

5.0 MASSING / DESIGN/ PHASING STUDIES

Introduction

This section provides a review of the studies of how the basic elements of the program could be accommodated on the existing commons site. Each of the concepts that were explored responded to three common influences—the site and the existing patterns of usage, the program and its primary goals, and the need to create a phasing solution that optimizes the preferred scheme while minimizing disruptions and relocations during construction.

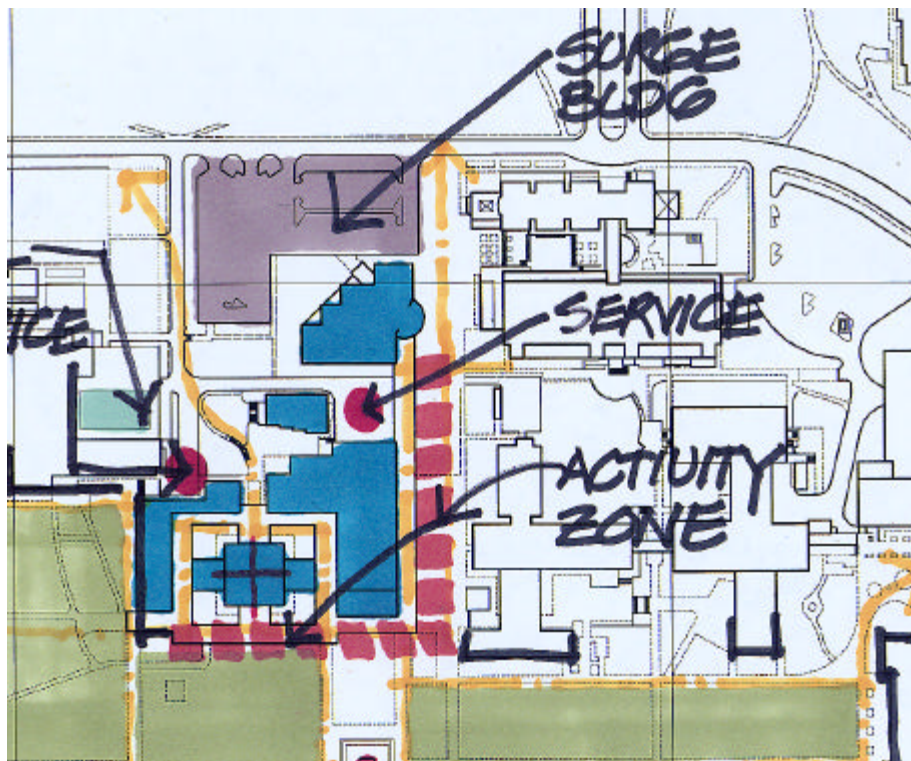
5.1 BUILDING ORGANIZATION CONCEPTS—SITE INFLUENCE

5.1.1 Site Influence

There are several key concepts that come from the analysis of the site and the patterns of pedestrian use and travel:

1. The south and east are natural “Activity Zones”.
2. The north has a pre-existing conflict generated by the service location, one that will increase with the completion of the Surge Building.
3. Though activity occurs around the south and east edges, there is not a central focal point that gives you a sense of “place”.

The initial building organizational schemes explore ways to expand the commons, create a sense of place, or center, and enhance the already existing paths of campus circulation, all while respecting and enhancing these site-defined organizational concepts.



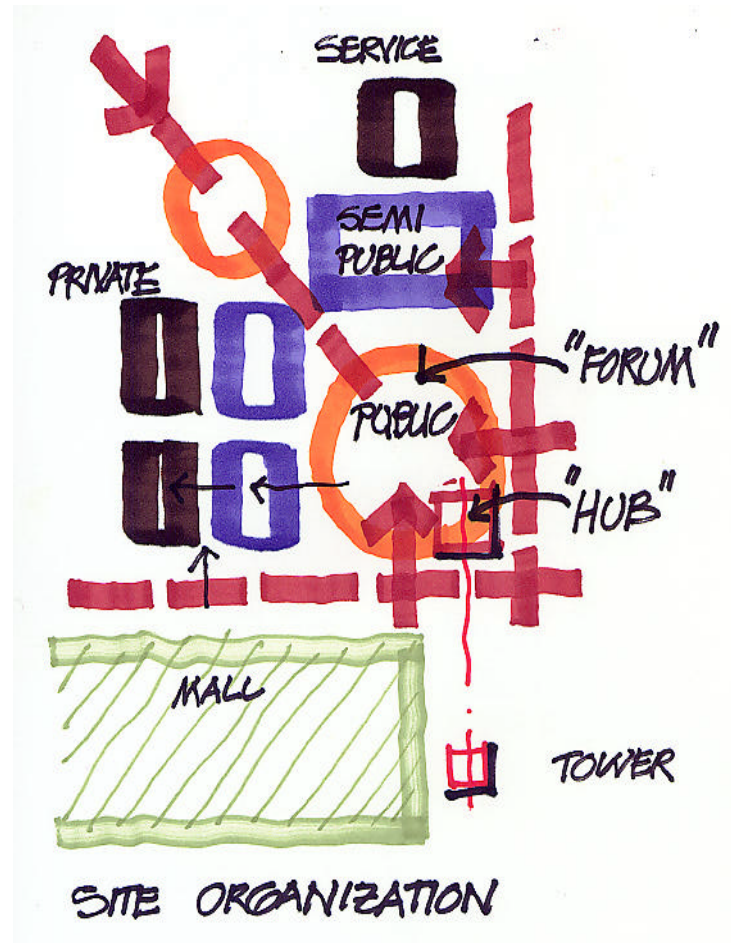
5.1.2 Program Influences

The influences of the site must be developed in concert with the key organizational drivers of the Commons. These organizational drivers are central to any specific building solution for the successful expansion of the Commons:

- The “Hub”-the center of the commons.
- The “Forum”- the outdoor space adjacent to major activity spaces that energize the exterior and expands the useful seating and lounging to the outside
- The Multipurpose Event Space - the great activity space that can be a focus of a variety of student and campus events
- “See and be seen”: there should be an active interplay of different spaces and activities that allow both participation and observation.

In addition, the Commons should be a focus of the campus, serving a symbolic role as the center of student life.

The following images and drawings show the evolution through Schemes A-D to the preferred planning approach, Scheme E.



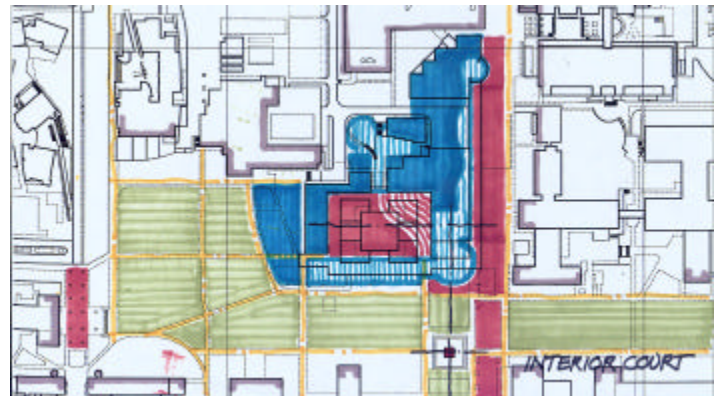
5.1.3 Site Concepts

There are many possible ways to organize the elements of the Commons. We developed three potential organizational Schemes or “Partis” to show a range of response to the influences of the program and the site:

The “**Interior Court**”, creating an outdoor space inside the perimeter of the Commons—something that would create a unique sense of place apart from the surrounding campus.

The “**Street and Green**”, creating two distinct, but related public aspects to the Commons—a streetscape running north/south at the east side, and an interior space or atrium opening onto the grassy lawn at the center of campus.

“**Engaging the quad**” is a variant of street and green: creating an urban plaza and outdoor activity area at the south side of the Commons that enhances the lawn in the manner of an urban piazza.



5.2 CONCEPT DEVELOPMENT-SCHEMES AND PHASING

The following images and drawings show the evolution through Schemes A-D to the preferred planning approach, Scheme E.

5.4 PLANS

Scheme E Plans

The development of scheme E came from meetings and feedback about the site analysis and testing of schemes A-D. Scheme E has several key characteristics as a general planning approach:

- The phasing allows for the continued operation of the Food Service function during all phases of construction.
- The “Hub” - the information and nerve center of the Commons.
- The “Forum” - the outdoor space adjacent to major activity spaces that will energize the exterior and expand the useful seating and lounging to the outside.
- The Multipurpose Event Space - the great activity space that can be a focus of a variety of student and campus events.
- There are entries and open spaces on all the principal sides, creating an open and permeable building.
- The north entry creates the opportunity to reinforce the north-south walk that will be created with the completion of the Surge Building.
- The existing service area is reused.
- The building is on two levels with the large volume activity space on the upper level. There is an open, 2-story visual connection between both levels adjacent to the major activity spaces and the Forum.
- The Commons is a focus of the campus, serving a symbolic role as the center of student life.
- Future expansion can occur to the west, adjacent to Costo Hall.
- Student Activity spaces are located adjacent to the open lawn to reinforce the mall edge that exists to the east of the Commons.

The following drawings show the general diagrammatic planning areas.

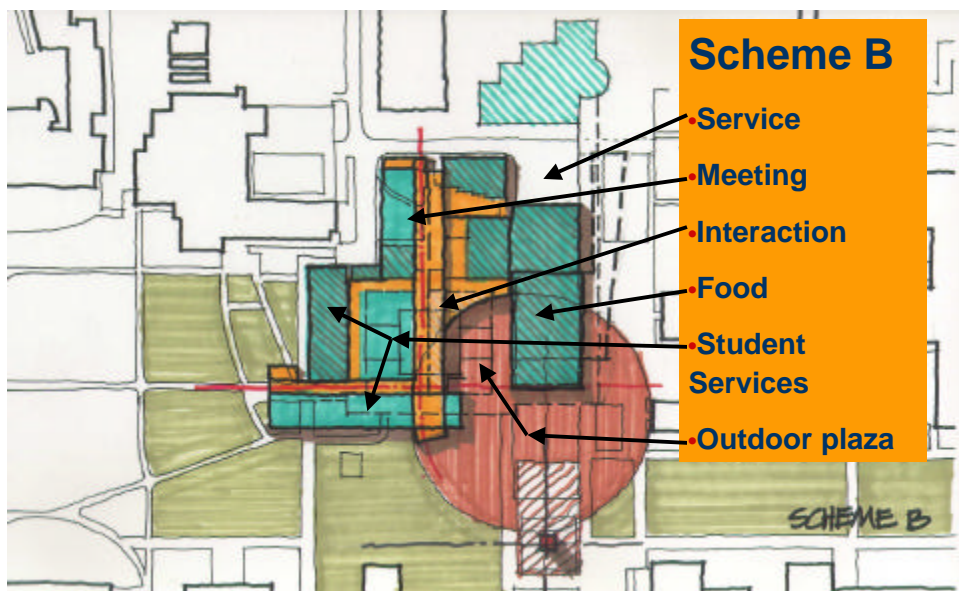
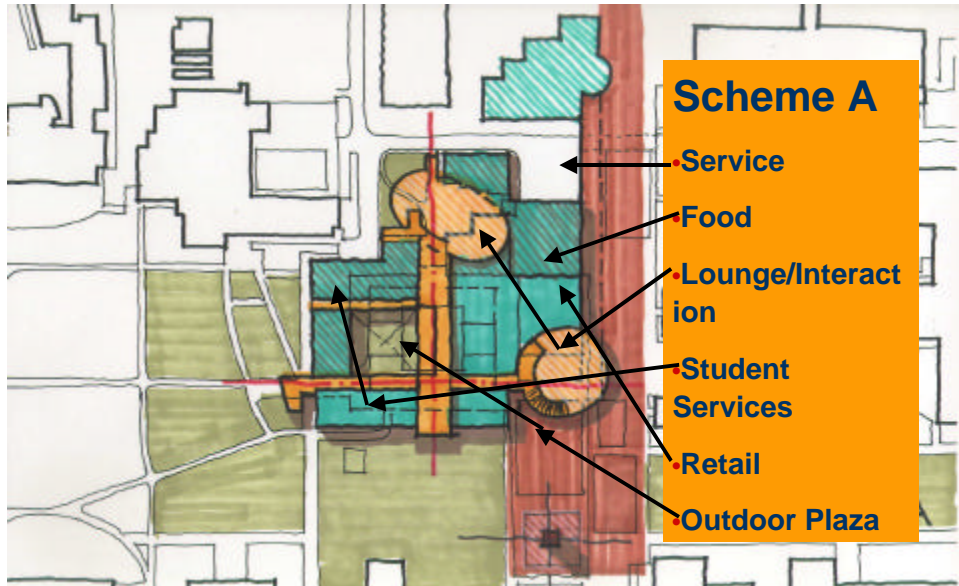
5.5 PHASES

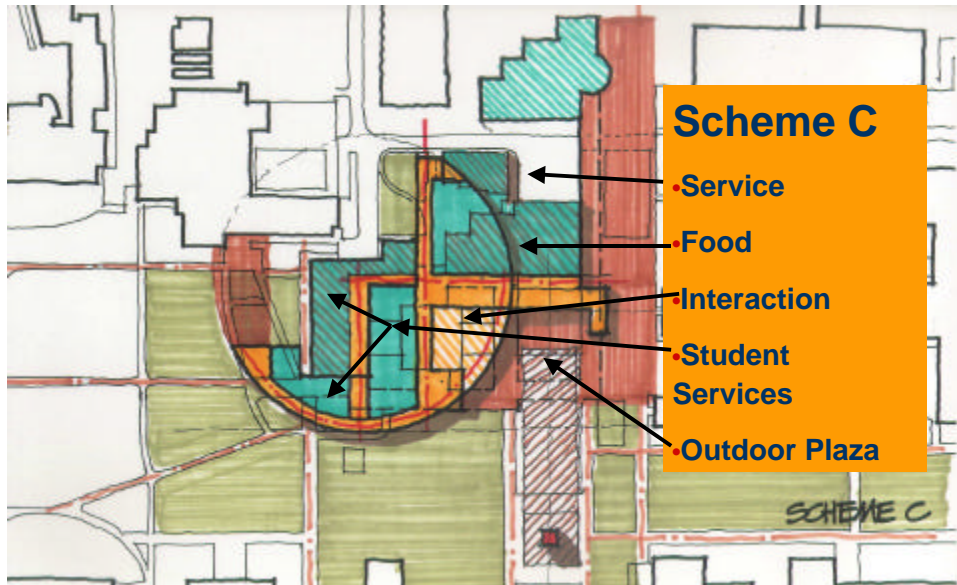
Scheme E Phasing

It is important that all of the functions that currently occur in the Commons be operational during any construction or renovation. The phasing and schedule are designed to allow ongoing operations of all functions by selective moving, temporary facilities and temporary modifications. The major phases include:

- Temporary facilities to house functions in the areas to be demolished at the beginning of the project.
- Re-orienting the food and student activities to the east and west edges.
- Demolition of the center building.
- Construction in the center of new student facilities, including new food service.
- Relocation/staging for the second phase, including abandoning the existing food service.
- Construction in the area of the existing food service.
- Renovation, as needed by the program requirements, of Costo Hall.
- Final site work to connect the new Commons to the fabric of the campus.

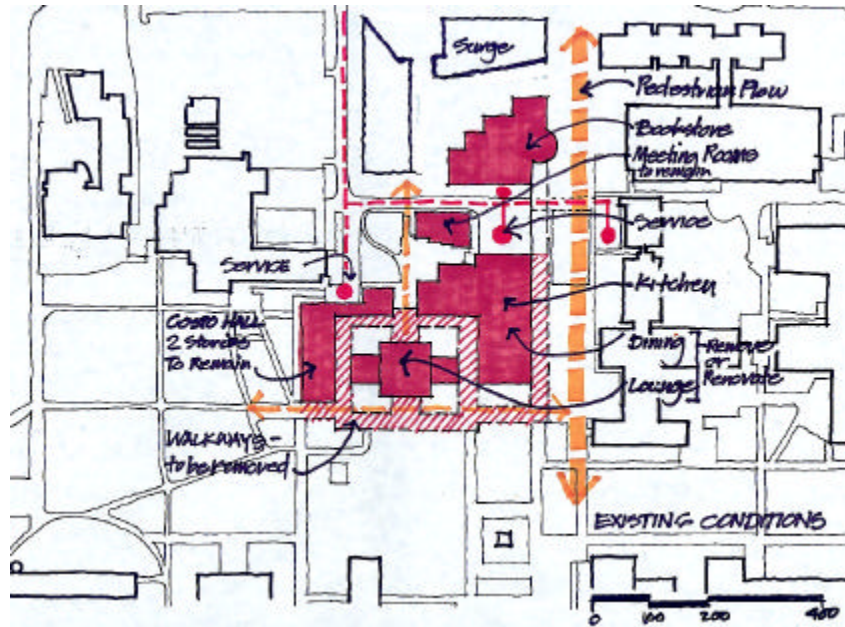
The following drawings show the work anticipated during each phase.



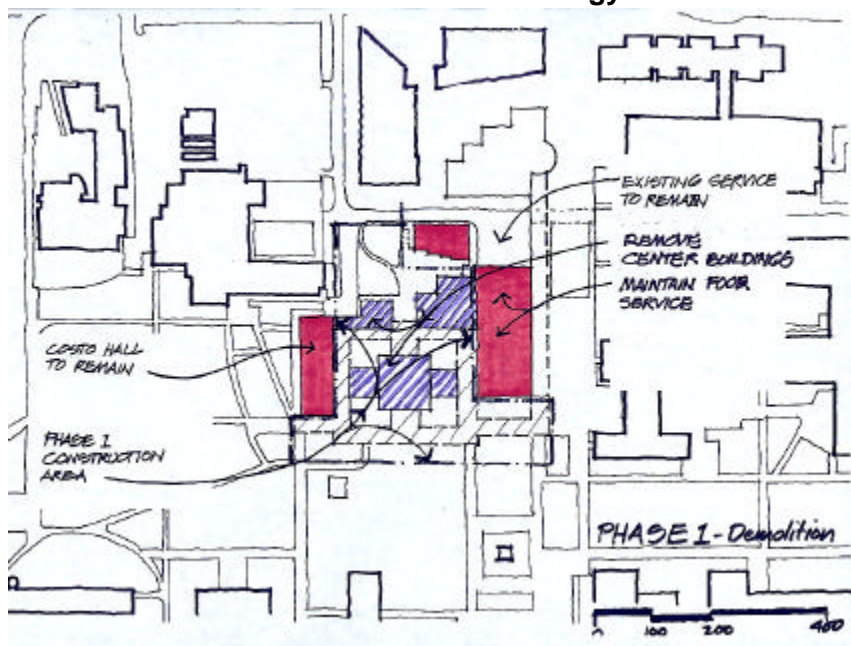


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- Review of Schemes A, B, and C led the development of a variation of Scheme B, developed as Scheme D.
 - The major elements of B which are important are the creation of an outdoor area adjacent to the existing open lawn, the focus of activity along the east and south sides, and a clear internal circulation pattern tied to the existing campus pedestrian patterns
 - Scheme D develops the rationale for phasing: remove buildings in the center of the site, build in the center, then occupy the center of the site while renovating/building on the east and west.

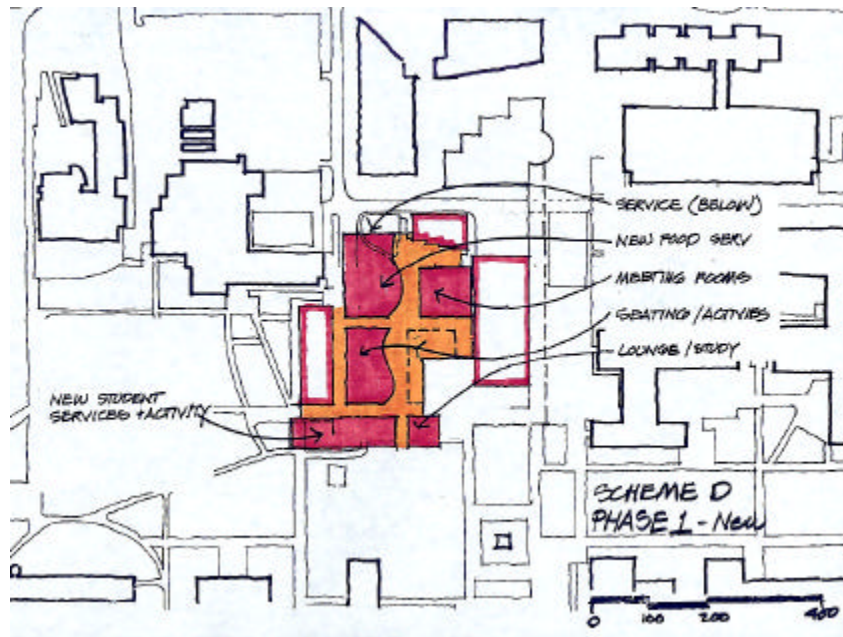
Scheme D-Existing Conditions



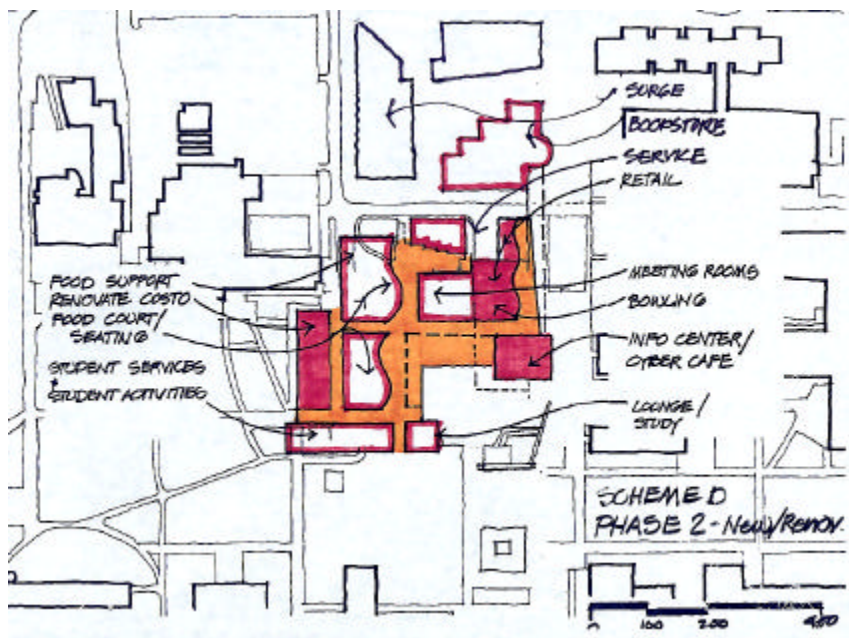
Scheme D-Demolition Strategy



Scheme D-First Phase



Scheme D-Second Phase

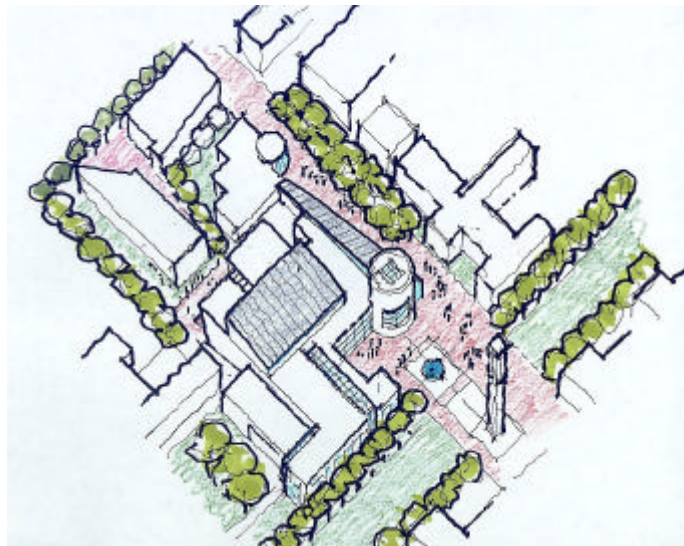


Scheme E

The development of Scheme E:

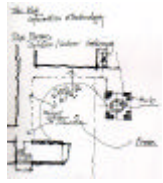
Scheme D was modified to keep service and the kitchen in the existing areas-at the east side of the Commons. Scheme E was then chosen as the preferred planning approach. The project schedule and cost follow the planning and phasing of Scheme E.

The following pages show the general massing concepts, planning relationships, and phasing of Scheme E.

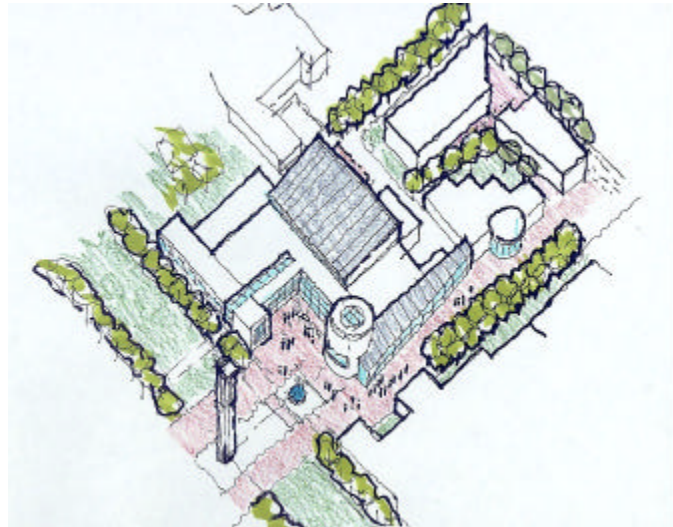


Scheme E

Axonometric-view to northwest

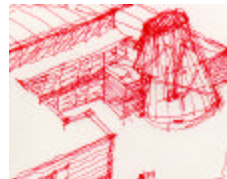
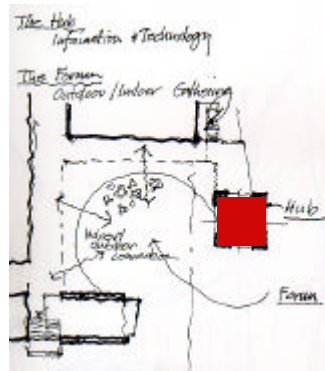
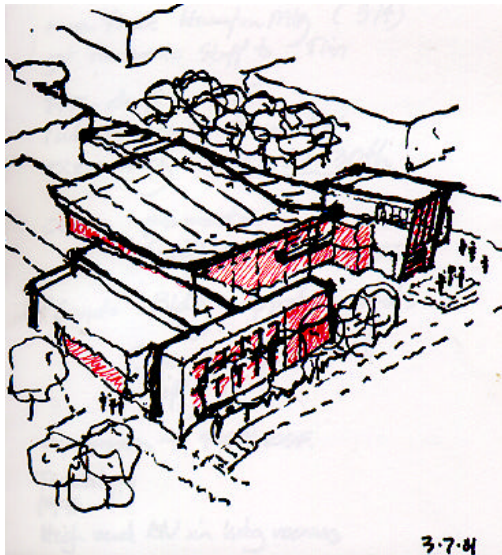


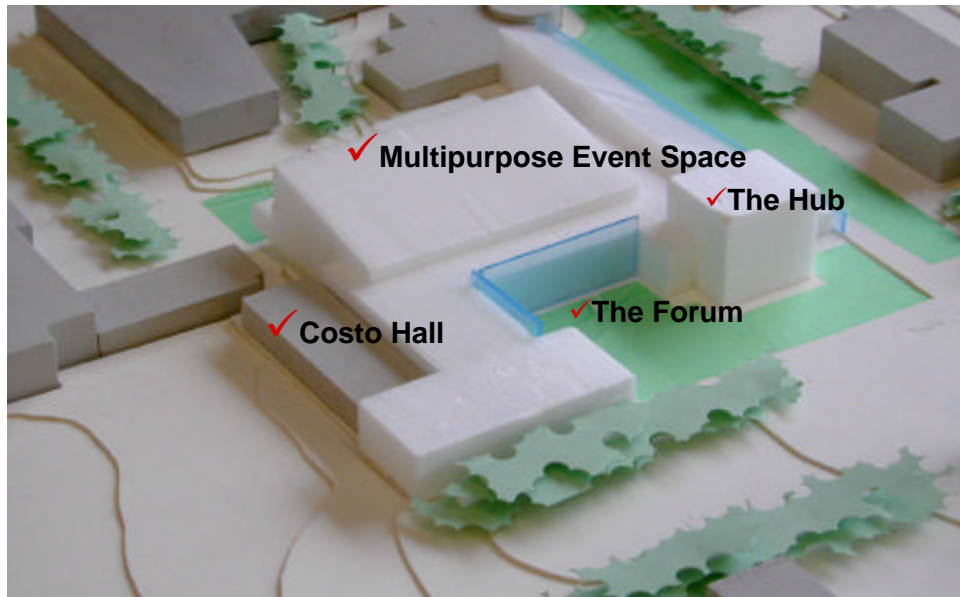
The Hub and Forum



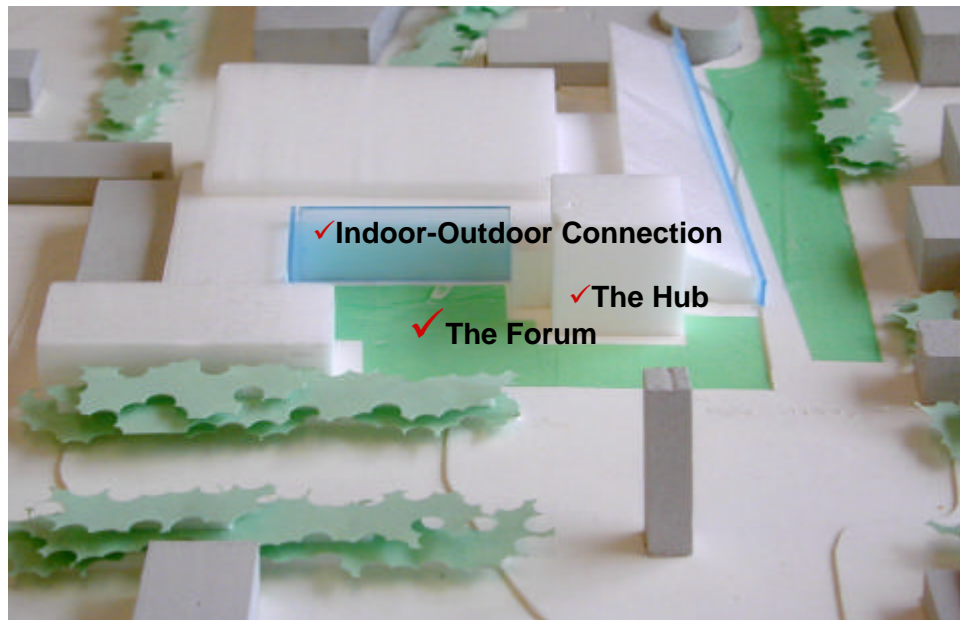
Axonometric-view to northeast

The "Hub and Forum"

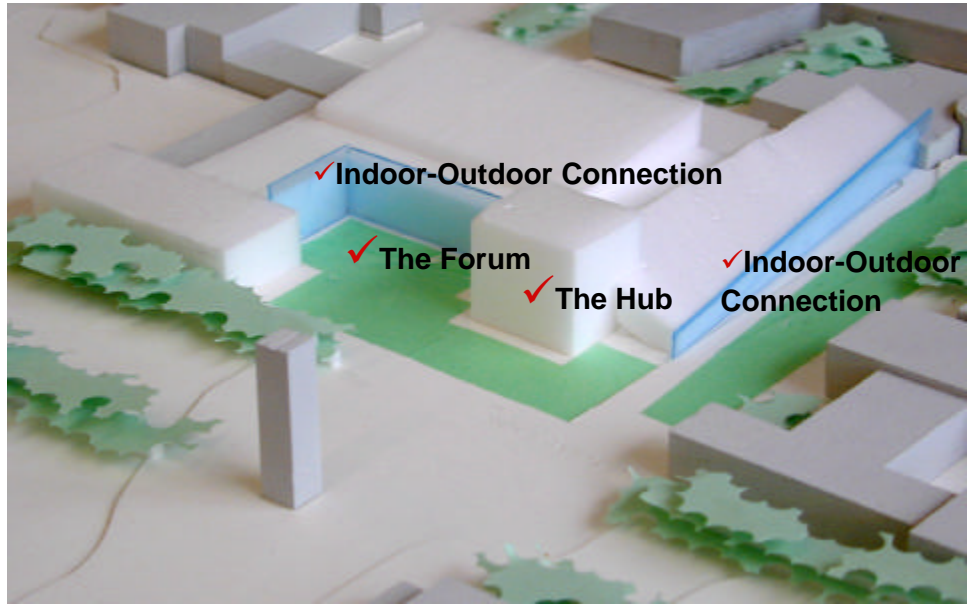




•Massing model-view to northeast



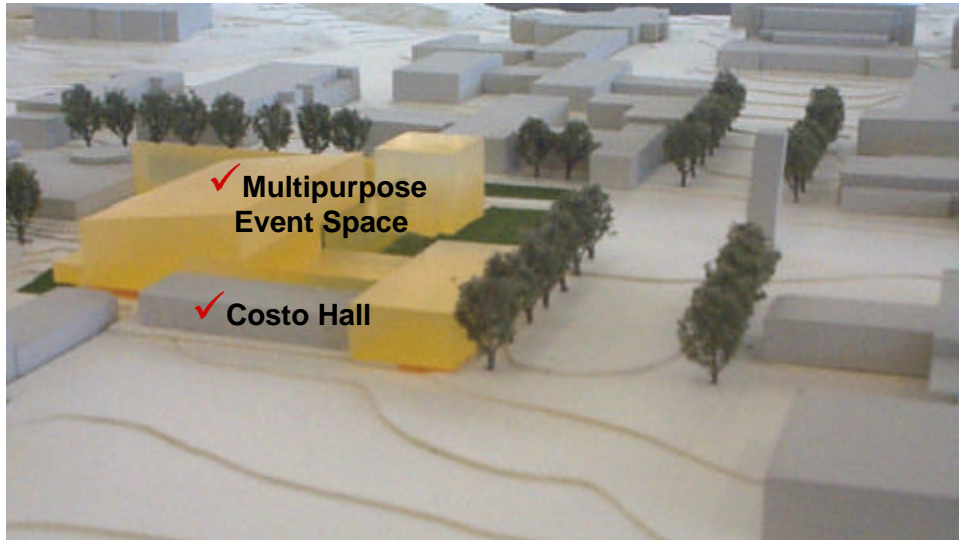
•Massing model-view to north



Massing model-view to northwest



Massing model-view to east



Massing model-view to northeast



Massing model-view to northwest



Massing model-view to west