

Quinnipiac
UNIVERSITY

Designing Our Future

Master Facilities Plan Summary of Recommendations



A Blueprint for the University of the Future



I am pleased to present our completed master facilities plan, a vital blueprint for the future of Quinnipiac University for years to come as we bring to life the vision and aspirations set forth in Quinnipiac's strategic plan, The University of the Future.

The master plan outlines the contours of the physical footprint of our campuses including facilities, living and learning spaces, greenspaces and social hubs. Its overarching purpose is to shape our physical spaces and facilities and their interconnections, to enrich the living-learning-developmental experiences of our Bobcat community, and the connections to the local community we call home.

Ayers Saint Gross, a Baltimore-based architectural firm that specializes in colleges and universities, collaborated with Sal Filardi, vice president for facilities and capital planning, to complete the year-long planning effort. The process engaged hundreds of members of the university and local communities.

The master plan focuses on five key strategic priorities:

1. Promoting the importance of an enriching, on-campus residential experience
2. Enhancing both academic and student support space
3. Expanding the open space and greenways on each campus
4. Building a pedestrian-friendly experience that better connects living and learning spaces and envisions the local community as an extension of our campus
5. Uniting the identity of our three campuses

The plan outlines specific improvements for each of Quinnipiac's campuses and identifies opportunities for other projects that will expand the connectedness of the campuses to the local community. Our goal is to serve as an anchor pillar of the Hamden and North Haven communities to expand the vibrancy, economic, cultural and physical health of the region.

We will continue to refine the master facilities plan in collaboration with the many interested stakeholders and will begin lending specificity to the plan's 10-year vision for our university. The plan is a vital ingredient of The University of the Future. It is a critical foundation for enhancing the intellectual, social, cultural and emotional well-being of the Bobcat family and the communities we touch.

Sincerely,

Judy D. Olian
President

Overview

Designing Our Future is the culmination of many ideas generated through a rigorous planning process.

A comprehensive analysis of the existing campuses and their ability to support the university's population and strategic plan, along with input from a diverse range of stakeholders, shaped the Master Plan and its key strategies. We call it "Designing Our Future" because it is intended to be a flexible framework for physical planning that can be implemented incrementally over time and does not have prescriptive phasing. It focuses on improving the overall student experience while also responding to Quinnipiac's increased academic and residential needs through renovation, redevelopment and new construction. The Master Plan highlights the intimate and close-knit community at Quinnipiac and supports the university's ongoing commitment to prepare students to become 21st-century citizens.

Planning Principles

The principles set the core values for physical planning decisions and provide a benchmark against which future planning decisions can be measured.

- Align the physical campus with the [2019 Strategic Plan, the University of the Future](#)
- Flexibly accommodate **bold and unencumbered change** through capital improvements
- Guide strategic yet nimble long-term investments that strengthen Quinnipiac's strong sense of **community and intimacy** while supporting lifelong learning
- Provide sufficient facilities and programming that create **different types of community and independence** to prepare learners for **21st-century citizenship**
- Nurture the **physical and mental well-being of students** and elevate the **intellectual and social life of the university**
- **Enhance connectivity** between the university's distinct campuses, the region's natural beauty, and potential industry and educational partners within Quinnipiac's host communities through a **cohesive real estate and development strategy**

Key Observations

1 More deeply align residential experience with students' needs

There are a large number of quad rooms, which need renovating. First-year students are housed in suites and apartments, which are more appropriate for juniors and seniors. More "outside-the-unit" space should be added to residence halls.

2 Continue modernizing spaces to reflect developments in building technologies, pedagogy and enrollment

Renovate legacy buildings on campus to reflect changes in learning environments. Renovations and other improvements should address the functional needs of the programs contained within.

3 Increase diversity in open space types

Maximize diversity and functionality of open spaces on campus with special attention to plazas and to connections to surrounding ecological assets.

4 Mitigate the dividing aspects of parking and approach roads

Enhance the arrival experience on all three campuses by adding sidewalks to narrow and winding off-campus roads to maximize vehicular and pedestrian safety.

5 Enhance the pedestrian experience

Add pedestrian routes that will connect to campus entrances and enhance walking routes around campus to improve orientation.

6 Augment identity and signage at campus entry and arrival points

Adding signage to major gateway routes will signal to visitors that they have arrived on campus.

Key Strategies

Designing Our Future focuses on promoting a unified and improved experience of academics and housing across three campuses.

1 Reinforce the Student Residential Experience

An exceptional student residential experience is essential to recruitment and retention and a dynamic on-campus environment.

- Create a cohesive first-year experience by gradually shifting away from quads toward more traditional first-year unit types that will keep first-year students close to the academic core
- Allow for swing housing for first-year and sophomore students with a living/learning or honors component
- Accommodate a greater number of sophomores, juniors and seniors living on campus
- Provide the appropriate amount of "outside-the-unit" space and a new "Bobcat Hub" to serve as an adequate dining and community hub to the larger student body living on campus
- Continue to enhance the student experience on the York Hill campus

2 Enhance the Student Experience Through New Academic & Student Support Space

The university has seen strong enrollment growth over the years. A combination of new facilities and renovations can provide adequate academic and student support space for those at Quinnipiac University.

- Increase the amount of collaboration and innovation space on campus, expand the stock of classrooms and class laboratories to address overutilization, increase the presence of key academic programs, renew and replace faculty offices, provide adequate quality research space, renew athletic/recreation facilities, and enhance space for dining
- Create more and better Arts & Sciences space to provide an equitable core foundation across all majors, lab space to boost Health Sciences and Engineering and promote interdisciplinary learning
- Expand simulation labs on the North Haven Campus and provide additional briefing and de-briefing space, student collaboration space outside of the School of Law, open laboratories and makerspaces across multiple programs, health and wellness space, and office, conference and event space

3 Expand Campus Open Space to Promote Active Outdoor Lifestyles

The diversity of scale, character and use of outdoor spaces adds to the richness of the collegiate experience and allows for space to exercise, interact with nature and encourage outdoor learning and community building.

- Extend the open space network outside the main quad to new North and South quads that could be created on the Mount Carmel Campus, as well as to the student housing village through a mix of plazas and smaller green spaces
- Add recreation fields and open spaces on flat, available land or existing surface lots on the York Hill Campus
- Add walking trails on the North Haven Campus to provide a much-needed amenity

4 Strengthen the Pedestrian Experience

Within each campus, the Master Plan prioritizes a clear, well-defined pedestrian experience that will connect people and places. Students, faculty, staff and visitors should be able to intuitively find their way from their arrival to campus to their destination.

- Incorporate new wayfinding elements and signage, including building signs, directive signs and campus maps
- Extend new pedestrian pathways to campus edges and throughout parking lots
- Address significant grade changes, especially on the Mount Carmel and York Hill campuses

5 Improve Connections Between Campus and the Community

Creating more robust connections to the campus edges and beyond to the surrounding community strengthens the identity and experience of Quinnipiac.

- Maintain existing ecological buffers along campus edges to preserve iconic views to the surrounding mountains
- Allow for new pedestrian connections between campus and the surrounding context and town
- Improve campus identity through a more defined entry and arrival experience, with university signs and directions

Campus-by-Campus Summary

The overarching goal is to establish a flexible, yet powerful, long-term vision for campus development that advances Quinnipiac’s strategic plan.

Mount Carmel Campus

- Focuses on providing more space for housing, student life and academics, as well as creating additional open spaces and improving campus edges and pedestrian network
- Increases bed capacity to allow students to continue their residential experience on the Mount Carmel Campus and support a 3-year residential requirement
- Provides almost 1,000,000 NASF over 10 years for academic and administrative space needs
- Provides more outdoor spaces for informal gathering with concepts such as a new “North Quad” and “South Quad,” as well as smaller plazas and open spaces throughout the student housing (shown to the right)
- Reduces the amount of surface parking
- Relocates section of Bobcat Way, from New Road to the Student Center, to make way for the “South Quad” and shifts the campus entry further south by the Mail Services & Facilities to allow for a more seamless pedestrian flow north/south across campus (shown to the right)
- Transforms Bobcat Way, from the Student Center to Hogan Road, into a pedestrian thoroughfare only accessible to service vehicles and for move-in and move-out (shown to the right)
- Adds sidewalks along the Mount Carmel Avenue and New Road edges of campus for a safer pedestrian environment, a stronger campus identity along the periphery of campus, and better connections to Sleeping Giant State Park, the town of Hamden, and off-campus landholdings
- Improves the Mount Carmel Avenue entry with a wider split median, additional setback from the parking lots, additional street trees and plantings, and views into the proposed “North Quad”

York Hill Campus

- Continues to enhance the residential experience by incrementally “decompressing” and renovating the Crescent to create housing options that cater to upper-class students
- Suggests expanding the variety of amenities, such as recreation, dining and nightlife, as well as an improved shuttle system to improve connectivity among the campuses

North Haven Campus

- Includes renovations to the existing buildings and longer-term build-out of the campus with new buildings and additional parking
- Preserves a landscape buffer along Bassett Road and maintains the woodlands as an important community asset with additional pathways around campus that encourage health and wellness
- Embraces the campus's location within the North Haven community with sidewalk connections to the west, making movement easier between the campus and amenities along Washington Avenue

Off-Campus Development

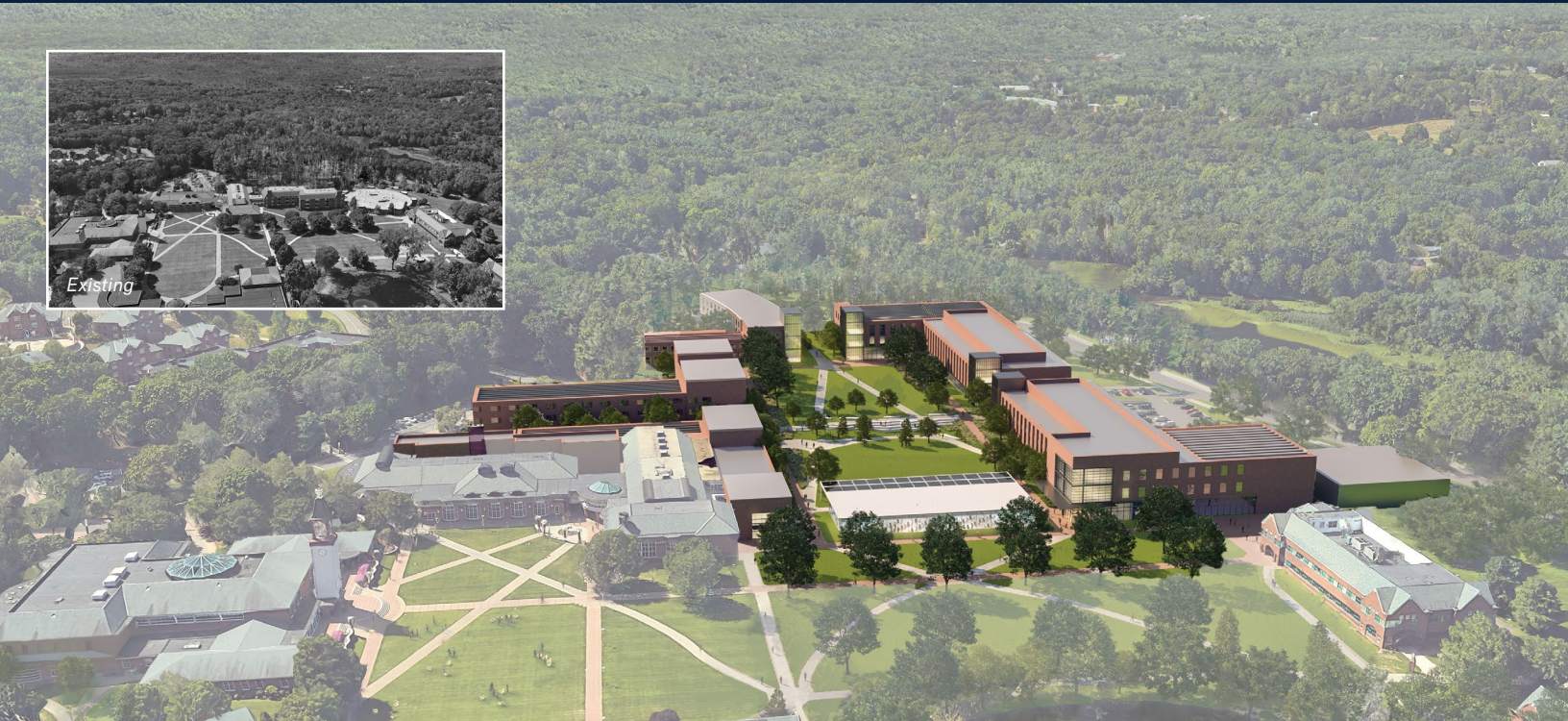
- With the goal of increasing the number of students living on campus, the plan recommends a more cohesive strategy for off-campus landholdings including intentional ownership tied to the Quinnipiac mission, consolidation of off-campus programs, and support for mixed-use development that benefits Quinnipiac and the surrounding community
- The university will partner with the town of Hamden to explore the creation of a vibrant Whitney Avenue mixed-use cultural center that would connect business, residential and university-related operations along Whitney Avenue. This is a key way QU can use the energy and economic resources of a college town to benefit the local community it's proud to call home.

Reimagined Bobcat Way



Proposed rendering of Mount Carmel Campus Bobcat Way, looking east at new housing and new "Bobcat Hub"

Potential South Quad



Proposed rendering of Mount Carmel Campus new South Quad

Near-Term Projects

There are a few key projects that Quinnipiac expects to begin in 2021 that will enhance students' living and learning experiences and address space needs.

These projects on the Mount Carmel Campus are considered priorities after conversations with the Quinnipiac community, and they have been approved by the Board of Trustees to move forward in 2021. Quinnipiac will work closely with the town of Hamden on all necessary reviews and approvals for these projects.

Recreation & Wellness Center

This project makes health and wellness a prominent feature of campus with an addition to the existing Athletic and Recreation Center on the west and south facades, a courtyard and terrace garden, and a new campus open space to the south. The Recreation and Wellness Center advances the student life experience through activities and programming and integration with academics that support student health, physical fitness, counseling and ongoing wellness and prevention education. In design before the Master Plan commenced, this project fits into the broader Master Plan vision by addressing critical space needs related to recreation and student services as well as connecting to nature and the surrounding ecological assets.

Initial scoping for new academic building, residence hall

A new general academic building creates an interdisciplinary environment and addresses the most pressing space needs on the Mount Carmel Campus for all schools and programs including a variety of general classrooms, collaboration space, labs and faculty office space. It also could have Arts & Sciences-specific classrooms and labs. In addition to satisfying space needs, this building is a priority project because it isn't focused just on one school or program but the entire Quinnipiac community. Because of its location south of Bobcat Way, it doesn't have significant enabling projects. It also begins to weave the College of Arts & Sciences with the rest of the campus. Scoping will also begin on a new residence hall to be added to the Mount Carmel campus.

Renovations to the Complex residence hall

The Complex residence hall, built in 1983, will be renovated in Summer 2021. The built-in furniture will be removed, and the current 6-person, 3-bedroom apartments will be converted to house 4 students with 2 singles and a double. Current plans are to have juniors and seniors residing in the newly renovated Complex. Upgrades to the kitchens and bathrooms and new furniture will transform the hall into a fresh, modern living space.



A recent renovation to the York Hill Campus included the creation of On the Rocks Pub & Grill as a new social hub for a vibrant student life.

Future Recreation & Wellness Center



Renderings of the entrance to the new Recreation & Wellness Center, as well as interior activity and exercise spaces.

Planned Residence Hall Renovations



Recent renovations to the Larson, Perlroth and Troup residence halls (pictured above, left) as well as to the cafeteria on the North Haven Campus are representative of the design style planned for the Complex residence hall later this year.





Quinnipiac
UNIVERSITY

275 Mt Carmel Ave
Hamden, CT 06518
qu.edu

AYERS
SAINT
GROSS

1040 Hull Street
Baltimore, MD 21230
asg-architects.com