

Section Six: Phasing



Phasing

As a long-range planning tool, the East Campus Entrance Area Study is designed to accommodate a number of phased development scenarios. While select elements of growth are projected for completion in the near future, many of the components of the Area Plan may not be realized for many years to come. With this in mind, the Area Plan is flexibly configured to accommodate a number of possible growth scenarios over time including anticipated improvements to I-215/SR-60, continued growth in student housing both north and west of the study area, the possible relocation of the City reservoir south of University Avenue, and the potential integration of the Church of Latter Day Saints facility within continued campus growth.

Despite these many fluid variables, from a master-planning standpoint there are certain development scenarios that appear most appropriate and probable at this time, taking into account the current focus of funding and planning efforts.

Phase I

The CHASS Instruction and Research facility represents Phase I development of the East Campus Entrance Area Study (Figure 6.1). This building will take the place of existing tennis courts along the Arts Mall, strengthening and activating the Mall's east edge. Considerations during the development of this phase include special attention to the articulation of the building's north facade to ensure a strong and interactive relationship with the future Arts Plaza. In addition, the design of service functions within the building should address the future development of a shared service drive from the east. Walkways and openspace related to the new CHASS Instruction and Research facility should be developed in a manner that will reinforce the long-term planning vision for this area.

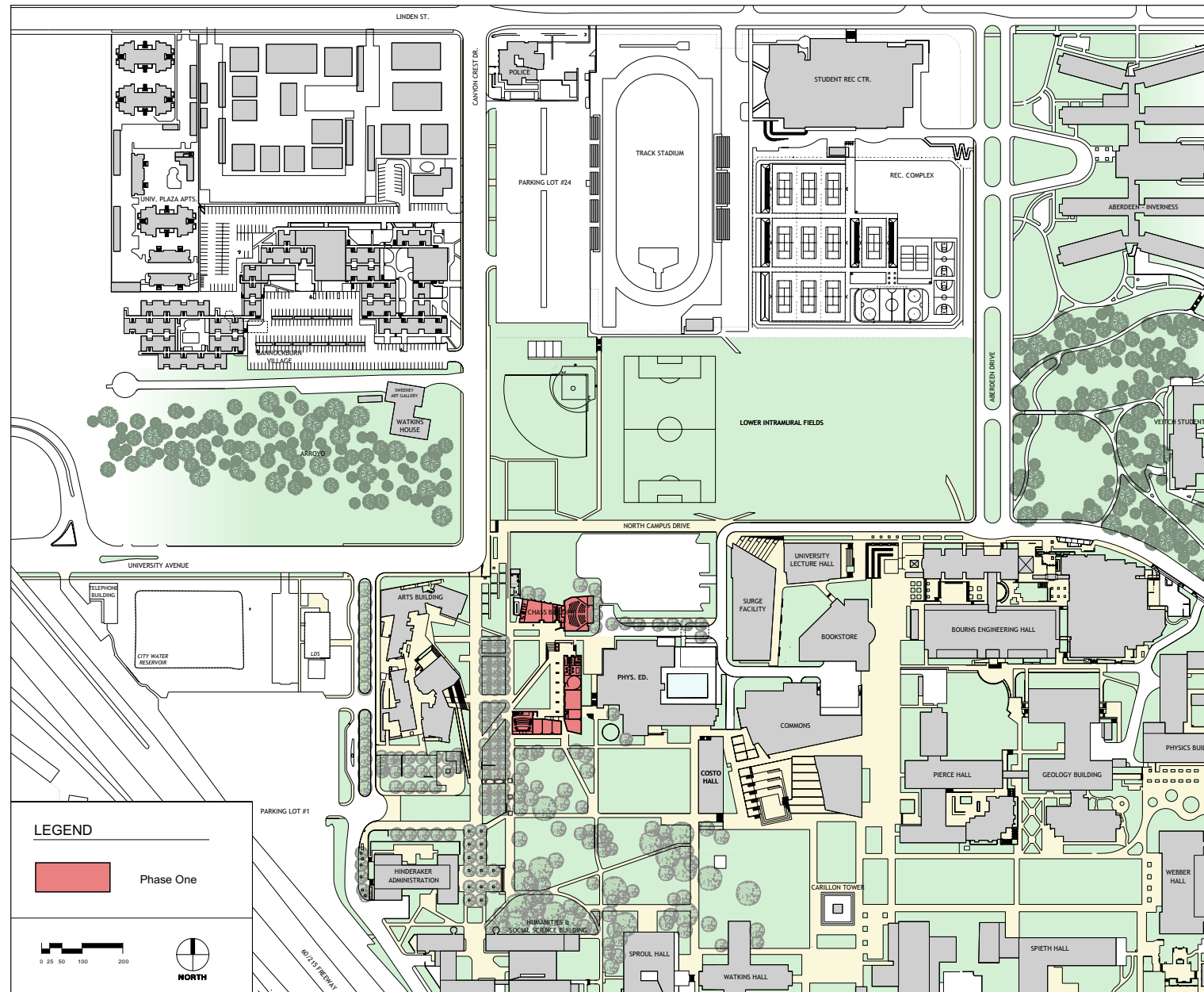


Figure 6.1: Phase One

Phasing

Phase II

Phase II of the Area Study is the construction of the MS&E Building, marking the first building in the development of the future East University Arroyo District (Figure 5.16). Located in the southeast corner of the current Athletic Fields, this building will reinforce pedestrian activity along North Campus Drive and set the tone for site development as growth within this district continues. Considerations during development of this phase include careful screening of the MS&E service area from both North Campus Drive and Canyon Crest Drive and from a future north-south pedestrian bridge that will cross the central open space basin to the west. Building siting will need to consider both the existing utilities running parallel to University Drive and the need to hold the building to the south in order to maintain a clear flow of open space through the central basin as the East University Arroyo District develops. Facilities must maintain a required setback from the underground storm drains on the south.

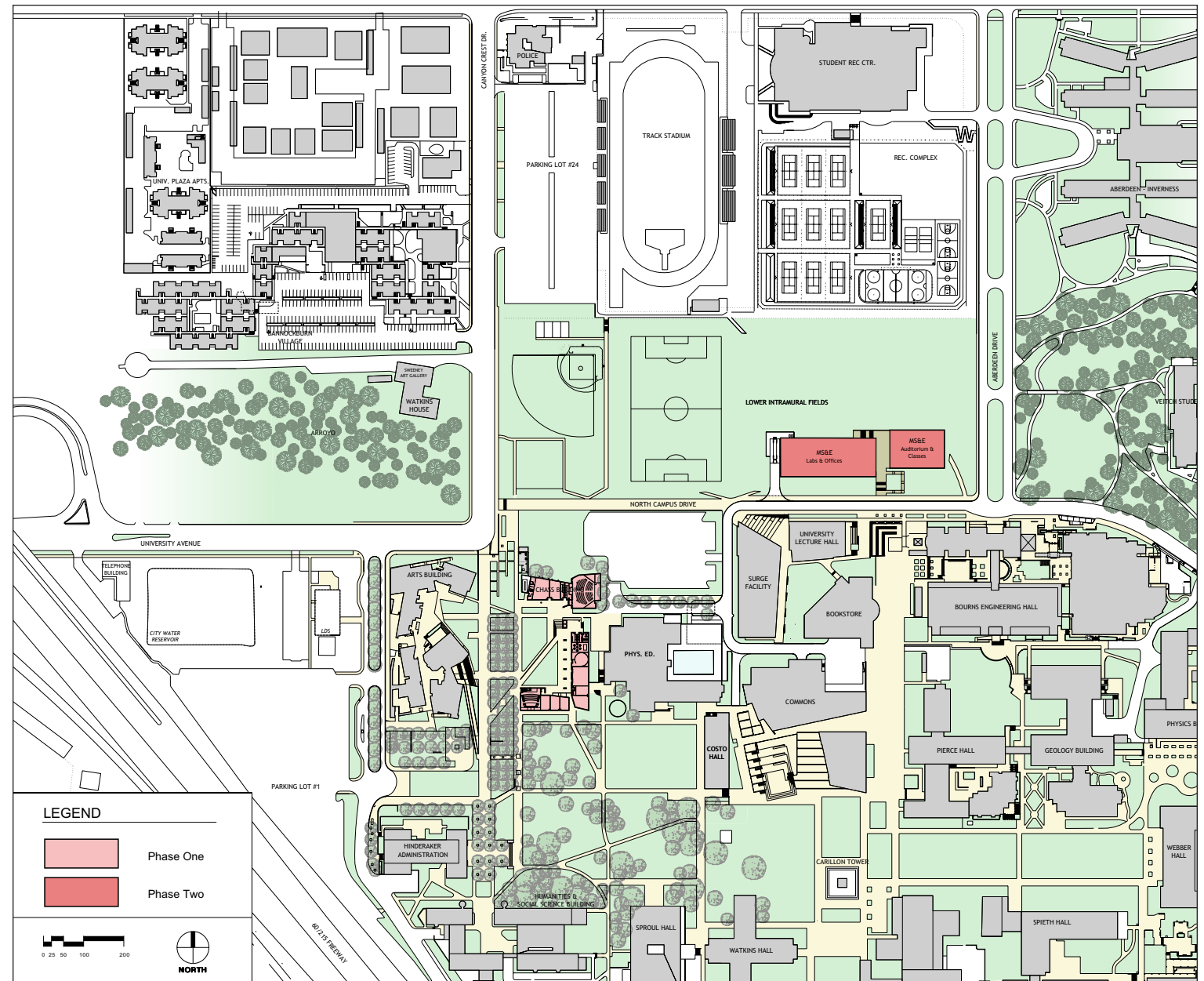


Figure 6.2: Phase Two

Phase III

The completion of the SASS Building at the Carillon Mall and the Alumni and Visitors Center along Canyon Crest Drive represents Phase III of the ECEAS (Figure 6.3). With the introduction of the SASS Building at the open space currently adjacent to Costo Hall, the north edge of the Carillon Mall is strengthened and activated. Primary considerations in the development of the SASS Building include: reinforcing connections with the complimentary uses found at both Costo Hall and the Student Commons; enhancing and capitalizing on adjacent greenspaces; and development of an efficient shared service access point for the SASS Building, Costo Hall, and the future Academic Building (Figure 5.14: Future Plan Connectivity). The development of the SASS Building should anticipate coordination with the existing Physical Education Building, while not precluding the development of a future Academic Building in its place.

Completion of the Alumni and Visitors Center at the site currently occupied by the Watkins House will create a truly unique venue within the context of the University Arroyo. Development at this site will eliminate the current service drive at Watkins, coordinating a single entry to parking and the Alumni and Visitors Center from the existing signal on Canyon Crest Drive. Careful siting of the new center will reduce possible impacts on the University Arroyo drainage system while ensuring that the building takes advantage of the unique natural setting. Additional considerations include relocation of the programs currently housed in the Watkins House and satisfying specific deed restrictions that may remain on the property.

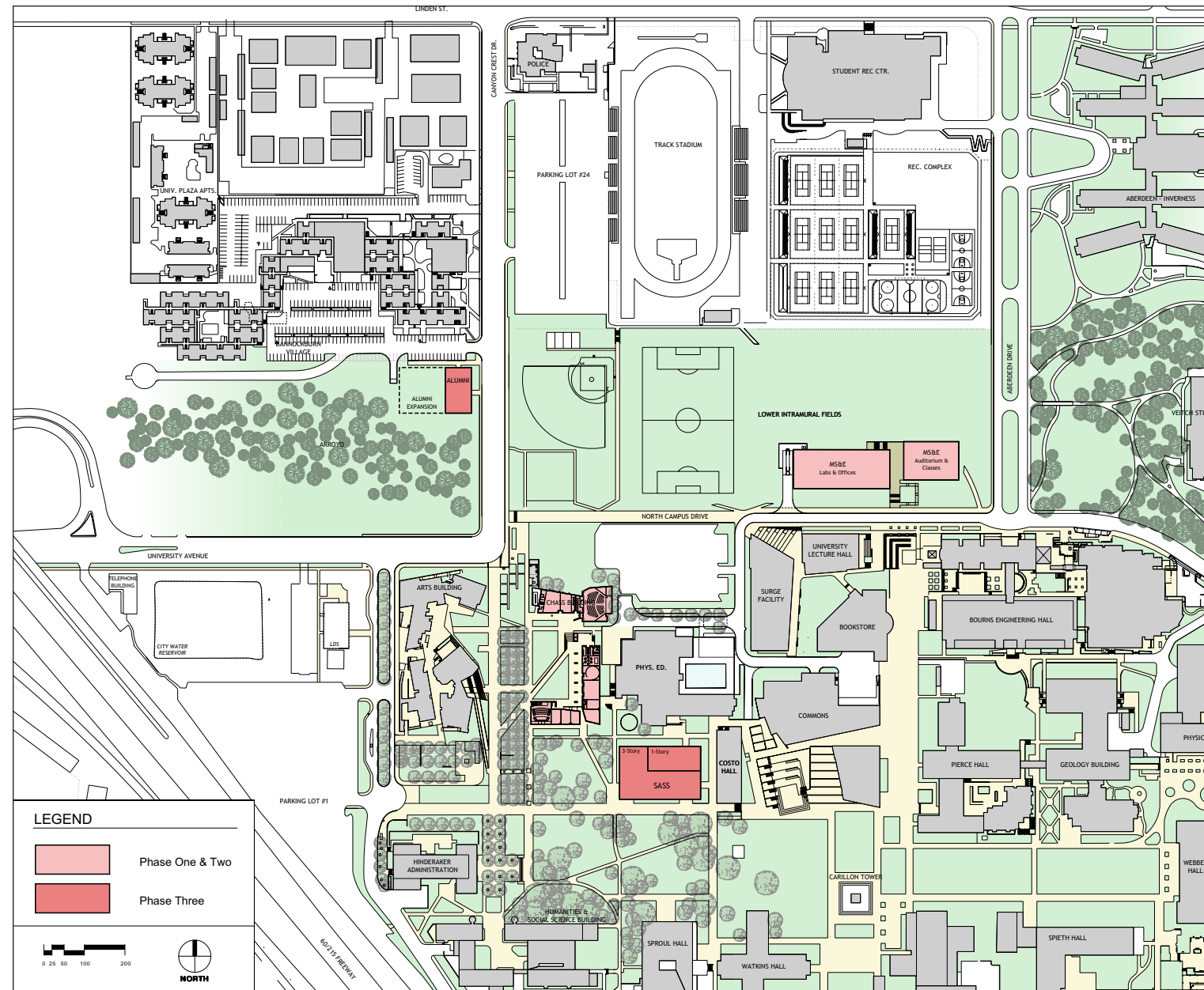


Figure 6.3: Phase Three

Phasing

Future Growth

All remaining buildings and sitework are currently considered under future growth as the projected pattern of acquisition, funding, and development is unclear at this time (Figure 6.5). As the East Campus Entrance Area Plan is achieved over time, major considerations for the University will include road improvements in conjunction with the City along University Avenue and Canyon Crest Drive, as well as those roads supporting chiefly the University's infrastructure such as the "North Arroyo Drive", the service and pedestrian/bicycle route connecting Canyon Crest Drive and Aberdeen Drive. In addition, the few remaining non-University-owned properties East of the freeway, including the City water reservoir site and the Latter Day Saints property, will play a pivotal role in shaping future development scenarios. The progressive adaptation of these land uses will be critical in securing the land use necessary for completion of the Area Plan vision.

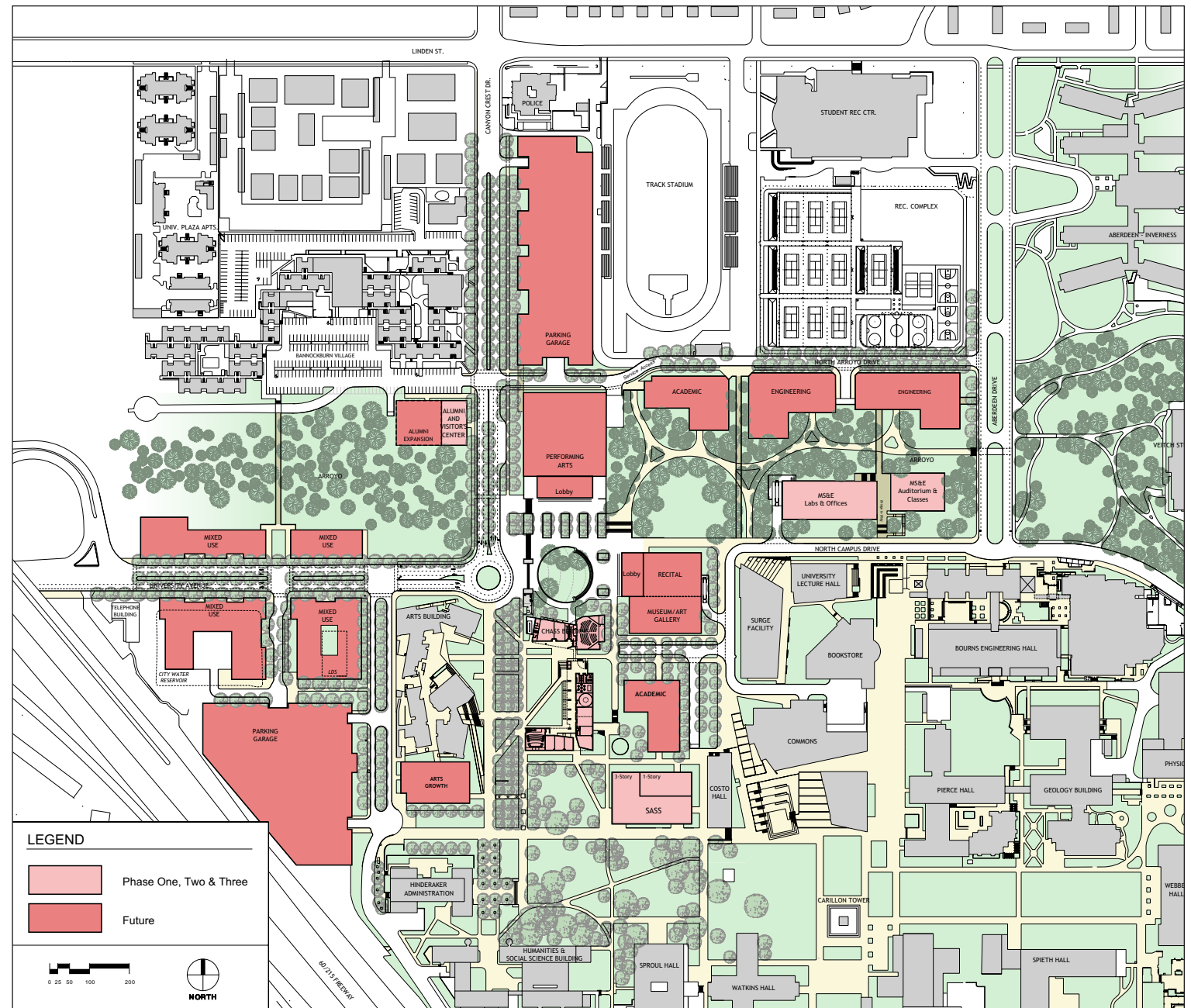


Figure 6.5: Final Phase