million based upon the same assumptions results in a need for approximately 162,000 square feet of space. Non-college research includes programs related to such facilities as the Art Museum, Small Business Development Center and Wyoming Public Media.

Growth around WTBC will likely not be accounted for in the Macro Level Space Needs Analysis. Based on studies of other land grant universities, business and law schools do not have labs that generate significant research. Additional economic development activity and growth in Wyoming’s business and research areas will likely result in additional expansion of the WTBC and/or additional facilities nearby.

**Housing**

The University of Wyoming provides a variety of student housing options on the Laramie campus. They are concentrated in two areas. The first is a collection of dormitories located between King Row, Grand Avenue, 15th Street and 19th Street. The second is a collection of four apartment developments primarily located between Willett Drive, Arrowhead Lane, 22nd Street and 30th Street.

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**Table 2.2: Space Needs Model for Research Laboratories**

<table>
<thead>
<tr>
<th>College</th>
<th>Historical Percentage of Total Award</th>
<th>ASF per $100,000 of Research Expenditures</th>
<th>Target Research Awards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$76 Million (Existing)</td>
<td>$100 Million</td>
</tr>
<tr>
<td>Agriculture</td>
<td>27.6%</td>
<td>508</td>
<td>81,268</td>
</tr>
<tr>
<td>Arts &amp; Sciences</td>
<td>35.7%</td>
<td>577</td>
<td>119,524</td>
</tr>
<tr>
<td>Business</td>
<td>0.3%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Education</td>
<td>1.7%</td>
<td>76</td>
<td>757</td>
</tr>
<tr>
<td>Engineering</td>
<td>19.3%</td>
<td>613</td>
<td>68,484</td>
</tr>
<tr>
<td>Health Sciences</td>
<td>15.4%</td>
<td>63</td>
<td>5,622</td>
</tr>
<tr>
<td>Law</td>
<td>0.02%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Subtotal/Average</td>
<td>100.0%</td>
<td>475</td>
<td>275,655</td>
</tr>
<tr>
<td>Non-College</td>
<td></td>
<td>144</td>
<td>35,930</td>
</tr>
<tr>
<td>Total/Average</td>
<td></td>
<td>375</td>
<td>311,585</td>
</tr>
<tr>
<td>Surplus/Deficit</td>
<td></td>
<td></td>
<td>83,443</td>
</tr>
</tbody>
</table>
Spanish Walk Apartments are located east of 30th Street just south of Joanna Brunner Drive. Several private fraternities and sororities provide an “on-campus” housing option for members immediately north of the dormitories.

The Student Housing Market and Demand Analysis evaluated feedback collected from interviews with University administrators and students, considered enrollment forecasts as reported by the institution, re-examined the results from historical student survey data, evaluated off-campus student housing options and reviewed new housing developments at peer institutions. According to the analysis, the University should obtain a wider range of campus housing options for undergraduate students through renovation or new construction. Select recommendations from the study specific to dormitories and apartments are included below.

**Dormitories**

The land area occupied by the dormitories is approximately 525,000 square feet. Of that area, just over half (275,000 square feet) is devoted to open space (primarily hardscape) and pathways for pedestrian circulation. Parking and vehicular circulation account for approximately 18% (90,000 square feet) with building footprints covering the remaining 30% (160,000 square feet) of
Facilities in the dormitory area range from two stories to 12 stories.

According to the analysis, the University should continue with plans to renovate White Hall to integrate more suite-style housing. Also, Hill and Crane Halls should be replaced or renovated and reconfigured to appeal to freshmen and sophomores. These buildings appear generally sound and the location is highly desirable—especially for single undergraduate students. More evaluation is necessary, but the buildings could be designed or reconfigured as semi-suites, creating a compartmentalized bathroom between most rooms. While upgrades and redevelopment are recommended, there does not appear to be a need or desire to increase the offering of dormitory units. In fact, the total number of units could decrease as improvements are implemented.

Apartments

The University-provided apartments currently occupy approximately 2 million square feet of land. Of that area, approximately two-fifths (800,000 square feet) is open space and pathways. Building footprints account for only 16% (300,000 square feet) of the land area with the remaining 46% (900,000 square feet) used for parking, streets and other vehicular circulation. Apartments range in
development intensity from one to three stories.

The Student Housing Market and Demand Analysis supports the University’s plans to redevelop Summit View Apartments as the University strives to broaden its housing mix. Consideration of apartments for undergraduate students rented by-the-bed should be explored through a private developer.

According to the analysis, most non-traditionally aged students, graduate students and students with a spouse or dependent(s) seek rentals by-the-apartment (rather than by-the-bed) in studio through three-bedroom apartments, depending upon the size of their family, with full kitchens. Should enrollment demographics change in the future, the University should evaluate if additional campus housing for non-traditional students is paramount to achieve University goals. Finally, the University should consider either disposing of or repositioning Spanish Walk apartments.

**Athletics and Recreation**

As a land use, athletics and recreation account for a large percentage of the overall land on the Laramie campus. The athletics area is just over 1.8 million square feet of land. Open space areas are also found within the athletics and recreation land use. When outdoor athletics facilities are included (such as the outdoor track and soccer field), open spaces and pathways account for the largest percentage of land at 41% of the total area (750,000 square feet). Parking and vehicular circulation account for another 630,000 square feet (35%) of land area with the remaining 435,000 square feet (24%) covered with building footprints.

The recreation area is nearly 4.5 million square feet of East Campus. The vast majority of this land area is devoted to outdoor recreation fields with nearly 4.1 million square feet of space (91%). Approximately 380,000 square feet (8%) is devoted to parking and vehicular circulation with just 37,000 square feet (1%) covered by building footprints. The recreation area does not include the golf course which would add an additional six million square feet.

According to the 2009 Athletic Plan, the highest priority regarding development is to address issues that have been affecting the athletic image and functionality of the University of Wyoming and its student athletes. The facility needs focus on changes or additions to University athletic facilities as they relate to “restoring competitive excellence.” While most recommendations are for upgrades or enhancements to existing facilities, the Athletic Plan does identify the need for expansion of the Corbett Gymnasium pool, renovation of the lower west stadium, paving the stadium...
parking lot and additional covered tennis courts. Conversations with Campus Recreation also revealed the desire to expand Half Acre Gym and add lighting to existing recreational fields used for club and intramural sports.

Service and Maintenance
The existing service and maintenance functions are disbursed around the campus with small concentrations on the north, south and west sides of Greenhill Cemetery. The maintenance facilities comprise buildings, accessory parking and loading, additional open air facilities and stand alone parking areas (the bone yard, fleet services parking, transit shuttle parking, CEP equipment yard) and the soil management area east of Jacoby Golf Course.

The existing service and maintenance buildings include the Service Building, Central Energy Plant, Chemical Storage Building, fleet operations and shuttle maintenance, general storage and the Telecommunications Building. The majority of these buildings include adjacent parking and access areas as well as landscaping. When all building footprints, parking and vehicular access, and open space, landscaping and pathways are considered, the service and maintenance area comprises approximately 15.5 acres of land (677,000 square feet). Approximately 2.3 acres of this area is the soil management area east of Jacoby Golf Course, leaving approximately 13.2 acres of land (575,000 square feet) in use by service and maintenance on the portion of campus west of 30th Street.

For the most part, demand for additional service and maintenance areas will be driven by the development of other campus facilities. The final recommendations provided in the Utilities Master Plan (developed concurrently with the LRDP by an independent consultant) allow for a more refined projection of service and maintenance space needs. For planning purposes a range of service and maintenance space needs has been calculated based upon the anticipated growth in other land use categories. It is important to note that these back-of-the-envelope estimates assume that the service and maintenance facilities develop at the existing level of density (primarily one or two story structures) and at a rate proportionate to the increase in all other campus development.
The University currently has approximately 7 million gross square feet of built space. Using the information presented in the above discussions, the UW campus will experience overall facility growth in gross square footage of 10 to 35 percent over the next 20-years. A commensurate rate of growth for the service and maintenance area will result in a need for additional land area ranging from approximately 1.3 to 4.6 acres. Thus, a rough estimate of the total land area required for service and maintenance is 14.5 to 17.8 acres.

**Capacity Analysis and Space Needs Summary**

Using both conservative and aggressive estimates from the above discussions, the UW campus will experience growth ranging from 750,000 to 2.5 million gross square feet of built space. If the University utilized all of the land identified as opportunity areas at a similar rate to existing mature areas of campus, approximately 75 percent of the land will be used for parking, vehicular circulation, open space and pathways. The remaining 2.5 million square feet (57 acres) would be occupied by buildings. An average development intensity of two to three floors results in a development capacity ranging from 5 to 7.5 million square feet.

Therefore, there should be little concern regarding the ability of even existing UW property to accommodate growth over the next twenty to thirty years. There is also more than adequate land to accommodate necessary growth in the service and maintenance area. With strategic land
acquisitions, UW will be able to accommodate future development well beyond the planning horizon of the LRDP.

The discussion of available land should include consideration of individual site constraints and other limiting factors. Because each site has different characteristics, expansion of Campus into opportunity areas should consider site size, proximity to co-dependent uses, the role and function of the building(s), parking and maintenance needs, as well as the impact of site development on other facilities.

OPPORTUNITY AREAS

The UW campus currently encompasses nearly 780 acres of land and is generally bounded by Grand Avenue to the south; 30th and 45th Streets to the east; 9th and 15th Streets to the west; and Lewis Street and Harney Street/Grays Gable Road to the north. Within this area the campus can be further defined into three distinct zones: West Campus; Central Campus; and East Campus. For the purposes of this chapter, the area between 15th and 22nd Streets is called Central Campus while the area east of 22nd Street remains East Campus.

With recent construction projects nearing completion, the traditional campus core west of 15th Street (West Campus) is nearly built out. While the surface parking lots east of the Union and Half Acre Gym can be redeveloped, additional development on the West Campus will require remov-
al of existing buildings or acquisition of additional property.

The majority of developable campus property is separated from West Campus by 15th Street and the Greenhill Cemetery. Historically, the entire area east of 15th Street has been referred to as East Campus. Central Campus between Grand Avenue and Willett Drive is relatively built out with the greatest opportunities for new development on the sites of existing surface parking lots. The area north of Willett Drive contains the greatest concentration of development opportunities in close proximity to established campus activity nodes.

East Campus contains the largest quantity of undeveloped land contiguous with the main campus. Large undeveloped areas exist north of the existing recreation fields and east of Jacoby Golf Course.

It is important to note that there are significant restrictions on the ability to develop the land east of the golf course due to its proximity to the Casper Aquifer. Re-development and/or reuse opportunities include the Summit View Apartments site and the Armory located near the corner of 30th Street and Armory Road. The Armory site will likely be acquired by the University in a land swap in the near future.
The University is defined by three Campus Zones: East, Central and West. While the concentration of campus activity and past development is within the nearly built out West Campus, expansion and redevelopment of space on Central Campus and East Campus has occurred in recent years.
Map 2A  **Existing Campus Zones**

- West Campus
- Central Campus
- East Campus
- Campus Boundary
- Major Road
- Minor Road

Source: University of Wyoming
Table 2.4 provides a summary of the opportunity sites explored as part of the LRDP planning process.

The total area of all opportunity areas identified during the LRDP process is approximately 10 million square feet of land, or 232 acres.

It is important to note that not all land identified as an opportunity area is immediately available for development or even owned by the University at this time. In addition, it is possible that not all sites will meet the needs of the University. Each site will require a more in depth analysis to determine additional site constraints and issues, as well as potential impacts to adjacent uses.

The opportunity areas can be categorized into one of three categories: University property that is undeveloped, University property that is underutilized and non-University property.

**University Property**

Of the 232 acres identified as opportunity areas, approximately 185 acres (8 million square feet) are owned by the University. The University owned opportunity areas can be further discriminated as land

<table>
<thead>
<tr>
<th>OPPORTUNITY</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; Maint</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>
<tr>
<td><strong>Total</strong></td>
<td><strong>10,094,938</strong></td>
</tr>
</tbody>
</table>
that is undeveloped and land that is currently developed, but underutilized.

**Undeveloped**
Undeveloped University property west of 30th Street totals approximately 105 acres (4.6 million square feet) of land. All of these opportunity areas are located on Central Campus and East Campus with nearly all of the land flanking Harney Street. As shown on Map 2B (Opportunity Areas), the opportunity areas in this category include Service and Maintenance (C), Research/Business (F) and East Campus Academic (G), as well as Reserve Areas 1, 2 and 3. Reserve Area 3 (south of Harney and east of 22nd) will continue to serve as campus open space until future needs require redevelopment of the site.

**Underutilized**
The remaining 80 acres of University owned property identified as opportunity areas are currently developed, but are underutilized. In this case, underutilized is used broadly to describe existing development that is inefficiently using the land, obsolete and/or too costly to renovate or reuse. Underutilized land includes many of the parcels between Lewis and Bradley Streets on West Campus, the Willett and Wainwright Bungalows, the Crane-Hill Hall dormitory complex, the stadium parking lot, the Rocky Mountain Research Station and the Summit View Apartment site.

**Non-University Property**
Not all opportunity areas are currently under the University’s ownership. Some of these sites may fulfill certain University needs through potential acquisition in the future. Of the 232 acres identified as opportunity areas, approximately 47 acres (2 million square feet) are not owned by the University. These areas include the majority of parcels north of Lewis Street to Flint Street (A) and south of Ivinson to Grand (B), Grand Avenue commercial property between the Ivinson Home for Aged Ladies and the Rocky Mountain Research Station (I), and the Armory site (M). The non-University owned acreage total does not include all properties such as churches or other uses with cultural or historical significance.
Approximately 232 acres (10,094,938 sq. ft.) have been identified as opportunity areas in or around the campus. The LRPD planning process examined the more than 13 underutilized, underdeveloped and non-University sites for in depth analysis. The majority of opportunity sites have an emphasis on improving campus housing, academics, service and maintenance.

Map 2B **Opportunity Areas**
Map 2B Opportunity Areas

Opportunity Areas

- A North of Lewis
- B South of Ivinson
- C Service & Maintenance
- D West Willet
- E Crane-Hill
- F Research/Business
- G Central Campus Academic (LCCC and other academic partners)

Parking Lot

- H Stadium Parking Lot
- I Grand Ave Commercial
- J Rocky Mountain Station
- K West Summit View
- L East Summit View
- M Armory

Source: University of Wyoming
Plan Framework

The Plan Framework organizes planning and design recommendations that will meet the future academic, social, cultural and physical needs of the campus. The Framework creates a fusion of social and physical components: culture, technology, academics and professional life are melded together with the natural and built environments. Future development on the UW campus will be organized around several elements of this armature. The key elements of the Plan Framework include:

- Campus Land Use;
- Campus Open Space;
- Campus Circulation; and
- Campus Utilities.

An underlying principle within each of the Plan Framework elements is sustainability. Future campus development will build upon past successes and ensure a long and prosperous future through a range of sustainable approaches within each of these elements. The campus land use component of the framework is expanded upon here with campus open space, campus circulation and campus utilities addressed within their own chapters within this plan volume. Sustainability is integrated into all of the referenced plan elements and is a stand alone chapter within this volume.
CAMPUS LAND USE

Through the LRDP planning process, ten major campus land use categories were identified on the existing UW campus. The Existing Campus Uses diagram (2C) presents the current configuration of these uses on campus. This section briefly delineates the existing campus uses and then describes the proposed campus uses by identifying the proposed locations, composition and character of these key activity concentrations. Campus land use categories include:

- Academic and Support;
- Research/Business;
- Living Learning;
- Campus Apartments;
- Athletics and Recreation;
- Service and Maintenance;
- Greenhouse;
- Visitor-Oriented Mixed Use;
- Campus Reserve; and
- Open Space.

Existing Campus Uses

A close look at the existing land uses on the UW campus highlights several factors that may constrain future growth. An evaluation of existing campus uses provides justification for the proposed campus uses discussed in the following section.

First, the vast majority of academic and support space is concentrated on West Campus close to Prexy’s Pasture. While land available for development is located to the east, there will continue to be pressure for accommodating enrollment growth and support facilities in West Campus. Distances between campus uses are another obstacle to future growth. While the majority of academic and support facilities are located on West Campus, student housing and athletic and recreation uses are on Central and East Campus. Greenhill Cemetery is a barrier that limits convenient connections between the two ends of campus. Also, the bulk of campus uses are housed in development south of Lewis Street and Willett Drive. As a result,
Map 2C Existing Campus Uses

Currently the campus consists of 10 different campus uses. Taking up only a small amount of area in the northern portion of campus, Business/Research is disconnected from academics by unused Campus Reserve. The need to bridge gaps between various campus uses became clear in the course of meetings and discussions with the campus and community.
Map 2C Existing Campus Uses

Source: University of Wyoming
nearly all of the undeveloped University property west of 30th Street is north of Willett Drive near the intersection of Harney Street and 22nd Street. The service and maintenance uses are also spread around West and Central Campus north of Willett Drive with the majority of activity located along the north, south and west edges of the Greenhill Cemetery.

The UW campus currently has very little area devoted to living learning activities and non-academic research and business. As stated previously, goals of the University include expanding upon both of these key opportunities. Finally, it should be noted that UW currently lacks land use (and design) control over much of the primary public edge along Grand Avenue.

**Proposed Campus Uses**

The land use framework builds upon existing land use concentrations on the UW campus and is guided by the planning and design principles presented above. The proposed land use concentrations assume UW development occurs on all opportunity areas presented earlier in this chapter. Thus, the long term prospect for the University is to shape active land uses along the northern edge of Grand Avenue from 9th Street to 26th Street excluding the Ivinson Home for Aged Ladies. Flint Street will
Eventually become the northern boundary of West Campus. Each of the major land use categories is profiled below.

**Academic and Support**

The academic and support land use concentrations will build upon the existing academic and support facilities on West Campus and Central Campus. The most readily available land for expansion of these uses is adjacent to the Centennial Complex and the Animal Science/Molecular Biology building. A new Visual Arts facility has been sited near the corner of 22nd Street and Willett Drive. Longer term expansion is also anticipated north and south of the existing academic core to Flint Street and Grand Avenue, respectively. It is important to note that the academic and academic support uses will not extend east of 22nd Street for the foreseeable future. Once expanded, West Campus will be nearly 5 million square feet and the built out Central Campus academic and support will be approximately 3.7 million square feet. The total area designated for academic and support uses is nearly 8.7 million square feet.

The following facilities and facility types may be included in the academic and support land use concentrations:

- **Academics** – including academic and classroom buildings, libraries, teaching and academic research laboratories;
- **Administration** – including student, staff and faculty offices;
- **Academic Support** – including computer labs, museums, galleries and cultural activities, educational partners, academic centers, institutes, and conference and meeting spaces;

*continued on page 43*
The set of proposed uses reduces the campus into 8 different classifications, combining Campus Apartments with Greeks and Dormitories to create the Living Learning use that also integrates into the Campus Core. Campus Reserve areas have been reduced to fulfill the expansion needs for Research/Business, Service and Maintenance and Campus Academic areas. The Campus Core/Academics has also extended north and south.
Map 2D **Proposed Campus Uses**

- Academic and Support
- Service and Maintenance
- Research/Business
- Visitor-Oriented Mixed Use
- Athletics & Recreation
- Greenhouse
- Living Learning
- Campus Reserve
- Living Learning Overlay
- Campus Boundary
- Major Road
- Minor Road

*Source: University of Wyoming*
It is expected that land will develop at an intensity similar to what exists today with approximately 25 percent of the academic and support land use area (2.2 million square feet) being covered by buildings. Development in the academic and support land use concentrations will generally be two to four stories tall, resulting in a capacity for built space of approximately 6.6 million square feet. The academic and support area also includes landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, small parking lots, parking structures and minor roadways.

Research and Business

The research and business land use area will build on the success of the Wyoming Technology Business Center (WTBC). The large amount of undeveloped University property near the intersection of Harney Street and 22nd Street will accommodate the creation of a research and technology-focused business park adjacent to the Central Campus academic and support area. This physical adjacency and strong connections to the academic core on West Campus will foster the sharing of ideas and resources of various types. The land area designated as research/business is approximately 920,000 square feet.

The following facilities and facility types may be included in the research/business land use concentration:

- Research Laboratories
- Student, Staff and Faculty Offices
- Fabrication Facilities
- Classrooms
- Storage Space
- Small Restaurants/Cafes
- Meeting Space
- Specialized (Focused) Libraries

Assuming the development pattern established by the WTBC is continued in the rest of the research/business park,
approximately 230,000 square feet of land is available for building footprints. Two story development provides a capacity for built space of approximately 460,000 gross square feet. The research and business area will also include landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, small parking lots and entry drives.

Living Learning

The concept of living learning is a growing trend in higher education whereby the hard and fast lines between academic space and student housing are lessened or dissolved. Examples exist from across the country of mixed use campus facilities that contain some combination of classrooms, offices, computer labs, libraries and housing. The best example of living learning on the existing UW campus is the Honors House located at the west end of Fraternity Row. Some universities have started further activating the ground floor of new buildings with restaurants and coffee shops that encourage intellectual socializing. Through the LRDP planning process, several areas have been identified as ideal locations for living learning uses on the UW campus. These include the Greek and dormitory area, a portion of the site currently occupied by the Summit View Apartments and the north and south edges of the expanded academic core.

The following facilities and facility types may be included in the living learning land use concentrations:

- Student Housing—Dormitories, Suites, Apartments, Fraternities and Sororities
- Classrooms
- Teaching and Academic Research Laboratories
- Student, Staff and Faculty Offices
- Libraries
- Computer Labs
- Administration
- Cafeterias
- Small Restaurants/Cafes
- Meeting Space
- Performance Space/Practice Rooms
The living learning areas will likely contain a collection of buildings and uses that are mixed both vertically and horizontally. The amount of land identified for potential living learning facilities is more than sufficient to maintain the existing number of beds on the UW campus and incorporate a variety of appropriate uses. The living learning area will also include landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, small parking lots and roadways.

**Campus Apartments**

The area identified as campus apartments is located south of Willett Drive and west of 30th Street. It is assumed that only Summit View Apartments will be redeveloped during the 20-year planning horizon, but the other apartments will benefit from updates and renovations. Only a portion of the Summit View Apartments site will be redeveloped as housing. It is anticipated that a low to medium development pattern (similar to that established by River Village Apartments) can allow for approximately the same number of beds in a significantly smaller footprint. A more efficient use of the land will allow for living learning opportunities (see description above). The following facilities and facility types may be included in the campus apartments land use concentrations:

- Student Housing—Suites and Apartments
- Living Learning (see description above)
- Computer Labs
- Apartment Maintenance Facilities
- Apartment Administrative Services
- Fitness and Recreation Facilities
- Meeting Space

The campus apartments land use area comprises approximately 1.2 million square feet of space. The campus apartment area will continue to include landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, parking lots and roadways.
Athletics and Recreation
The athletics and recreation areas will continue to be located at the southwest and northeast corners of the Willet Drive and 22nd Street intersection. This land use concentration also includes Jacoby Golf Course east of 30th Street. Expansion will likely occur at the southeast corner of the Harney Street and 22nd Street intersection and within the existing land use areas. Expansions, renovations and redevelopment can provide opportunities to provide more active facades and ground floor activities to help activate athletic venues on non-event days. The golf course and soccer fields were developed with federal recreation grant money that does not permit redevelopment of these areas for purposes other than recreation.

The following facilities and facility types may be included in the athletics and recreation land use concentrations:

- Sports Facilities/Buildings
- Athletic Support Services
- Fields and Outdoor Facilities
- Mixed Use Parking Structures
- Computer Labs
- Athletics and Recreation
- Maintenance Facilities
- Fitness and Recreation Facilities
- Retail Space
- Restaurant/Entertainment Space (no alcohol)

The athletics and recreation land use area includes approximately 9.6 million square feet of space. The athletics and recreation area will continue to include landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, parking lots and roadways. As mentioned above, the area east of the stadium and stadium parking lot should be targeted for a parking structure with active ground floor uses.

Service and Maintenance
As previously noted, the Utilities Master Plan planning effort is occurring in parallel to the LRDP planning effort. Thus, the total need for service and maintenance space has not yet been quantified. Based upon preliminary estimates, it is believed that the existing service and maintenance
facilities, as well as necessary expansion, can be located south of Harney Street; east of 14th Street; and north of Flint Street, Greenhill Cemetery and the Central Campus Academic and Support area. The existing armory site has also been designated as additional service and maintenance space. As additional space is needed and land becomes available, the service and maintenance area can extend across 15th Street to 14th Street. Northern expansion of the west campus could include a chilled water plant, west campus electrical distribution center and emergency power generation integrated with the parking lot or structure to support future development in West Campus.

Greenhouse
No changes are proposed for the Plant Science greenhouse land use area located at the southwest corner of the Harney Street and 30th Street intersection. The land area is approximately 295,000 square feet and contains open air gardens, greenhouses, laboratory space and offices.

Visitor-Oriented Mixed Use
The area identified as visitor-oriented mixed use is located along Grand Avenue and 22nd Street. When the Summit View Apartments are redeveloped at a higher density, an opportunity for mixed-use (horizontal and/or vertical) will be created. The Rocky Mountain Research Center and existing commercial and residential development between 21st Street and 22nd Street are also envisioned as visitor-oriented mixed use in the long term. The land use concentration will build upon existing uses in and adjacent to this area including: the UW Conference Center; UW Plaza; Hilton Garden Inn; the mixed use Cowboy Condos (under construction along Arrowhead Lane); sports venues; and the Centennial Complex. The new Visual Arts building will also have a visitor friendly program and design.

The following facilities and facility types may be included in the visitor-oriented mixed use land use concentrations:
• Retail Space
• Restaurants/Entertainment
• Private Offices
• Housing
• Rocky Mountain Research Center
• Educational Partners
• UW Foundation Offices
• Visitor Center
• Bookstore
• Computer Labs
• Fitness and Recreation Facilities
• Meeting Space

The visitor-oriented mixed use land use area comprises approximately 1.2 million square feet of land area. Visitor-oriented mixed use development is expected to be approximately two to five stories tall. The visitor-oriented mixed use area will likely include landscaped areas, pathways of various types, utilities and localized service areas, bicycle parking, parking lots and roadways. Long term development in this area of campus may include structured parking.

Campus Reserve
Areas of the campus that are left undeveloped or used as open air storage and surface parking lots are categorized as campus reserve. The amount of land allocated to the various land uses outlined above exceeds projected demand. More efficient use of space and/or additional development density can extend the capacity of the designated areas even further. Thus, three large areas of campus are reserved for future development and land use designation. These are located north of Harney Street on either side of the Business/Research land use area and east of Jacoby Golf Course. The construction of structured parking and continued efforts to manage demand for trips to campus by automobile will provide additional development opportunities on sites currently “land banked” by surface parking.

Open Space
Open space is one of the major land uses on the UW campus and is as important to the design of the campus as the built environment. Unlike other land uses though, open space areas can also be integrated within other land uses. In addition, open spaces can also take on different sizes and functions. The following chapter provides a more detailed overview of the campus open space system.